

**GENERAL PLAN AMENDMENT 2022-001 AND REZONE 2022-001;
AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM
RESIDENTIAL MEDIUM DENSITY (8-15 UNITS/ACRE) TO
RESIDENTIAL HIGH DENSITY (15-24 UNITS/ACRE) AND REZONE
FROM RESIDENTIAL MEDIUM DENSITY (R-M-3.6) TO
RESIDENTIAL HIGH DENSITY (R-H-2.1) OF A VACANT 2.6 ACRE
SITE LOCATED AT 1 PRESTON STREET**



Oscar Resendiz, Associate Planner
Grant Leonard, Planning Manager
Community Development Department
City Council Hearing
Tuesday, June 13, 2023

Background



- Project Area
 - One (1) site totaling 2.6-acres
 - Approximately 129,202 square feet (sf)
- Project Objectives
 - Change the General Plan land use designation from Medium Density Residential (8-15 units/acre) to High Density Residential (15-24 units/acre)
 - Rezone from Residential Medium Density (R-M-3.6) to Residential High Density (R-H-2.1)
 - Encourage the development of higher density development that would provide new housing that would be consistent with the Salinas General Plan
 - Facilitate development of up to approximately 76 (anticipating a density bonus)

GPA 2022-001 / Rezone 2022-001



Environmental Review

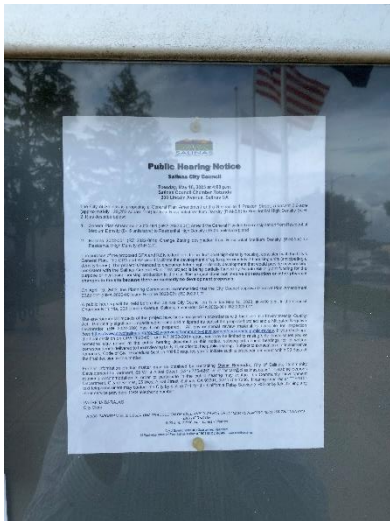
Initial Study & Mitigated Negative Declaration routed to responsible agencies on January 27, 2023:

- The proposed project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program have been included in the project.
 - State Clearinghouse – January 27, 2023 (SCH Number 2023010626).
 - Posted County Clerk's Office - January 27, 2023
 - Routed to responsible agencies – January 27, 2023
 - Deadline for comments – February 26, 2023

Public Notice



- Published in Monterey Herald – 05/05/2023
- Mailed – 05/04/2023; and
- Posted – 05/04/2023



Recommended Motion

1. Approve a resolution affirming the findings, adopting the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approving a General Plan Amendment (GPA 2022-001) changing the General Plan Land Use designation from Residential Medium Density to Residential High Density; and
2. Adopt an Ordinance to Rezone from Residential Medium Density to Residential High Density (RZ 2022-001).