

PUBLIC HEARING:

PUD 2020-002, CUP 2020-030, TM 2022-001, AND ER 2020-018 (IS-MND) LOCATED SOUTHEAST OF THE JOHN STREET AND ABBOTT STREET INTERSECTION IN THE CO – FG-4 (COMMERCIAL OFFICE – ABBOTT STREET FOCUSED GROWTH OVERLAY) AND IG (INDUSTRIAL – GENERAL) ZONING DISTRICT



Bobby Latino, Associate Planner
Community Development Department
Salinas City Council
Tuesday, June 11, 2024

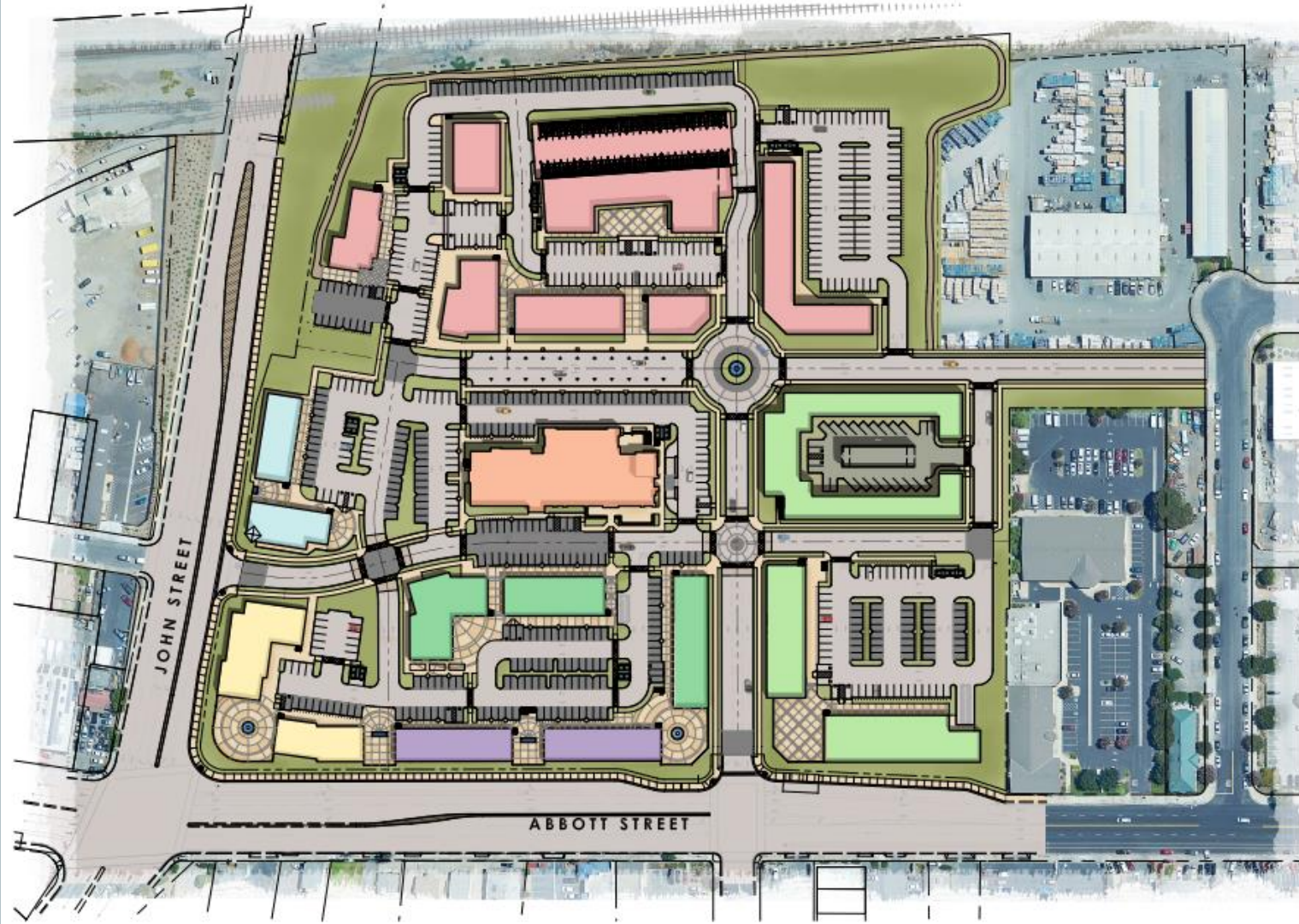
Background



- PUD for a seven-phase, Mixed Use Development
- CUP for MU Development in the CO Zoning District
- CUP for 70,000 square-foot Extended Stay, Hotel with 111 guest rooms (Phase 1)
- TM to reconfigure 14 lots into 9 lots

