

# Notice of Determination

To:  Office of Planning and Research

*For U.S. Mail:* Street Address  
P.O. Box 3044 1400 Tenth Street  
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
County of: Monterey  
Address: P.O. Box 29  
Salinas, CA 93902-0570

From: Public Agency: City of Salinas – Community Development Department

Address: 65 West Alisal St. **FILED**  
Salinas, CA 93901  
Contact: Thomas Wiles, Senior Planner  
Phone: 831-758-7206 JUN 28 2023

Lead Agency (if different from above): Xóchitl Marina Camacho  
MONTEREY COUNTY CLERK  
DEPUTY

Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_  
2023-0117

**SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code**

State Clearinghouse Number (If Submitted to SCH): SCH #2023030481

**Project Title:** General Plan Amendment 2022-003, Rezone 2022-003, and Conditional Use Permit 2022-005

**Project Applicant:** Daniel Saphorghan, Swift Consulting on behalf of Janika Corporation DBA Capitol Motel

**Project Location (include county):** City of Salinas in Monterey County. The project site is located on a 18,880 square-foot site at 2110 North Main Street in the Commercial Retail (CR) and the Residential Low Density (R-L-5.5) Zoning Districts and is comprised of APN: 253-074-005-000.

**Project Description:** The project site is located at 2110 North Main Street at the southeast corner of North Main Street and East Bolivar Street and includes the following applications:

1. General Plan Amendment 2022-003 (GPA 2022-003); Request to change the General Plan designation of an approximately 8,349 square-foot eastern portion of a 18,880 square-foot lot located at 2110 North Main Street from “Residential Low Density” to “Retail”;
2. Rezone 2022-003 (RZ 2022-003); Request to change Zoning designation of the above referenced 8,349 square-foot eastern portion of the project site from “Residential Low Density (R-L-5.5)” to “Commercial Retail (CR)”; and
3. Conditional Use Permit 2022-005 (CUP 2022-005); Request to establish and operate an Extended Stay Hotel for 22 of 25 on-site rooms.

The project site is currently developed with an existing hotel/motel (Capitol Motel) which is estimated to have been constructed circa 1936 and is considered a legal non-conforming use pursuant to Zoning Code Section 37-50.160. The Applicant (Capitol Motel – Ray Patel) is requesting to establish and operate an Extended Stay Hotel for 22 of the 25 on-site rooms pursuant to Zoning Code Section 37-50.085 (*Extended Stay for Hotel/Motel uses*).

---

The site is split zoned with Commercial Retail (CR) along the western portion of the site and Residential Low Density (R-L-5.5) along the eastern portion of the site. Per the Zoning Code, Extended Stay Hotels located on Commercial Retail (CR) zoned land can be considered through the Conditional Use Permit (CUP) process. However, in the Residential Low Density (R-L-5.5) Zoning District, Extended Stay Hotels are not permitted. Therefore, the applications have been submitted so that the General Plan and Zoning designations of the subject property are consistent with the western portion of the lot which are "Retail" and "Commercial Retail (CR)" respectively. Upon approval of the General Plan Amendment and Rezone, the proposed Extended Stay Hotel use can be approved through the CUP process.

---

This is to advise that the City of Salinas, acting as the Lead Agency, approved the above described project on June 20, 2023, and has made the following determinations regarding the above described project:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provision of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at:

City of Salinas Community Development Department, 65 West Alisal Street, Salinas, CA 93901 or it can be accessed electronically at [currplanwebmail@ci.salinas.ca.us](mailto:currplanwebmail@ci.salinas.ca.us).

Signature (Public  
Agency)



Title

*Senior Planner*

Date June 28, 2023

Date Received for Filing and Posting at OPR: