



Study Session: Planning Document Overview and ZCU Engagement Strategy

Salinas Planning Commission – October 1, 2025

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Training/Study Sessions

- 9/17 – *General Plan Update and Future Growth Area Update*
- 10/1 – Overview of Planning Document Hierarchy/ZCU Engagement Plan
- 10/15 – Planning 101 (navigating the development review process)
- 11/5 – Role of the Planning Commission (presentation by Legal)
- 11/19 – General Plan Public Review Draft Study Session
- 12/3 – PlaceWorks ZCU Kick-Off
- 12/17 – CEQA 101 (levels of environmental review)

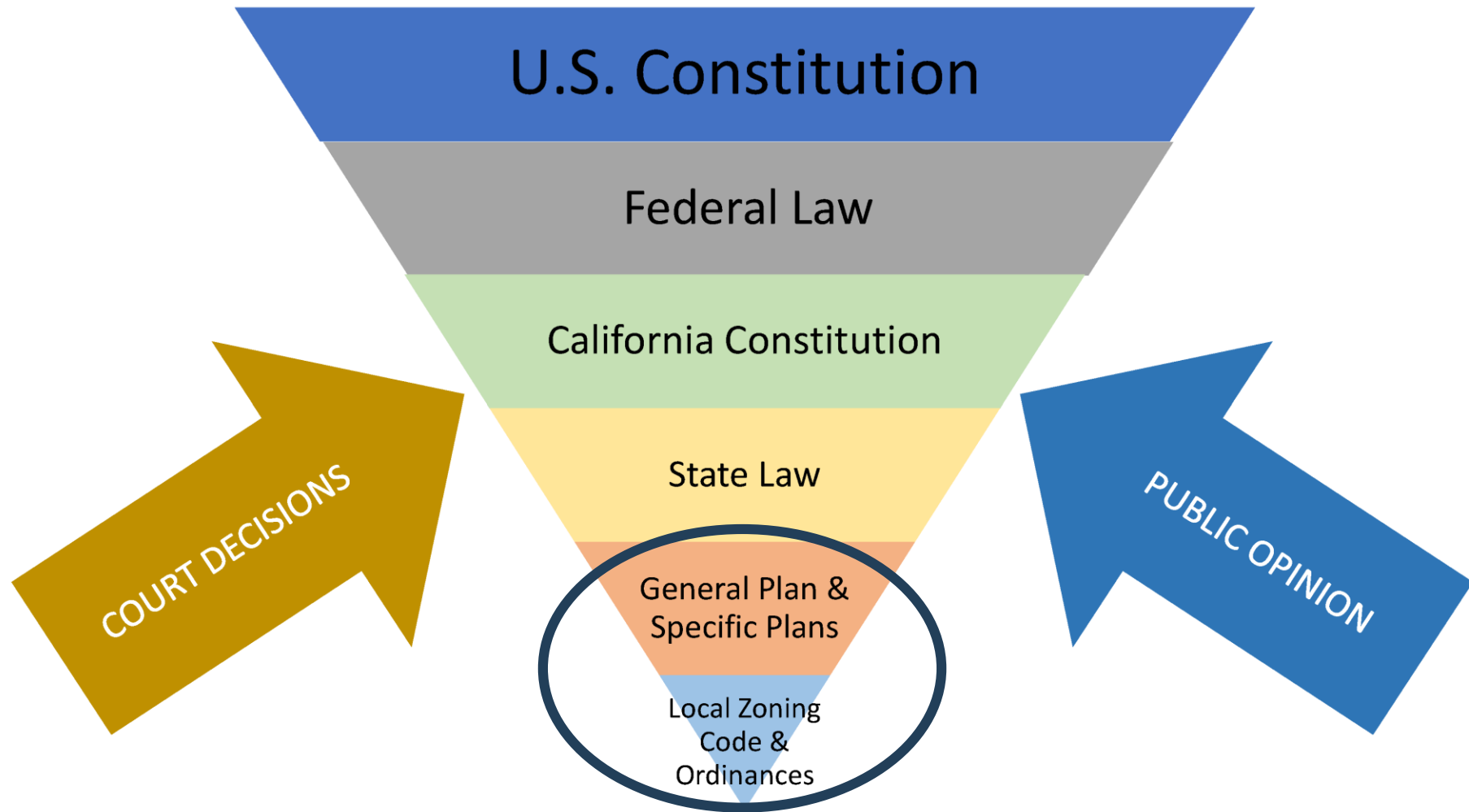
Planning Document Overview

- Hierarchy of plans
- Summary of local documents
- Relationship to ordinances

Zoning Code Draft Public Engagement Plan

- Objectives
- Summary of tools

THE HIERARCHY



General Plan &
Specific Plans

Local Zoning
Code &
Ordinances

Municipal Code

Development
Applications

Other Community Plans
Alisal Vibrancy Plan
Active Transportation Plan
Stormwater Master Plan
Urban Forest Management Plan

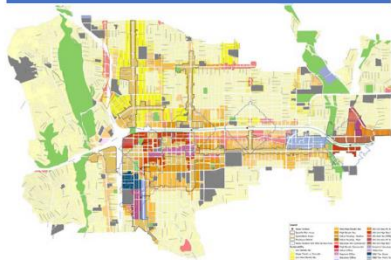
GENERAL PLANS

- Required by State Law
