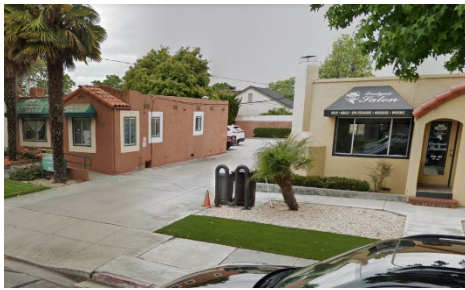


Attachment 2 Draft Place Types Description Table

Category	Place Type	Description	Example Images		Common Uses/Development	Development Standards	Most Comparable Zoning
Open Space and Public Service	1. Natural Preservation and Open Space	This place type intends to protect natural resources in Salinas, such as creeks, floodways, habitats, and hillslope areas. May include improvements for limited recreation such as trails or benches.			Open space ●●●●● Resource preservation ●●●●● Flood management/multi-use green infrastructure ●●●● Trails ●●	Development of buildings and structures not permitted.	Open Space (OS)
	2. Parks and Recreation	This place type provides a flexible designation for existing and future publicly- and privately-owned active recreation areas. Parks can range from neighborhood tot lots to large multipurpose sports facilities, with many active recreation uses in between.			Public parks ●●●●● Playgrounds ●●●●● Sports fields and courts ●●●● Recreation centers ●●● Trails ●●● Flood management/multi-use green infrastructure ●●● Community Gardens ●	Max 0.2 FAR	Parks (P)
	3. Civic and Institutional	This place type includes schools, recreation centers, senior centers, government offices, and hospitals, as well as the Salinas Airport. Some of these institutions require differing development standards to use space efficiently, including for associated housing, such as for school teachers and staff on school sites, which can include tiny homes and other alternative housing types.			Grade schools ●●●●● Government buildings ●●●●● College/post-secondary ●● Hospitals ●● Recreation, community, or senior centers ●● Residential ● Navigation center/permanent supportive housing ● Emergency Shelters●	Typically 2-3 stories, maximum 4 stories Max 1.0 FAR 15 to 30 DU/Acre for workforce/student housing only	Public/Semi-Public (PS)

					Airport ●		
Residential	4. Traditional Neighborhood	These established neighborhoods include primarily detached single-family homes, accessory dwelling units, and small multifamily structures. Supporting uses include schools, neighborhood-serving parks, community/senior centers, and places of worship.			Single-family residential (detached homes, small lot homes) ●●●●● Small-scale multifamily units (accessory dwelling units, duplexes, bungalow courts) ●●● Education/worship/parks ●	1-2 stories. Scale and setbacks should be consistent with surrounding development. 6 to 12 DU/Acre	Residential – Low Density (R-L)
	5. Blended Residential Neighborhood	These residential areas generally have a mix of housing types, including duplexes and triplexes, small apartment buildings, courtyard bungalows, and townhomes. Supporting uses include schools, neighborhood-serving parks, community/senior centers, and places of worship. These areas are typically walkable to nearby commercial services.			Multifamily (small apartment buildings, bungalow courts, townhomes, duplexes, and triplexes) ●●●●● Single-family residential ●● Education/worship/parks ●	1-3 stories. Scale and setbacks should be consistent with surrounding residential development. 12 to 20 DU/Acre	Residential – Medium Density (R-M)
	6. Multifamily Neighborhood	These areas feature apartment buildings large enough to support on-site community spaces, such as playgrounds and gardens, with supporting uses similar to other neighborhoods and commercial districts nearby, often along major roads.			Larger apartment and condominium developments ●●●●● Rowhomes/townhomes ●●● Education/worship/parks ● Navigation center/permanent supportive housing ●	2-5 stories. Provides opportunity to build higher than most existing residential structures and include more amenities on site. 20 to 40 DU/Acre	Residential – High Density (R-H)
	7. Neighborhood Center	These key intersections include commercial uses that provide a variety of services and a social hub for nearby residents. Buildings are encouraged to provide retail, dining, and service uses on ground floors with residences above, and horizontal mixed use with offices, personal services, and small-scale retail.			Retail and dining ●●●● Medical and professional offices ●●●● Personal services and offices ●●● Multifamily residential ●●● Vertical mix of uses ●●● Public gathering spaces ●	1-4 stories. Stacking of uses is encouraged. Opportunities exist to increase sidewalk width and build to sidewalk. 15 to 30 DU/Acre Max 1.0 FAR	Commercial Office/Residential (CO/R) Mixed Use – (MX)

