

When recorded, return to:

CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901
Attn: Son Pham-Gallardo, Senior Planner

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document:

PLANNED UNIT DEVELOPMENT PERMIT NO. 2025-003
(Amendment to PUD 92-6)
AND CONDITIONAL USE PERMIT 2025-025
City of Salinas
Community Development Department

WHEREAS, the Salinas City Council, at a public hearing duly noticed and held on June 16, 2026, found that the location of the Planned Unit Development Permit is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located; the Planned Unit Development Permit proposed conditions under which it would be developed or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the Planned Unit Development nor be detrimental to properties or improvements in the vicinity or to the general welfare of the City; and the Planned Unit Development does not represent an exception to the standards of the Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development which strictly complies with base property development regulations; and that the Planned Unit Development have been evaluated in accordance with the California Environmental Quality Act, as amended; and that the Salinas City Council has reviewed and considered Exemptions to the California Environmental Quality Act; and

WHEREAS, the Salinas City Council, at a public hearing duly noticed and held on June 16, 2026, found that the location of the Conditional Use Permit under which it would be operated or maintained is consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and; the Conditional Use Permit will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use; and that the Conditional Use Permit has been evaluated in accordance with the California Environmental Quality Act; and that the Salinas City Council has reviewed and considered Exemptions to the California Environmental Quality Act.

NOW, THEREFORE, the Salinas City Council hereby grants and issues Planned Unit Development Permit No. 2025-003 and Conditional Use Permit 2025-025 pursuant to *Division 13 Planned Unit Development Permits, Division 8: Conditional Use Permits* of Chapter 37 of the Salinas City Code upon the following terms and conditions and not otherwise, to wit:

ISSUED TO: Aaron Barger/Milestone Housing Group

PROPERTY OWNER: Housing Authority of the County of Monterey

FOR: Construct 88 affordable multifamily dwelling units, 2,400 square foot leasing/amenity building, and a 4,335 square foot Daycare Center

ON PROPERTY LOCATED AT: 200 Casentini Street

ASSESSOR'S PARCEL NO.: 003-161-030-000

ZONING DISTRICT: Residential High Density - (R-H-2.1-F) Flood Overlay

ENVIRONMENTAL REVIEW ACTION & DATE: The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The project is exempt pursuant to Sections 15165, 15303 and 15332 of the CEQA Guidelines.

EXPIRATION DATE: None, once properly established, unless the daycare center ceases operation for a continuous period of six (6) months or more.

RIGHT TO OPERATE/DEVELOP

1. The Permittee shall have the right to develop the following on a 4.59-acre lot in accordance with the exhibits below incorporated herein by reference and made a part of this Permit as described below:
 - a. 88 affordable multifamily residential units consisting of five (5) three-story residential buildings with totaling 121,240 square feet, comprised of twenty-four (24) one (1) bedroom units, twenty-four (24) two (2) bedroom units and forty (40) three (3) bedroom units with a 2,400 square foot leasing and amenity building and related site improvements; and
 - b. 4,335 square foot Daycare Center and related site improvements.

- Exhibit "A" Vicinity Map**
- Exhibit "B" Project Plans**
- Exhibit "C" Building Comments dated September 25, 2025**
- Exhibit "D" Fire Comments dated March 10, 2026**
- Exhibit "E" Engineer's Report, dated March 18, 2026**
- Exhibit "F" Housing Division Comments dated August 20, 2025**
- Exhibit "G" Affordable Housing Plan**
- Exhibit "H" Biological Resources Study dated November 24, 2025**
- Exhibit "I" Republic Services Letter**
- Exhibit "J" AB 2097 Buffer Map**
- Exhibit "K" Density Bonus Waiver Concessions**

Exhibit “L” Daycare Operational & Emergency Plan

2. The Permittee shall execute an Affordable Housing Agreement prior to first approval of any residential development per Exhibit F Housing Memorandum dated August 20, 2025. The Affordable Housing Plan dated April 29, 2026, is incorporated herein as Exhibit G.

CONDITIONAL USE PERMIT - DAYCARE CONDITIONS

3. Pursuant to Zoning Code Section 37-10.280, daycare centers are defined as facilities approved and licensed by the State of California. The applicant shall obtain all applicable permits from the State and local jurisdiction prior to commencement of the daycare operation.
4. Hours of operation of the daycare center shall only occur between 5:30 a.m. and 5:00 p.m. (seven days a week).

