



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

City of Salinas Rental Housing Impact Fees Plan



(S.E.C. Abbott Street & John Street)

Document Date: May 3, 2024

Project Description: Mixed-Use development consisting of 242 residential rental units, 117,900 sf retail, 30,900 sf office and 70,000 sf hotel. This project will be built in 7 phases with phases 2, 6 & 7 containing residential components.

Application Date: December 23, 2020

Project Address: S.E.C. Abbott Street & John Street

Project APN: 002-481-022, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034 & -035 002-371-039 & -044

Owner: The Uni-Kool Partners
P.O. Box 3140
Salinas, CA 93912

Developer: Phase 1
Cadius Partners Limited
23 Apex Drive
Bozeman, MT 59718

Phases 2-7
The Uni-Kool Partners
P.O. Box 3140
Salinas, CA 93912

Project Link To: PUD 2020-002; CUP 2020-030; ER 2020-018; TM2022-001

Fee Selection: Rental Housing Impact Fees Plan (\$2.50¹ per sq. ft. of gross floor area²)

Restriction Type: Section 8 Housing Choice Voucher Program
 If developer chooses to pay rental housing impact fees, the developer will also make twelve percent (12%) of the units within the development available to Section 8 Housing Choice Voucher (Section 8) Program participants through the Housing Authority of the County of Monterey (HACM) so long as the Section 8 Program exists.

Project Units: The Uni-Kool Partners, or its assignee, commits to offering 29 residential rental units to the Section 8 Program. These units will be evenly distributed among the different unit types within the development and throughout the different phases in the development. The following chart provides a proposed distribution of unit types at the time of submittal and may change as additional information is obtained via the developer's market research.

Unit Type	# of units provided	Mix %
SRO Units	0 Units	0%
Studio Units	0 Units	0%
1-Bedroom Units	85 Units	35%
2-Bedroom Units	121 Units	50%
3-Bedroom Units	36 Units	15%
4-Bedroom Units	0 Units	0%
Total	242 Units	100%

Unit Placement: Unit composition and distribution is provided as an initial proposal. Actual unit mix, size, and location of units shall be determined and refined during the Site Plan Review process for Phases 2, 6, and 7 of the development.

Follow-up Items: Items below must be completed and/or addressed for Phases 2, 6, and 7 of the development:

- Density shall be determined by the current General Plan and Zoning Code in effect at the time of submittal for any development that includes residential uses. If project density exceeds 242 dwelling units an Amendment to the Planned Unit Development Permit and subsequent CEQA review will be required.
- The Rental Housing Impact Fees Plan will be reviewed, as part of Site Plan Review application(s) for Phases 2, 6, and 7 and modified as needed to reflect the actual number of units and Section 8 units per phase.
- Submission of a revised "Attachment A - Placement of Units to be

¹ The stipulated fee is based on the current Schedule of Fees and Charges for City Services. Payment of Rental Housing Impact Fee is subject to change and shall be due at the issuance of building permits. The fee shall be calculated based on the fee schedule in effect at the time of building permit issuance.

² Gross floor area" is as defined in Municipal Code Section 37.10.300 under "Floor area, gross."

Offered to Section 8 Program through the Inclusionary Housing Ordinance” for Phases 2, 6, and 7.

- Rental Housing Impact Fees¹ for Phases 2, 6, and 7 must be paid prior to issuance of a building permit for the applicable development phase.
- Submit compliant documentation from the Housing Authority of the County of Monterey demonstrating that 29 rental housing units were made available to the Section 8 Program.

DocuSigned by:
Stephen Kovacich
B35E265E249D4DE...

Stephen Kovacich, Managing General Partner
The Uni-Kool Partners, a California General Partnership
Property Owner

5/8/2024 | 12:54 PM EDT

Date

DocuSigned by:
Francisco Brambila
63BA7CFA2A09489...