SALINAS MIXED-USE MASTER PLAN

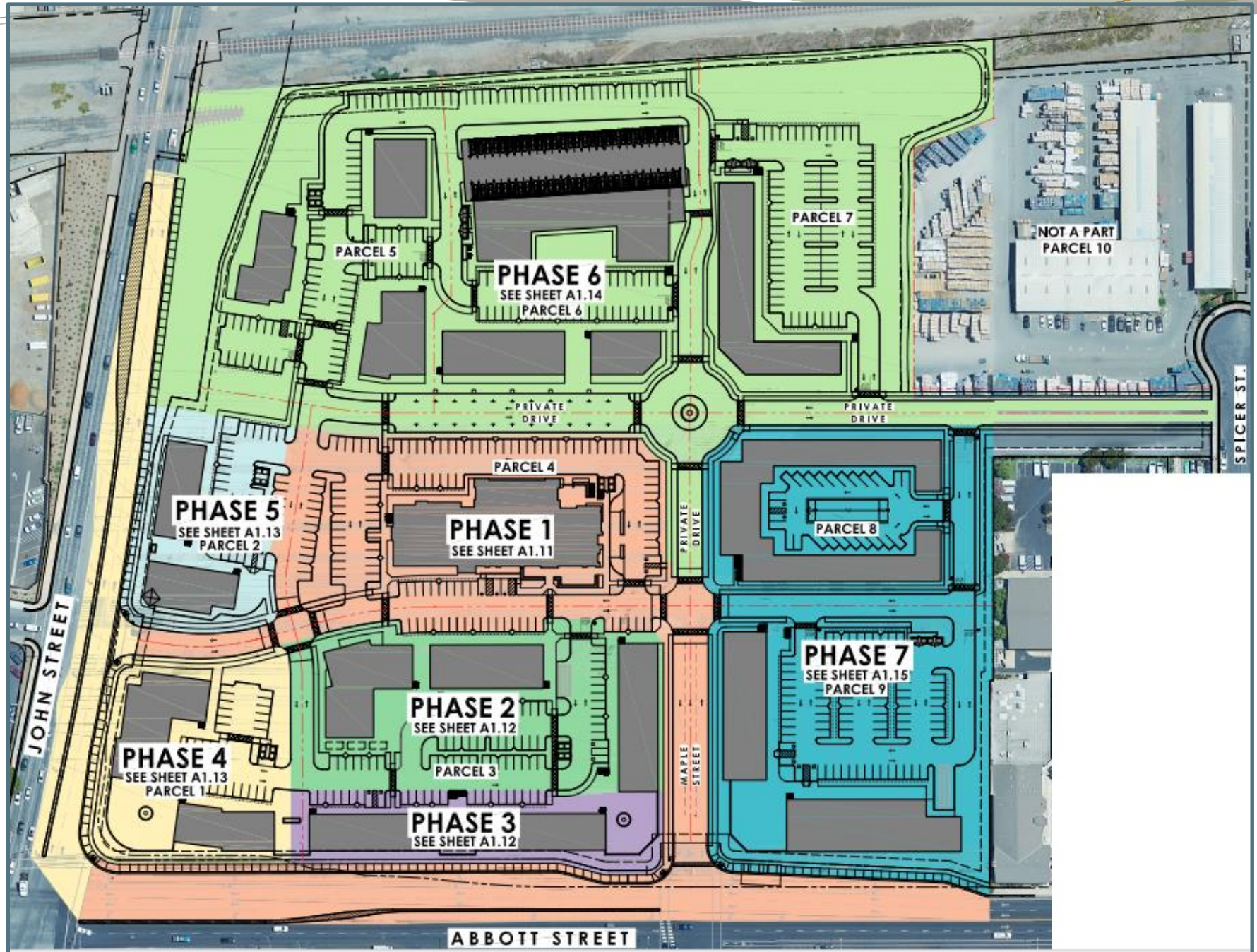
SOUTHEAST CORNER OF ABBOTT STREET & JOHN STREET
S A L I N A S C A L I F O R N I A