- The “constitution” for planning, development and conservation
- Provides long-range vision (20-30 year horizon)
- Basis for local land use decisions and other policies
- Identifies important community issues
- Sets the ground rules



REQUIRED GENERAL PLAN ELEMENTS

LAND USE



HOUSING



CIRCULATION



CONSERVATION



OPEN SPACE



NOISE



SAFETY



AIR QUALITY



ENVIRONMENTAL JUSTICE



(Not Applicable to Salinas)

2002 Salinas General Plan

- Land Use
- Community Design (optional)
- Conservation/Open Space
- Circulation
- Safety
- Noise
- Economic Development (optional, adopted 2017)
- Housing (updated 2023)

General Plan Update/Visión Salinas 2040 Proposed Elements



Built Environment Pillar

- Land Use Element
- Housing Element (updated in 2023)
- Circulation Element
- Noise Element
- Community Design Element



Environment and Sustainability Pillar

- Conservation and Environmental Safety Element
- Open Space Element



Socioeconomic Systems Pillar

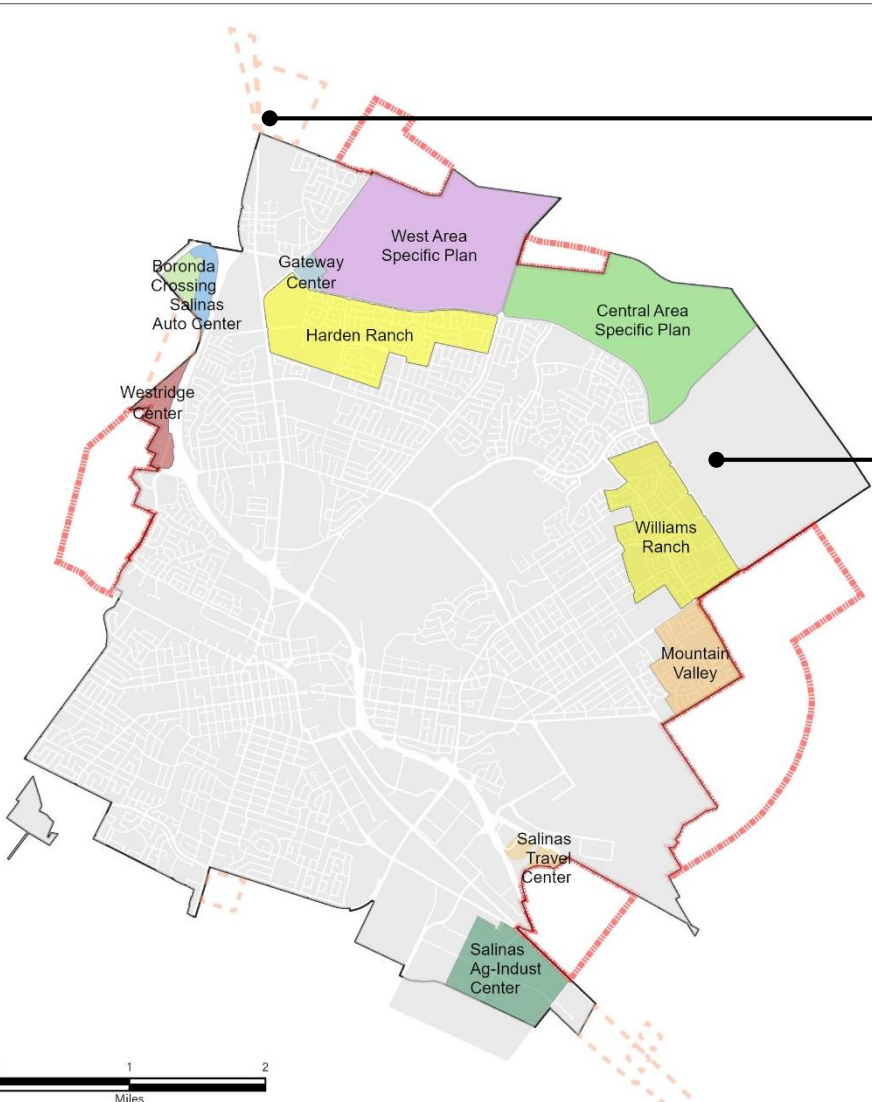
- Health and Environmental Justice Element
- Public Safety Element
- Economic Development Element
- Arts, Culture, and Youth Element