Francisco Brambila
Acting Planning Manager

5/3/2024 | 5:03 PM PDT

Date

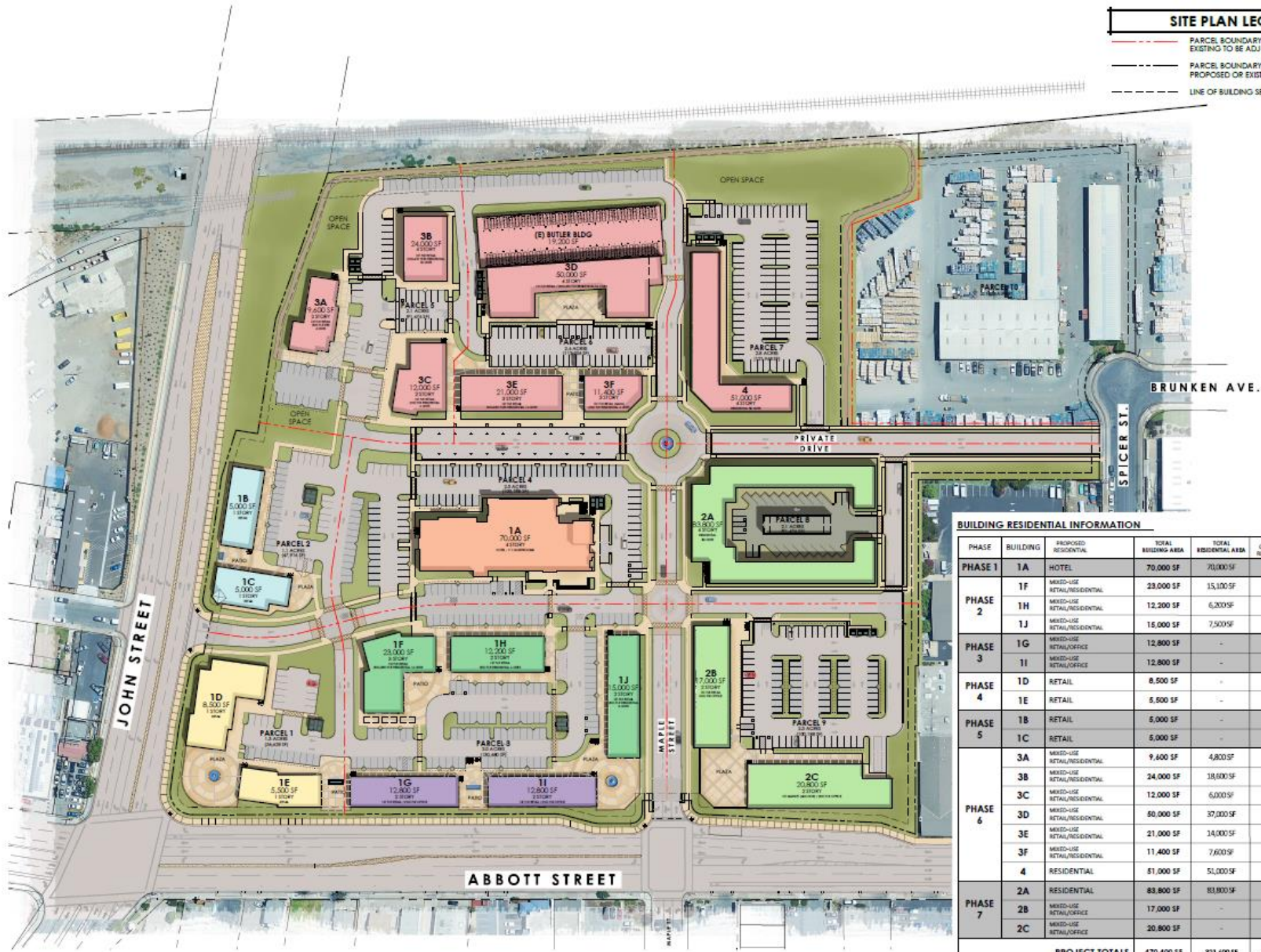
Attachment A

Placement of Units to be Offered to the Section 8 Program Through the Inclusionary Housing Ordinance

Note: The following chart provides a proposed distribution of unit types at the time of submittal and may change as additional information is obtained via the developer's market research. Cadius Partners Limited commits to offering 29 residential rental units to the Section 8 Program so long as the program exist. These units will need to be evenly distributed among the different unit types in the development and throughout the different phases of the development.

BUILDING RESIDENTIAL INFORMATION

PHASE	BUILDING	PROPOSED RESIDENTIAL	TOTAL BUILDING AREA	TOTAL RESIDENTIAL AREA	NUMBER OF GUESTROOMS OR RESIDENTIAL UNITS	SECTION 8 UNITS (12%)
PHASE 1	1A	HOTEL	70,000 SF	70,000 SF	111 ROOMS	-
PHASE 2	1F	MIXED-USE RETAIL/RESIDENTIAL	23,000 SF	15,100 SF	14 UNITS	2 UNITS
	1H	MIXED-USE RETAIL/RESIDENTIAL	12,200 SF	6,200 SF	6 UNITS	-
	1J	MIXED-USE RETAIL/RESIDENTIAL	15,000 SF	7,500 SF	8 UNITS	1 UNIT
PHASE 3	1G	MIXED-USE RETAIL/OFFICE	12,800 SF	-	-	-
	1I	MIXED-USE RETAIL/OFFICE	12,800 SF	-	-	-
PHASE 4	1D	RETAIL	8,500 SF	-	-	-
	1E	RETAIL	5,500 SF	-	-	-
PHASE 5	1B	RETAIL	5,000 SF	-	-	-
	1C	RETAIL	5,000 SF	-	-	-
PHASE 6	3A	MIXED-USE RETAIL/RESIDENTIAL	9,600 SF	4,800 SF	4 UNITS	-
	3B	MIXED-USE RETAIL/RESIDENTIAL	24,000 SF	18,600 SF	18 UNITS	2 UNITS
	3C	MIXED-USE RETAIL/RESIDENTIAL	12,000 SF	6,000 SF	6 UNITS	-
	3D	MIXED-USE RETAIL/RESIDENTIAL	50,000 SF	37,000 SF	36 UNITS	5 UNITS
	3E	MIXED-USE RETAIL/RESIDENTIAL	21,000 SF	14,000 SF	16 UNITS	2 UNITS
	3F	MIXED-USE RETAIL/RESIDENTIAL	11,400 SF	7,600 SF	4 UNITS	-
	4	RESIDENTIAL	51,000 SF	51,000 SF	50 UNITS	6 UNITS
PHASE 7	2A	RESIDENTIAL	83,800 SF	83,800 SF	80 UNITS	11 UNITS
	2B	MIXED-USE RETAIL/OFFICE	17,000 SF	-	-	-
	2C	MIXED-USE RETAIL/OFFICE	20,800 SF	-	-	-
PROJECT TOTALS			470,400 SF	321,600 SF	111 ROOMS 242 RES. UNITS	29 UNITS