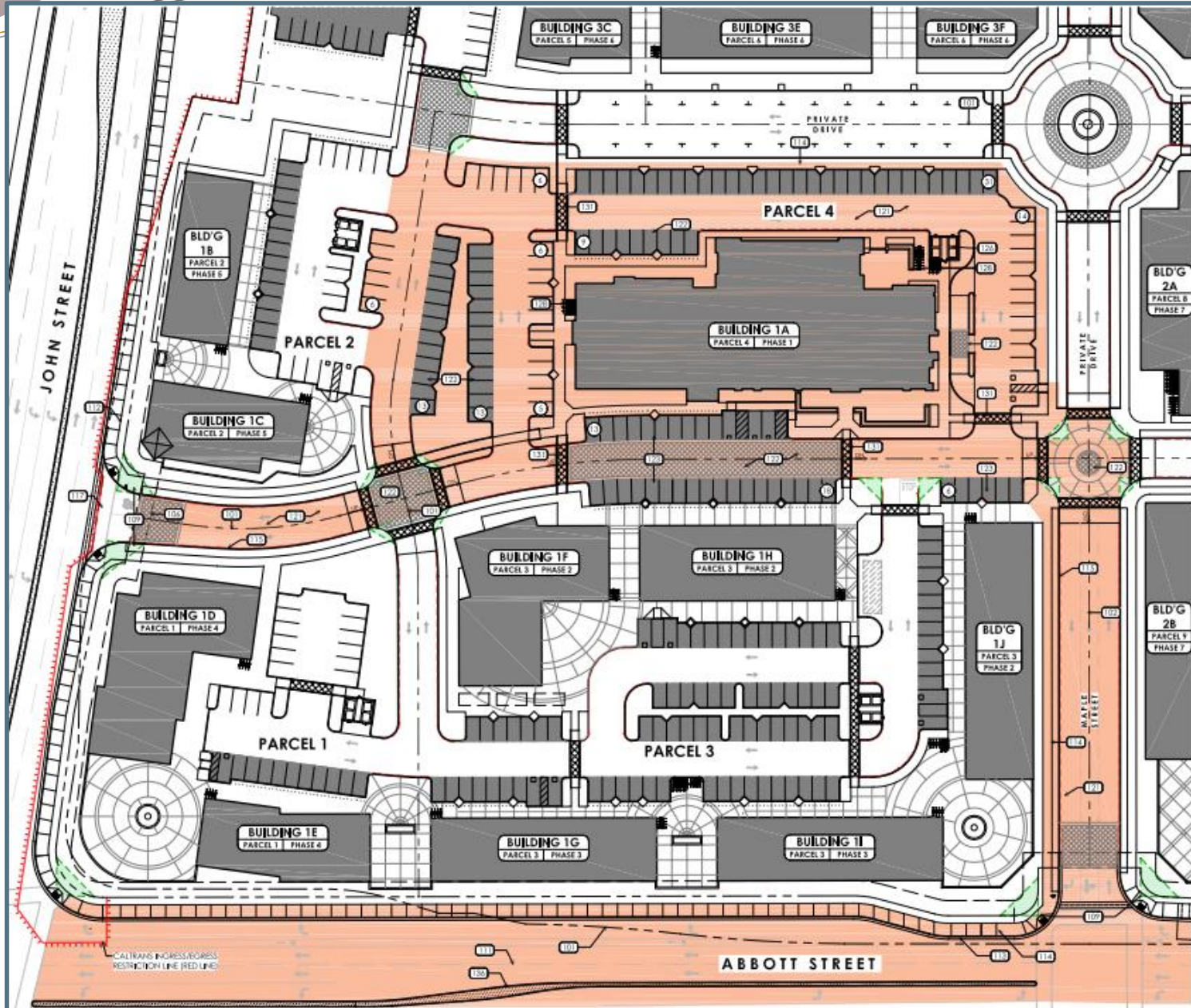


PUD

- Modifies following requirements:
 - Off-street parking (except Hotel)
 - Usable Open Space
 - 3 & 4 -Bedroom mix
 - Hotel siting on street
 - Reduces or eliminates 5' parking lot island dimension

