

RESOLUTION NO. _____(N.C.S.)

RESOLUTION APPROVING AN AMENDMENT TO THE SALINAS GENERAL PLAN TO CHANGE THE GENERAL PLAN DESIGNATION OF OF 94,235 SQUARE FEET (2.16 ACRES) OF A 401,197 (9.21 ACRES) LOT LOCATED AT 10 SIMAS STREET (RELATED TO RZ 2017-001)

WHEREAS, on December 3, 2019, the Salinas City Council, at the request of the City of Salinas, Applicant/Property Owner, held a duly noticed public hearing to consider General Plan Amendment 2017-002 to change the General Plan designation of 94,235 square feet (2.16 acres) of a 401,197 (9.21 acres) lot from General Commercial/Light Industrial to Arterial Frontage located at 10 Simas Street (APN: 003-091-011-000); and

WHEREAS, on November 6, 2019, the Salinas Planning Commission, held a duly noticed public hearing to consider General Plan Amendment 2017-001; and

WHEREAS, the Planning Commission considered a Mitigated Negative Declaration prepared for this project and independently determined that all impacts were adequately addressed in accordance with the California Environmental Quality Act; and

WHEREAS, on November 6, 2019, the Salinas Planning Commission weighed the evidence presented at said public hearing, considered the staff report, determined that positive findings could be made for approval of the project, adopted Resolution No. 2019-__ recommending adoption of the related Mitigated Negative Declaration and approval of General Plan Amendment 2017-002; and

WHEREAS, the City Council weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

WHEREAS, the City Council has reviewed and considered the information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration; and

WHEREAS, by Resolution adopted by the City Council on December 3, 2019, the City Council adopted the Mitigated Negative Declaration prepared for General Plan Amendment 2017-002.

NOW, THEREFORE, BE IT RESOLVED by the Salinas City Council that the Council approve General Plan Amendment 2017-002, and adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

General Plan Amendment 2017-001:

- 1. The proposed general plan amendment is consistent with all other goals, policies, programs, and land uses of applicable elements of the general plan;***

The proposed Amendment is consistent with Salinas General Plan Policies. Consistent with Land use Policy LU-3.7, the Amendment allows for a formerly vacant 18,150 square foot theater building to be revitalized into a viable compliant use. The infill development of establishing the religious assembly use in the former vacant theater building with no proposed exterior modifications is consistent with scale and character of the existing Industrial Complex development on-site and conforms to Community Design Policy CD-2.3. The proposed “Arterial Frontage” land use designation is not expected to result in negative impacts or conflict with surrounding properties, because the adjacent lots to the west are designated “Arterial Frontage” and there is an existing 6-foot high fence with two abutting landscape planters that separate the proposed area for designation from an existing retail use and a vacant lot.

- 2. The proposed general plan amendment promotes the public necessity, convenience, and general welfare.***

The General Plan Amendment promotes the public necessity, convenience and general welfare because the proposal will create a General Plan and Zoning designation to allow for the continuation of religious assembly use that took over a vacant building.

PASSED AND APPROVED this 3rd day of December 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED

Joe Gunter, Mayor

ATTEST

Patricia M. Barajas, City Clerk

Attachment:

Exhibit A: Proposed General Plan Amendment 2017-002 Map for 10 Simas Street