SITE PLAN LEGEND	
	PARCEL BOUNDARY LINE, EXISTING TO BE ADJUSTED
	PARCEL BOUNDARY LINE, PROPOSED OR EXISTING TO REMAIN
	LINE OF BUILDING SETBACK

BUILDING RESIDENTIAL INFORMATION						
PHASE	BUILDING	PROPOSED RESIDENTIAL	TOTAL BUILDING AREA	TOTAL RESIDENTIAL AREA	NUMBER OF SUITS/ROOMS OR RESIDENTIAL UNITS	SECTION 8 UNITS (12%)
PHASE 1	1A	HOTEL	70,000 SF	70,000 SF	111 ROOMS	-
PHASE 2	1F	MIXED-USE RETAIL/RESIDENTIAL	23,000 SF	15,100 SF	14 UNITS	2 UNITS
	1H	MIXED-USE RETAIL/RESIDENTIAL	12,200 SF	6,200 SF	6 UNITS	-
	1J	MIXED-USE RETAIL/RESIDENTIAL	16,500 SF	7,500 SF	8 UNITS	1 UNIT
PHASE 3	1G	MIXED-USE RETAIL/OFFICE	12,800 SF	-	-	-
	1I	MIXED-USE RETAIL/OFFICE	12,800 SF	-	-	-
PHASE 4	1D	RETAIL	8,500 SF	-	-	-
	1E	RETAIL	5,500 SF	-	-	-
PHASE 5	1B	RETAIL	5,000 SF	-	-	-
	1C	RETAIL	5,000 SF	-	-	-
PHASE 6	3A	MIXED-USE RETAIL/RESIDENTIAL	9,400 SF	4,800 SF	4 UNITS	-
	3B	MIXED-USE RETAIL/RESIDENTIAL	34,000 SF	18,600 SF	18 UNITS	2 UNITS
	3C	MIXED-USE RETAIL/RESIDENTIAL	12,000 SF	6,000 SF	6 UNITS	-
	3D	MIXED-USE RETAIL/RESIDENTIAL	80,000 SF	37,000 SF	36 UNITS	5 UNITS
	3E	MIXED-USE RETAIL/RESIDENTIAL	21,000 SF	14,000 SF	16 UNITS	2 UNITS
	3F	MIXED-USE RETAIL/RESIDENTIAL	11,400 SF	7,600 SF	4 UNITS	-
PHASE 7	4	RESIDENTIAL	51,000 SF	51,000 SF	50 UNITS	6 UNITS
	2A	RESIDENTIAL	83,800 SF	83,800 SF	80 UNITS	11 UNITS
	2B	MIXED-USE RETAIL/OFFICE	17,000 SF	-	-	-
	2C	MIXED-USE RETAIL/OFFICE	20,800 SF	-	-	-
PROJECT TOTALS			470,400 SF	321,400 SF	111 ROOMS 242 RES. UNITS	29 UNITS

ARCHITECTURAL MASTER SITE PLAN

1327 ARCHER STREET, SUITE 220
SAN LUIS OBISPO, CA 93401
PHONE: 805.547.2240
ARRIS-STUDIO.COM

CONTRACTOR:

 2840 Serrano Road, Suite G, Moraga, California 94556
 PHONE: 925.373.8100 FAX: 925.365.3415
 LEAD@LSENGINEERING.COM

CONSULTANT:
UNI-KOOL PARTNERS
 1750 S. 800th Street
 SALINAS, CA 93912
CADIUS PARTNERS, LTD.
 13 AFER DRIVE
 ROSEMAM, MT 59718

SALINAS MIXED-USE PLANNING SUBMITTAL PACKAGE
 S.E.C ABBOTT STREET & JOHN STREET, SALINAS, CA
ATTACHMENT A
 PLANNED DISTRIBUTION OF UNITS OFFERED TO SECTION 8 PROGRAM

DATE: **AUGUST 1, 2023**
 SHEET NO: **A17091**
 CITY APPLICATION: **PLANNED UNIT DEVELOPMENT (PUD) 2020-002**
 CONDITIONAL USE PERMIT (CUP) 2020-030
 ENVIRONMENTAL REVIEW (ER) 2020-018

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