Optional elements.

Specific Plans

Ferrasci Specific Plan
(in development)

East Area Specific
Plan (in
development)



City of Salinas Boundary

City of Salinas Sphere of Influence

Potential Sphere of Influence Additions

SP-1 - Harden Ranch

SP-2 - Williams Ranch

SP-3 - Westridge Center

SP-4 - Salinas Auto Center

SP-5 - Mountain Valley

SP-6 - Boronda Crossing

SP-7 - Salinas Ag-Indust Center

SP-8 - Gateway Center

SP-9 - Salinas Travel Center

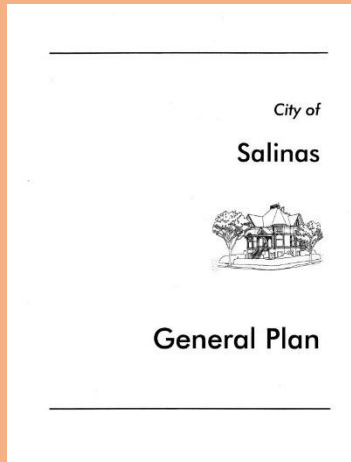
SP-10 - West Area Specific Plan

SP-11 - Central Area Specific Plan

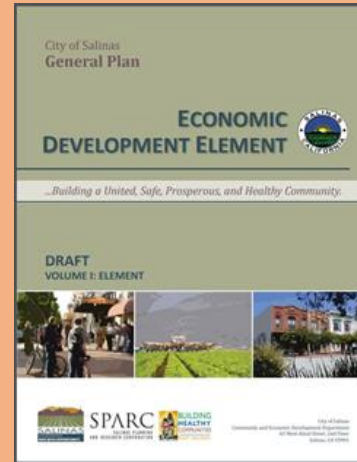
Adopted Specific Plans



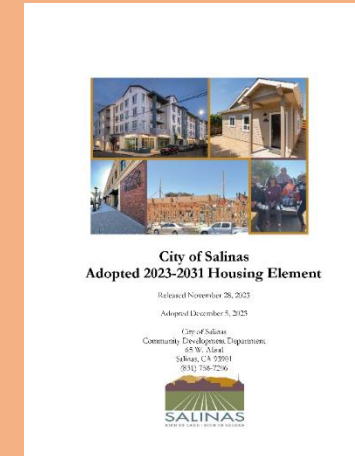
Current General Plan:



2002 General Plan

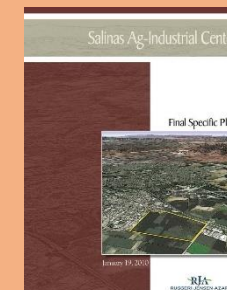
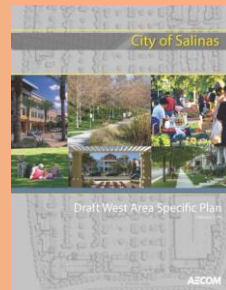