Seven Phases

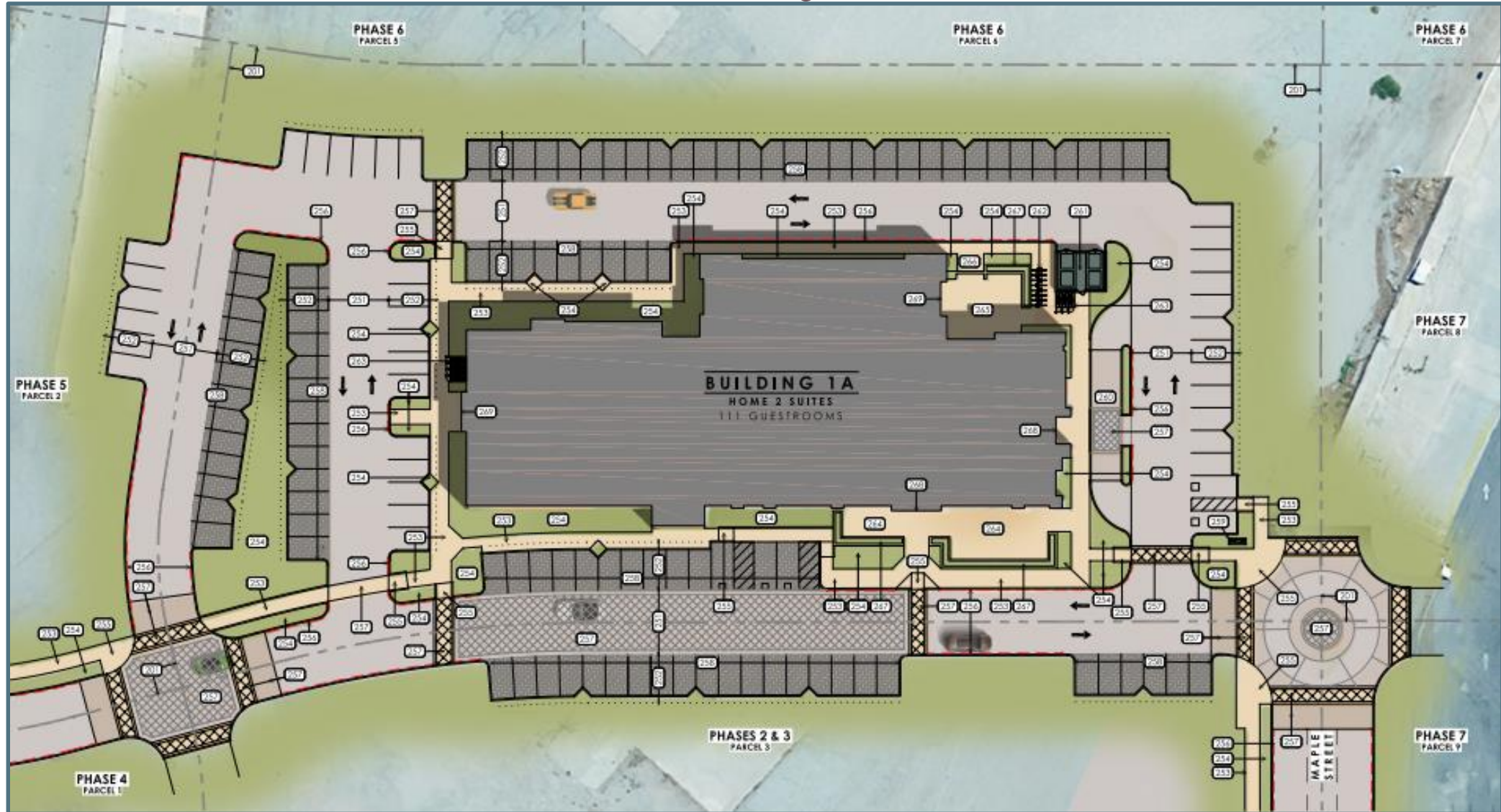




Phase 1

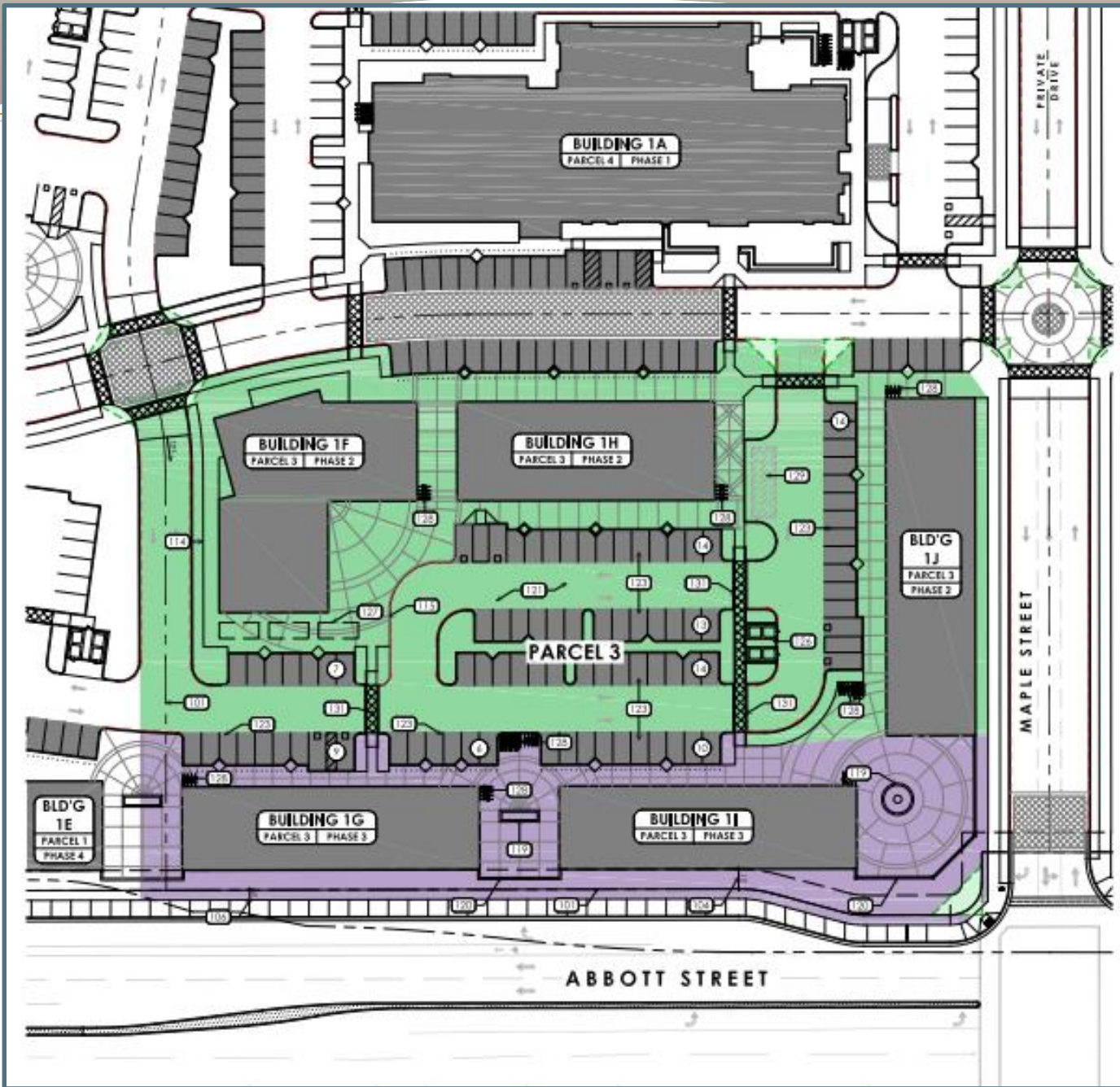
- Conditions of approval:
 - Extension of Maple Street private drive
 - Temporary landscaping improvements along John and Abbott Street frontages
 - Phase I Landscape Plan
 - Compliance with on-site and off-site improvements
 - Compliance with Noise Memorandum
 - Compliance with Extended Stay Hotel regulations