BIOLOGICAL STUDY

5. The project site is adjacent to Natividad Creek. Pursuant to General Plan Implementation Program COS-17, development within 100 feet of any stream (including Reclamation Ditch No. 1665) shall not occur except for passive recreational uses unless a biotic resources study prepared by the City Planner or his/her designee demonstrates that the implementation of alternative mitigation measures will result in a comparable or better level of mitigation than the provision of the 100-foot setback or that no riparian or wetland resources are identified outside the area of the improved ditch. Zoning Code Section 37-50.180(h)(1) Riparian/Wetland Habitat, a one-hundred-foot setback shall be established along Gabilan and Natividad Creeks and other unnamed creeks (including the reclamation ditch) within the city. The setback shall be measured from the top of bank or outside edge of the riparian woodland, whichever is greater. If any site grading is proposed in the setback area to accommodate the development activities specified above, a riparian/wetland revegetation, preservation, maintenance and monitoring plan shall be required and prepared for the city planner by their designee for the area of disturbance. Such plan must be prepared and processed/approved concurrent with the grading plan. The applicant shall be responsible for the costs of the plan, feasible mitigation, and monitoring during project implementation. Furthermore, pursuant to BMP 4.6 of the City’s Stormwater Management Plan, a minimum of 30 feet of undisturbed soil and riparian vegetation from the Reclamation Ditch shall be required to provide a filter strip to minimize erosion and sedimentation in the Reclamation Ditch. A Biological Survey Report was prepared on behalf of the City Planner, dated November 24, 2025, by Harris & Associates (Exhibit H). The Biological Survey Report concluded that no impacts on aquatic resources are anticipated, since no aquatic resources are on site. The cement-lined channel of Natividad Creek is not within the project footprint, and no direct or indirect impacts are anticipated because of project development.

ENGINEERING REQUIREMENTS

6. Conform with all applicable requirements of the Engineer’s Report, dated March 18, 2026 attached as Exhibit “E”.

7. All new development within the Flood Overlay District shall comply with the requirements and development regulations of Chapter 9, Article VI: Flood Damage Prevention in conjunction with the current California Building Standards Code.

FIRE PROTECTION REQUIREMENTS

8. All applicable requirements of the Salinas Fire Department including those items identified in Exhibit D, and Titles 19, 24 and 25 of the California Administrative Code must be met and may include, but not be limited to, provisions for fire alarm systems, fire extinguishers, sprinkler systems, emergency vehicle access and installation of fire hydrants.

PARKING REQUIREMENTS

9. Prior to issuance of a building permit, subject to review and approval by the City Planner, design and color of the bicycle racks shall be consistent throughout the Project. Bicycle parking (rack) shall be provided in accordance with Zoning Section 37-50.400.
10. All off-street parking and loading areas shall be graded, paved, drained, landscaped, striped, and maintained in accordance with *Division 18: Off-Street Parking and Loading Regulations*, of the Salinas City Code.
11. Pursuant to AB2097, public agencies or cities are prohibited from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. The closest bus stops within a half-mile radius of the subject property are along N. Main Street. Therefore, the City is prohibited from imposing parking requirements for this development. Zoning Section 37-50.060 reducing the Open Space requirements providing thirteen (13) additional residential units.

PARKING LOT DESIGN

12. Prior to issuance of a building permit, subject to review and approval by the City Planner, design and color of the pavement treatment shall be consistent throughout the Project. Colored, textured pavement paving shall be provided at a minimum depth of ten feet at all primary vehicular driveway entrances and exits (immediately behind the street right-of-way line) to the development.

SIGNS

13. Sign Permits issued in accordance with *Article 5, Division 3: Signs*, of the Salinas City Code, shall be required for all signs.
14. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic;

no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with Article 5, Division 3: Signs of the Salinas Zoning Code, as may be amended from time to time.

LIGHTING

15. Prior to issuance of a building permit, new illuminated parking areas require a photometric lighting plan per Zoning Section 37-50.480 to be submitted by the Project Applicant for review and approval by the City Planner. All proposed exterior lighting shall be in conformance with Zoning Section 37-30.280(x). Light standards shall not exceed 25 feet in height and 2.4 foot-candles maximum average at ground level with no more than 0.5 foot-candles at a residential property line. Design of the light standards shall be consistent throughout the development:
- a. No roof floodlighting will be allowed on any structure.
 - b. Parking lot lighting shall be shielded to confine light spread to within the site boundaries and shall not exceed 25 feet in height.

BUILDING MATERIALS AND COLORS

16. Prior to issuance of a building permit, all exterior building materials and colors shall be identified on the building plans and on color elevations to be submitted by the Applicant for review and shall be approved by the Community Development Department.

LANDSCAPING AND IRRIGATION

17. Prior to issuance of a building permit, Landscaping and Irrigation shall comply with the requirements of the State of California “Model Water Efficient Landscape Ordinance” (AB 1881), Article V, Division 4 of the Salinas Zoning Code, and the Abbott Street Landscape Palette. The landscape and irrigation plans shall include the following:
- a. Per Zoning Code Zoning Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1) grasses and groundcovers, 2) shrubs, and 3) trees.
 - i. Landscape plans shall show the location, type, size, and names of all plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).
 - ii. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.
 - iii. Parking lot landscaping shall provide the following per Zoning Section 37-30.280(q)(8):
 - 1. Where parking lots abut streets, a minimum ten-foot-wide landscaped frontage shall be provided on the site, adjacent to the sidewalk. Landscaped frontages are not required when parking lots