2017 Economic Development Element



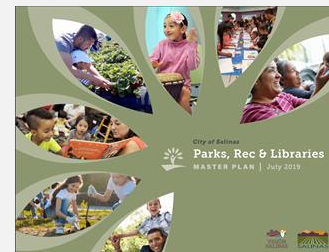
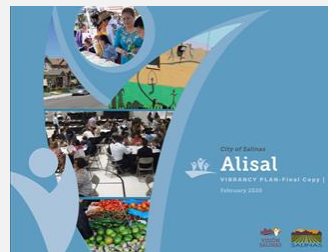
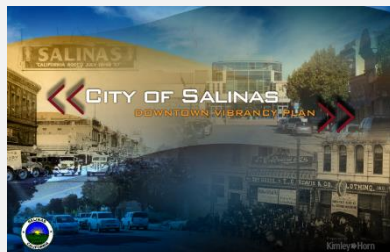
2023 Housing Element

Specific Plans:



11+ Adopted
2 in development

Other Plans:



And
many
more...

Salinas Municipal Code

Charter + 37 Chapters

Most related to Planning commission:

- Ch. 3 Commissions, Committees, and boards
- Ch. 5 Article VII. - Cannabis
- Ch. 31 Subdivision
- Ch. 37 Zoning

Examples of other Chapters related to development process:

- Ch. 9 Buildings
- Ch. 17 Housing
- Ch. 29 Stormwater Management
- Ch. 30 Streets and Sidewalks
- Ch. 35 Trees and Shrubs
- Ch. 36 Industrial Waste, Wastewater

Questions/Discussion

Zoning Code Update Draft Public Engagement Plan

- Objectives
 - Transparent
 - Inclusive
 - Collaborative
- Toolbox
 - Planning Commission Meetings
 - Community Meetings/Workshops
 - Stakeholders/Technical Advisors
 - Pop-ups
 - Noticing
 - Communication




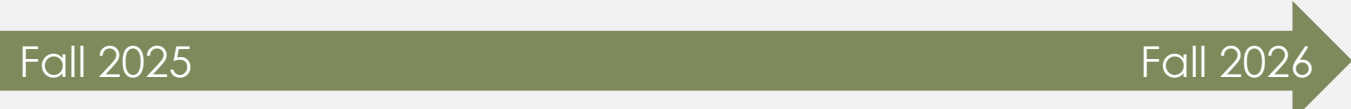

Zoning Code Update Engagement Overview

Group:	City Council	Planning Commission	Stakeholders	Technical Advisory Committee	General Public
Description and Role:	Elected body with final approval authority over all amendments. Provides direction to staff on project and engagement.	Appointed by City Council. Must make official recommendations on amendments prior to Council action. Will publicly review amendments in-depth.	Including, but not limited to, architects and contractors, developers and related professionals, community-based organizations, property owners, business owners and groups, and relevant agencies.	A subset of stakeholders frequently using the Zoning Code with the time to meet regularly and drill down on details. Provides informal recommendations to Planning Commission.	General residents, workers, and other members of the Salinas community will have frequent opportunities to provide input throughout the process.
Engagement Tools:	<ul style="list-style-type: none"> Quarterly updates. Study sessions. Public hearings. 	<ul style="list-style-type: none"> Frequent (quarterly to monthly) working sessions at regular meetings. Public hearings 	<ul style="list-style-type: none"> 1-on-1 interviews and small group meetings. Presentations to groups. Notices 	<ul style="list-style-type: none"> Frequent (quarterly to monthly) working meetings. 	<ul style="list-style-type: none"> Community meetings and workshops. Pop-Ups. Surveys. Presentations to groups. Public hearings.



Zoning Code Update

Key engagement tools by phase:

- Phase 1:  Fall 2025 Winter/Spring 2026
 - Planning Commission Phase 1 Study Session
 - Stakeholder and Technical Advisor Meetings
 - Webpage launch
- Phase 2:  Fall 2025 Fall 2026
 - Community Meeting/Workshop
 - Pop-ups
- Phase 3:  Fall 2025 Fall 2027
 - Complete zoning overhaul striving for ease of use, streamlining, and

Questions/Discussion