Extended Stay Site Plan



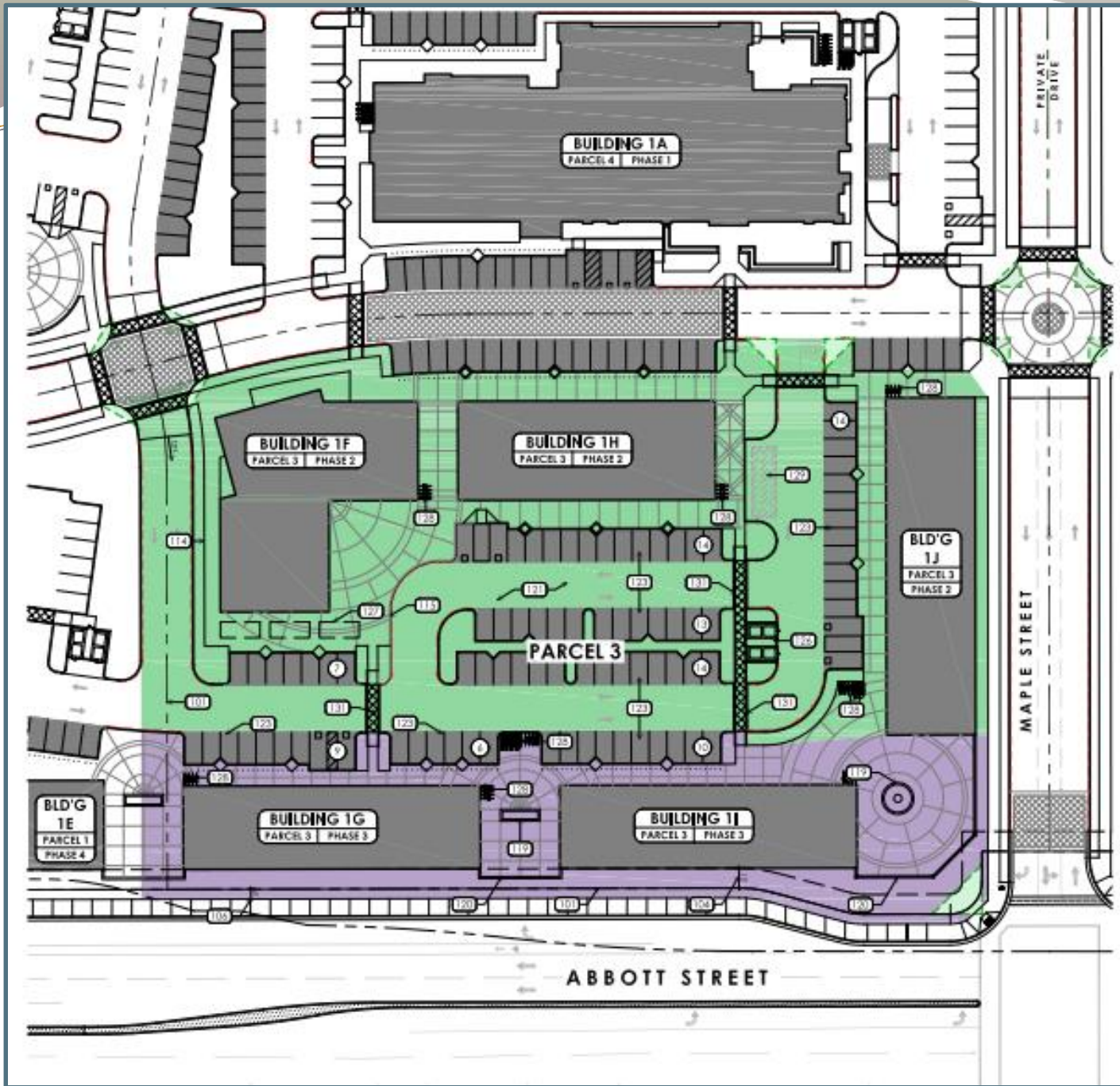
Extended Stay Hotel Rendering





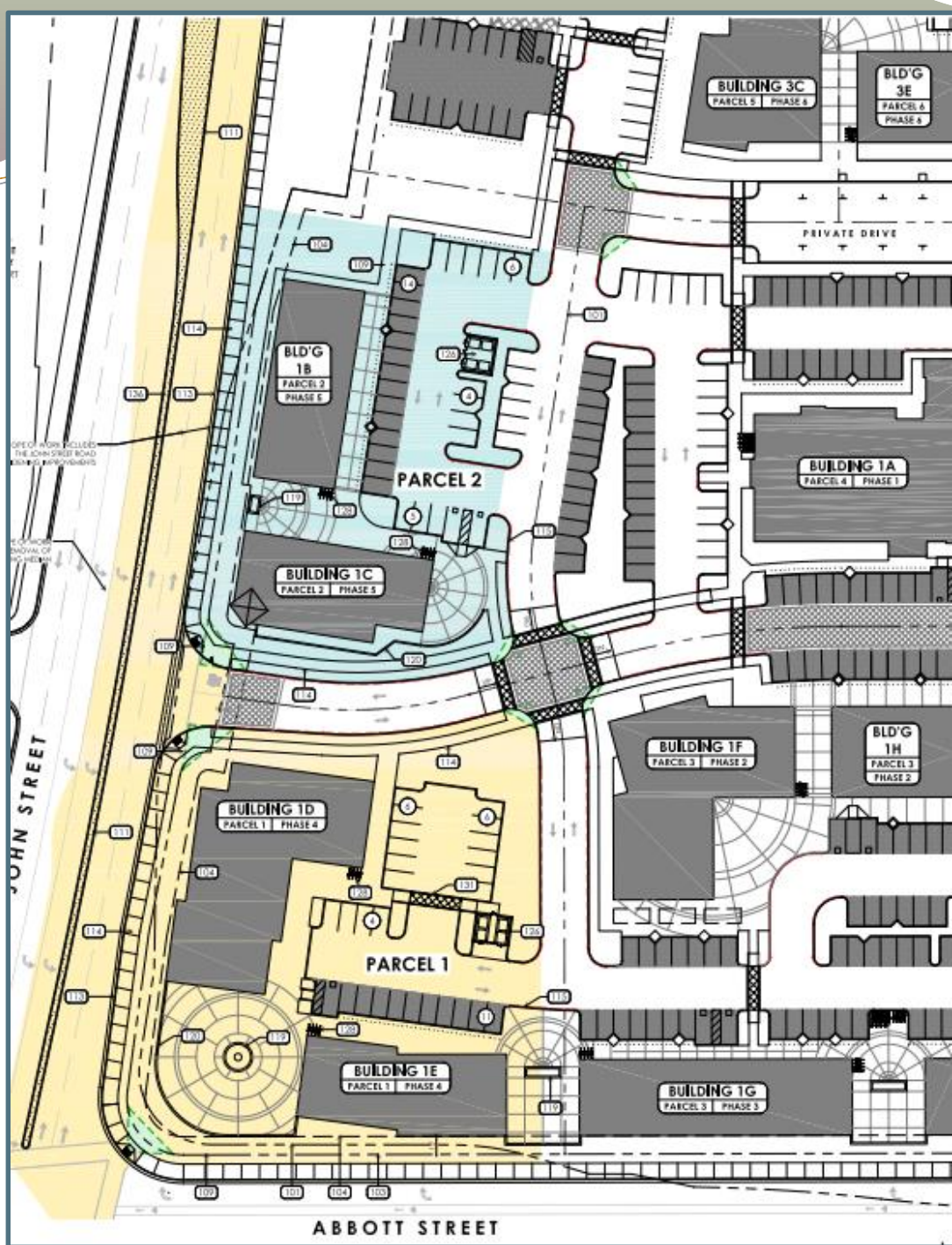
Phase 2

- MU development with 3 buildings
 - On a 3-acre lot shared with Phase 2
 - Approx. 23,000 s.f.,
 - Approx. 12,200 s.f.
 - Approx. 15,000 s.f.
 - Approx. 28 dwelling units
 - Subject to subsequent administrative SPR for compliance with PUD