- are sited behind buildings or plazas.
2. A minimum number of shade trees are required, equivalent to one tree per five parking stalls.
 3. Trees in parking lots shall be spread uniformly (in an orchard parking lot landscaping design) throughout the parking area and may not be located only at the end of parking rows.
 4. Trees planted along connecting walkways and adjacent landscaped frontages may also contribute to the one-per-five requirement for parking lots.
 5. Trees in parking lots must be set into a tree well or planter having a minimum interior dimension of five feet (exclusive of curbs).
 6. Trees adjacent to walkways and in plazas shall be protected by attractive bollards, raised concrete curbing or tree guards designed to be compatible with the development.
 7. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.
- iv. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas. Plant material along street frontages shall be consistent with existing landscaping per PUD 1992-006.
 - v. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).
 - vi. Per Zoning Section 37-50.700(d)(5), all trees and shrubs shall be staked as shown in Figure 37-50.150 (Landscape Staking Detail).
 - vii. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.
 - viii. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
 - ix. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten percent.
 - x. Plant material shall conform to the following spacing standards:
 1. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub.

2. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards.
3. A minimum of ten feet between center of trees or large shrubs and fire hydrants.
4. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.

b. Street trees are required at a maximum of 60-ft along street frontages per Engineering, refer to Engineer's Report (Exhibit E).

RECYCLING AND SOLID WASTE DISPOSAL AREA

18. Recycling and solid waste enclosures shall be provided with adequate capacity to achieve 50 percent recycling of the total recyclable wastes generated onsite. Instructional signs shall be provided for use of recycling bins and containers. The enclosures shall be constructed with a six-foot high solid masonry wall and screened from public view with a minimum two-foot-wide perimeter planter. Colors and materials of the enclosures shall match those of the primary structures (example: exterior plaster - stucco) and shall include a consistent design throughout the Project. Doors of the enclosures shall be constructed of a solid material and colored to match the buildings (chain-link fencing with slats is not allowed). The enclosures shall be designed to allow walk-in access without having to open the main enclosure gate. Details of the enclosure need to be shown on the plan, written confirmation from the City's waste disposal service provider has been provided to ensure that the recycling and solid waste provisions of the project will meet the service needs of the City's waste disposal service provider.

MAINTENANCE

19. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.

PUBLIC IMPROVEMENTS

20. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

UTILITIES/EQUIPMENT SCREENING

21. All new utility lines shall be placed underground, and all power transformers shall be placed

underground, where permitted by the utility company. Where transformers must be pad-mounted above ground, they shall be located away from the general public view or shall be effectively concealed by landscaping, or a screen fence of a design approved by the utility company and the City Planner.

22. All new mechanical equipment and appurtenances (i.e., gas, water meters, electrical boxes, HVAC systems, refrigeration equipment, etc.), building or ground mounted, shall be screened from public view and adjacent properties. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans and are subject to the approval of the City Planner.

PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS

23. All remaining items, requirements, and conditions of Planned Unit Development (PUD 92-006) remain in full force or effect.
24. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain necessary permits or licensing from city, county, regional, state, or federal agencies.
25. This Permit may be subject to water and sanitary sewer allocations. The Permittee will proceed at their own risk as water and sanitary sewer allocation may not be available at the time requested.

MODIFICATION OF APPROVED USE AND PLANS

26. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Permit. The City Planner may approve minor modifications to this Permit if the City Planner finds the modification to be in substantial compliance with the original approval.

VIOLATION; REVOCATION

27. Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, in the discretion of the City Attorney, violations of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas City Council in accordance with *Article VI, Division 18: Enforcement and Penalties*, of the Salinas Zoning Code or such codes as may be subsequently adopted.

SUBSTANTIAL ACTION TIME LIMIT

28. This Permit shall expire one year after its approval date unless:
 - a. A Building Permit has been issued and substantial vertical construction diligently pursued; or

- b. A certificate of occupancy has been issued; or
- c. The City Planner determines that other substantial action has been commenced to carry out the terms and intent of this Permit.

PERMIT VALIDATION

- 29. Pursuant to Zoning Code Section 37-60.1040, this Permit shall be null, and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to the City of Salinas Community Development Department within 90 days of approval. *It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.*

STANDARD CONDITIONS

- 30. Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement**, and **Section 1-8.2: Liability for costs**, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.
- 31. The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
- 32. Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
- 33. No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

NOTICE OF CHALLENGE LIMITATIONS

- 34. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

EXECUTIONS

THIS PLANNED UNIT DEVELOPMENT PERMIT 2025-003 AND CONDITIONAL USE PERMIT 2025-025 as approved by action of the Salinas City Council on June 16, 2026, and shall become effective immediately:

Effective Date: June 16, 2026

Lisa Brinton
Community Development Department Director

(All Signatures Listed Below Must Be Notarized)

CONSENT is hereby granted to the Permittee to carry out the terms and conditions of this *PLANNED UNIT DEVELOPMENT PERMIT 2025-003 and CONDITIONAL USE PERMIT 2025-025*

Dated: _____

Aaron Barger, Milestone Housing Group

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 202__, before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Dated: _____

Zulieka Boykin, Executive Director/CEO
Housing Authority of the County of Monterey

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 202__, before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____