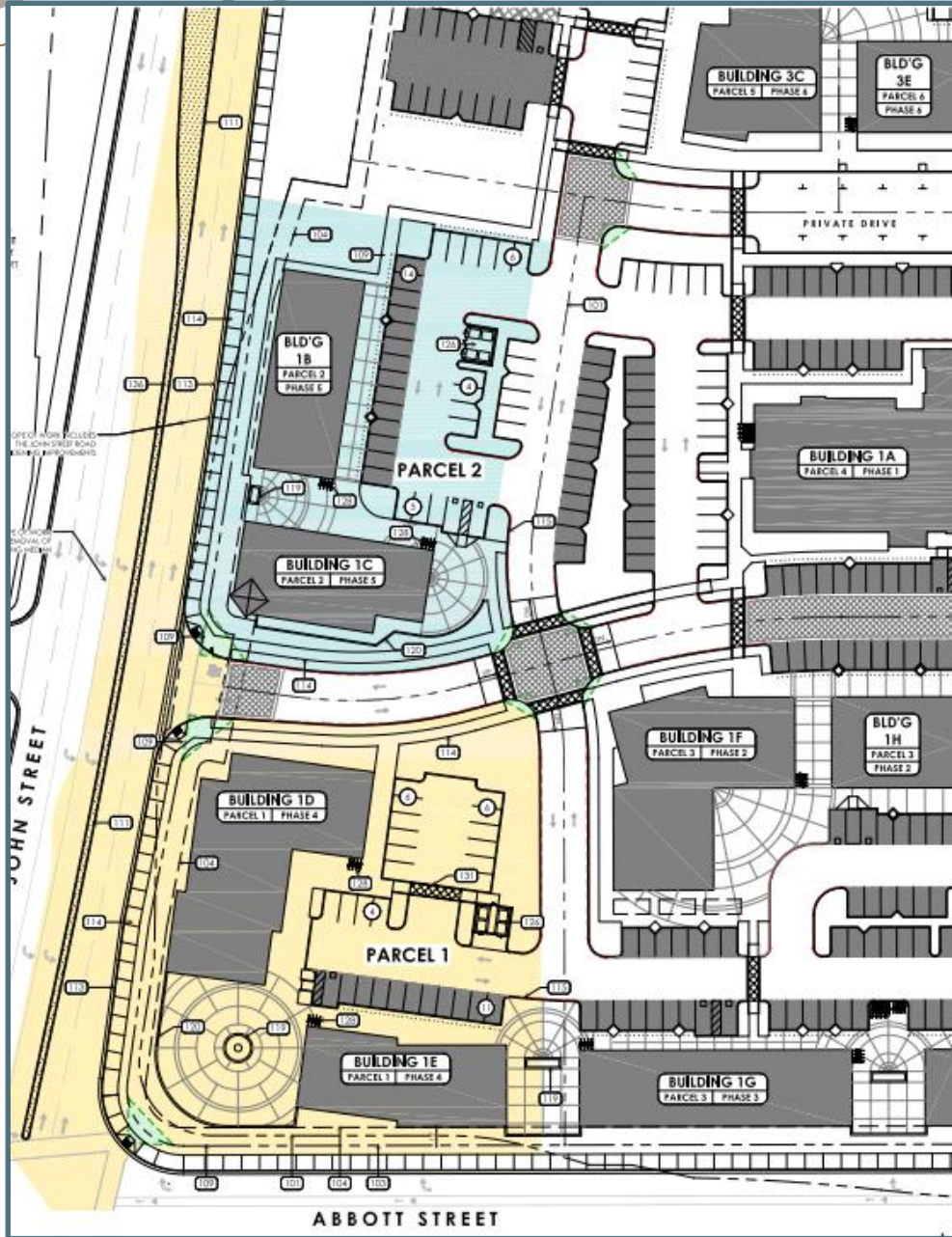
Phase 3

- MU development with 2 buildings
 - On a 3-acre lot shared with Phase 2
 - Both approx. 6,400 s.f.
 - Retail and office uses
 - Subject to subsequent administrative SPR for compliance with PUD



Phase 4

- MU development with 2 buildings
 - On a 1.3-acre lot.
 - Approx. 8,500 s.f.
 - Approx. 5,500 s.f.
- Retail uses
- John Street off-site improvements
- Subject to subsequent administrative SPR for compliance with PUD

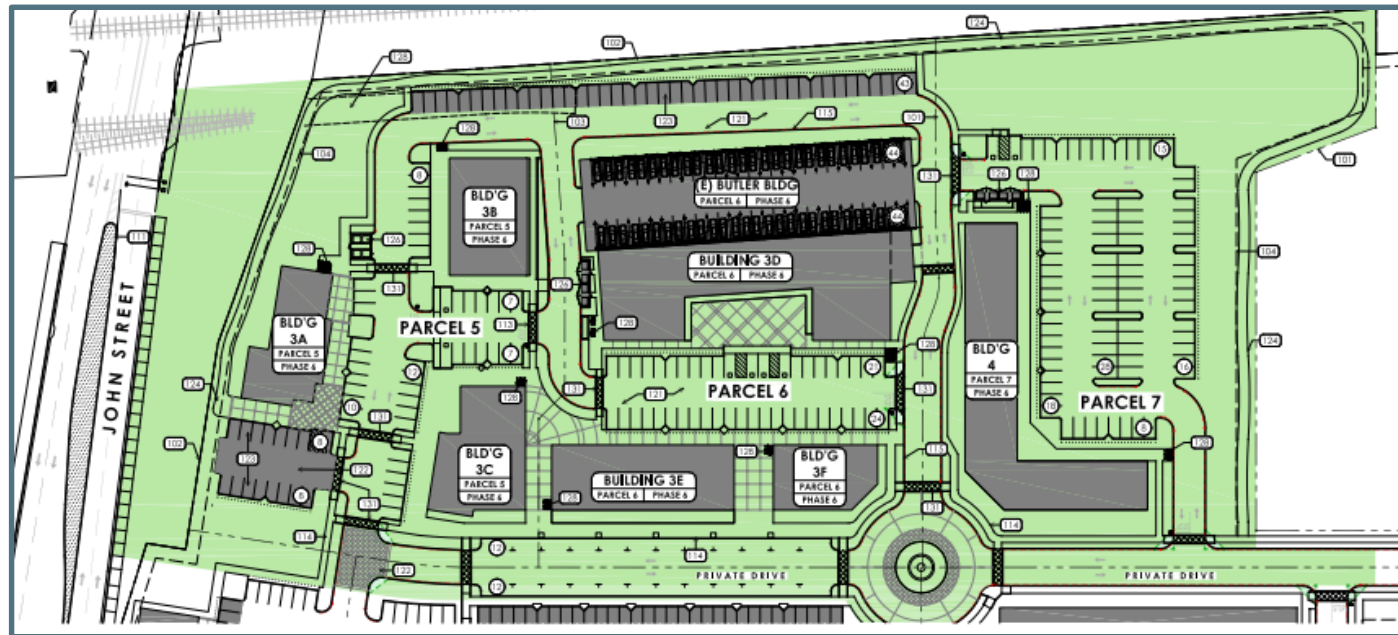


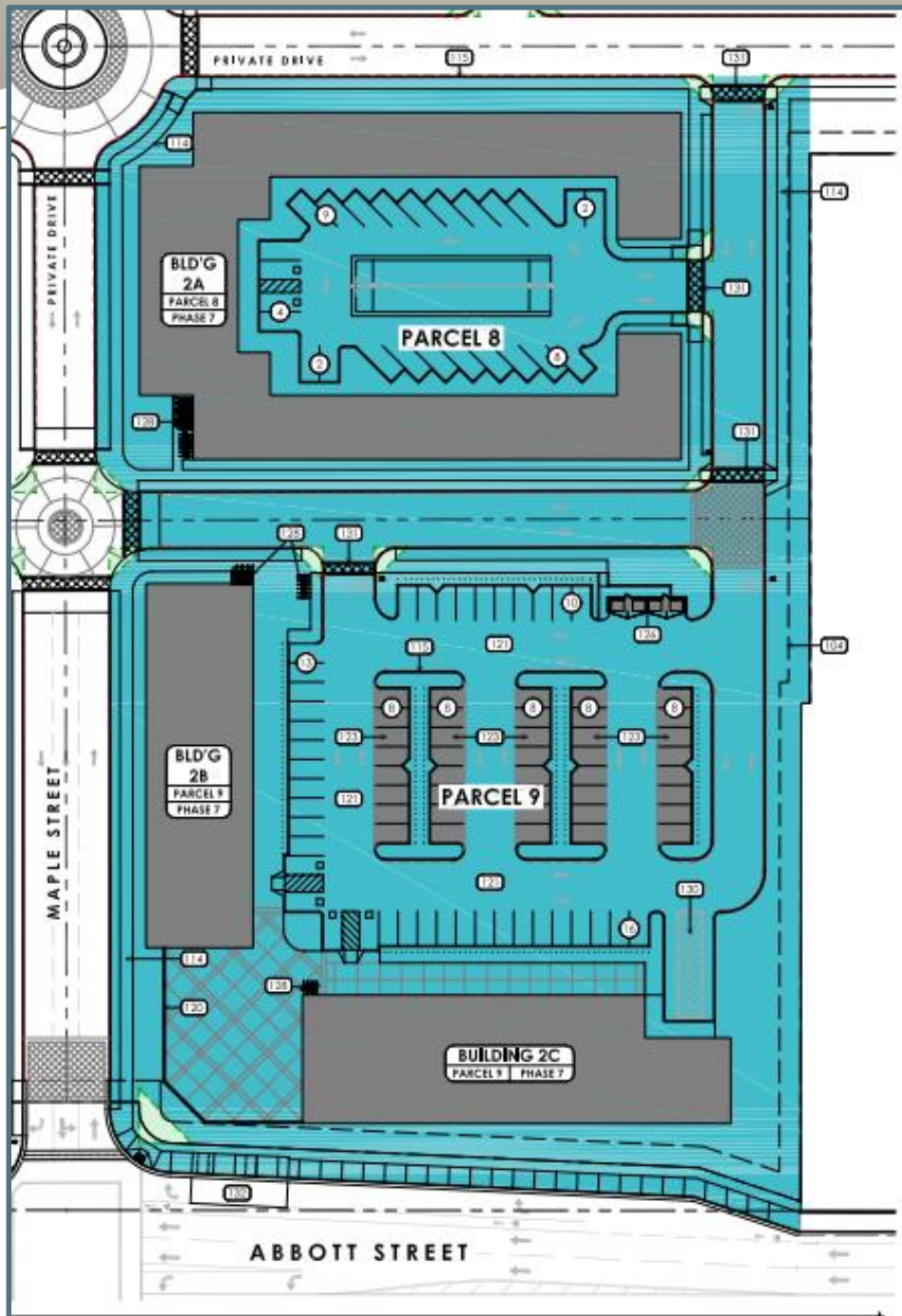
Phase 5

- MU development with 2 buildings
 - Both approx. 5,500 s.f.
 - Retail uses.
 - On a 1.1-acre lot.
 - Subject to subsequent administrative SPR for compliance with PUD

Phase 6

- MU development with 6 buildings
 - On 3 lots totaling 6.5 acres
- Spicer Street private drive extension
- Approx. 128,000 s.f. of mixed retail/residential uses.
- Approx. 51,000 s.f. residential.
- Subject to subsequent administrative SPR for compliance with PUD

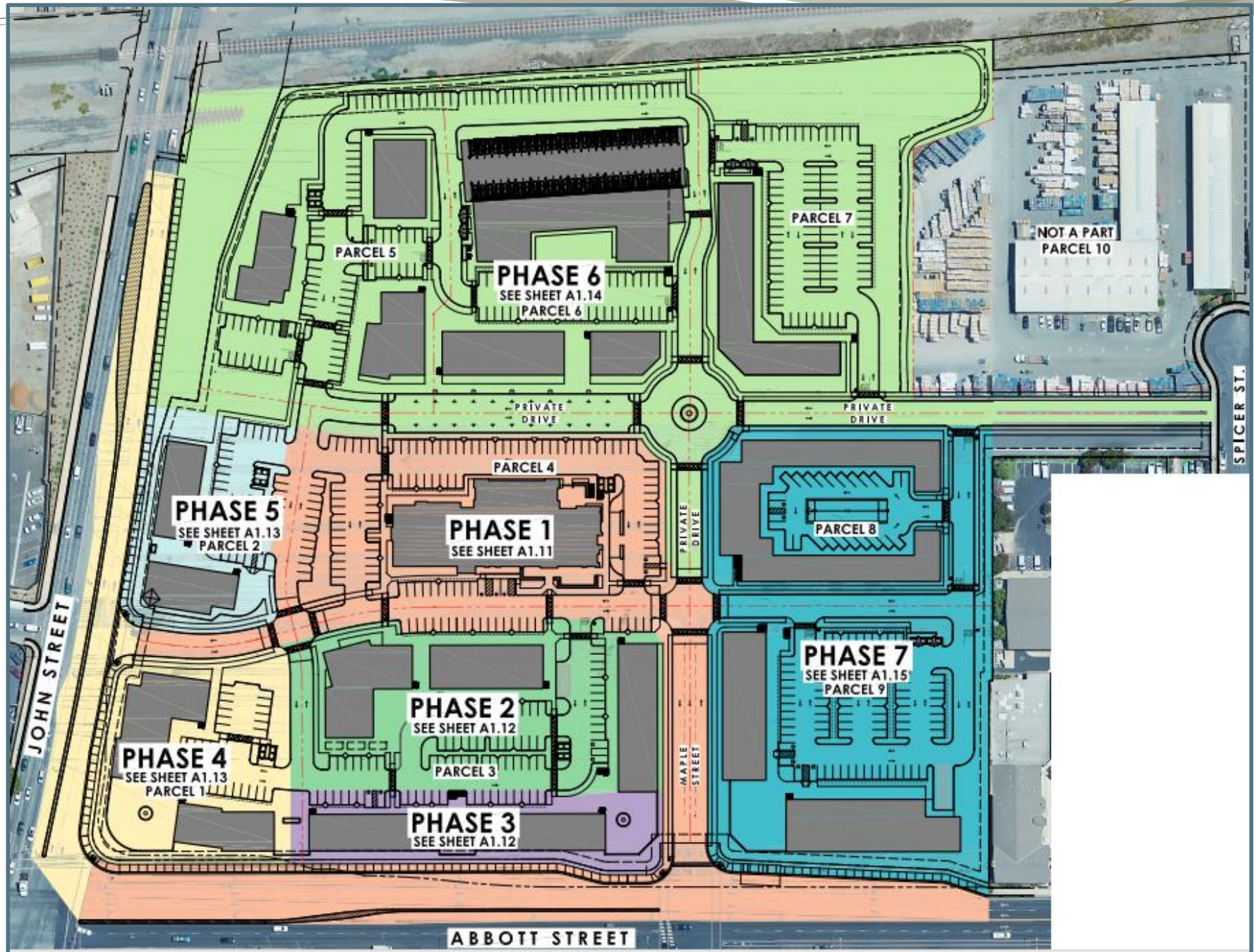




Phase 7

- MU development:
 - Upon development, requires amendment to CUP 2018-010 (remove (e) SVMH parking lot from this site).
 - On 2 lots totaling 4.4 acres
 - 1 residential building:
 - Approx. 83,800 s.f.
 - 2 retail/office bldgs.
 - Approx. 17,000 s.f.
 - Approx. 20,800 s.f.
 - Subject to subsequent SPR for compliance with PUD.

Seven Phases



Tentative Map



- Reconfigure 14 lots into 9 lots.
- Final Map approval required by CC and recordation prior to issuance of BPs.

Analysis

- General Plan:
 - Consistent with GP Policies: LU-1.1, LU-1.2, LU-2.1, LU-2.4, LU-2.5, LU-3.7, and LU-3.8.
- Zoning Code:
 - CO zoning provides areas for offices, personal services, financial services, mixed use residential, and residential uses.
 - FG-4 is to focus growth at high potential, under-utilized sites:
 - Density under current zoning: net density of 10 dwelling units per net acre, or approx. 197 dwelling units.
 - However, the General Plan Update (currently underway), may ultimately increase allowable density on the project site. Therefore, the IS-MND analyzed additional density of up to 242 dwelling units, if permitted in the future.

Analysis

- Affordable Housing Plan
 - Project exceeds 10 dwelling units, therefore, subject to the Inclusionary Housing Ordinance.
 - Applicant commits to offering the appropriate amount of residential rental units to the Section 8 Housing Choice Voucher Program (8% very low and 4% lower income) based on total number of units allowed per the density calculations.
 - These units would be evenly distributed among the different unit types in the development and throughout the different phases in the development.
 - The applicant would also pay a Rental Housing Impact Fee for production of off-site affordable units.
 - No deed restriction is required.

Analysis

- Environmental impacts of the project have been analyzed in accordance with CEQA.
- An IS was prepared and based upon review of the IS, the proposed project will not have a significant effect on the environment because of the mitigation measures outlined in the MMRP.
- Traffic and Transportation Commission recommended approval on 3-9-23.
- Planning Commission recommended CC approval on 5-29-24.
- Housing and Land use Committee recommended CC approval on 6-4-24.

Recommendation

- A motion to adopt a Resolution affirming the findings and:
 - Adopt the proposed MND and MMRP pursuant to section 15074 of the CEQA Guidelines;
 - Approve PUD 2020-002 for seven-phase Master Site Plan and alternative development standards;
 - Approve CUP 2022-030 for the Mixed Use Development and the Extended Stay Hotel; and
 - Approve a TM 2022-001 to reconfigure 14 lots into 9 lots.

Public Noticing

- Posted and Mailed on 5-31-24.
- Published in the Monterey County Weekly on 5-20-24.