Mixed Use	8. Mixed Use Corridor	These major thoroughfares feature a vertical mix of commercial activity, such as retail shopping centers, offices, and professional services with residential uses above.			Vertical mix of uses ●●●●● Retail and dining ●●●●● Offices and services ●●●●● Multifamily residential ●●●●● Entertainment ●●● Hotels/lodging ●● Public gathering/open space ●	2-6 stories. New development should be oriented to the street, be accessible to pedestrians and transit riders, and include a mix uses to create a walkable and transit-friendly environment. 30 to 40 DU/Acre Max 3.0 FAR (non-residential only)	Mixed Use (MX) Mixed Arterial Frontage (MAF)
	9. Mixed Use Village	This place type is designed to accommodate both a vertical and horizontal mix of uses, often in clusters of multiple buildings in a planned development, or via redevelopment of big box retail centers. Mixed use villages should be well-integrated with surrounding development, including residential and commercial uses.			Mix of uses ●●●●● Retail and dining ●●●●● Offices and services ●●●●● Multifamily residential ●●●●● Entertainment ●●● Hotels/lodging ●● Public gathering/open space ●	1-6 stories. New development should be oriented to the street, be accessible to pedestrians, and include a mix uses to create a walkable environment. 30 to 50 DU/Acre Max 1.0 FAR (non-residential only)	Mixed Use (MX)
	10. Commercial Retail	The Commercial Retail place type primarily provides for larger-scale stores, as well as restaurants and personal and business services. These uses are commonly located in local- and regional-serving shopping centers on major roads. This place type also allows for hotels and some multifamily housing.			Regional shopping centers and malls ●●●●● Retail and dining ●●●●● Offices and services ●●●●● Entertainment ●●●●● Multifamily residential ●●● Hotels/lodging ●●● Auto sales/service ●●●	1-4 stories. 15 to 30 DU/Acre Max 0.5 FAR	Commercial Retail (CR)
	11. Employment Center	These areas with business parks, research and development laboratories, office clusters, and limited manufacturing include landscaping and design standards intended to buffer noise, traffic, and other impacts to be compatible with apartments and workforce housing.			Office/business parks ●●●●● Research facilities ●●●●● Medical offices/labs ●●● Multifamily residential/workforce housing ●● Light industrial ●●	1-4 stories Max 2.0 FAR 15 to 30 DU/Acre Includes form and screening/landscaping requirements to make compatible with adjacent residential development. Development often planned	Industrial - Business Park (IBP) Industrial – General Commercial (IGC) Commercial Office (CO)

Commercial/ Employment	12. Emerging Industry	These areas support a variety of light manufacturing, workshops, arts and crafts production, commercial kitchens, and other small-scale, lower-impact uses. This place type also accommodates live/work and supporting retail.	– 		Light industrial ●●●● Workshops ●●●● Maker space ●●●● Business incubators ●●● Auto-repair ●●● Live/work ●● Retail ● Multifamily residential/workforce Housing●	as a cohesive “campus” or business park. 1-4 stories Max 2.0 FAR 12 to 24 DU/Acre Includes form and screening/landscaping requirements to make compatible with residential.	Mixed Arterial Frontage (MAF) Industrial – General Commercial (IGC) <i>Light intensity</i>
	13. Medium Industrial	The Medium Industrial place type provides for manufacturing, distribution and warehousing/wholesaling, automobile sales and repairs, and building materials sales that would generally not be appropriate in place types with residential uses because of potential impacts. In areas where this place type is adjacent to residential uses, there should be screening or a landscaped buffer between the uses.			Light manufacturing ●●●● Warehousing and distribution ●●●● Vehicle sales and repair ●●●● Wholesaling ●●●● Business parks ● Energy production ●	1-2 stories Max 0.4 FAR	Industrial – General (IG) <i>Medium intensity</i>
Industrial	14. Heavy Industry and Production	These areas dedicated to intense manufacturing, distribution, freight, and other heavy industry and infrastructure are located near rail and highways for efficient movement of goods. They provide significant space for large-scale operations and other uses that may generate significant noise, odors, or other potential effects that require buffering from surrounding areas.			Packing and shipping centers ●●●●● Plants and factories ●●●●● Warehousing and distribution ●●●●● Waste management/processing ●●● Auto salvage ● Energy production ●	1-3 stories depending on internal production activities required for facility Max 0.5 FAR Includes buffering, landscaping, and green infrastructure to limit nuisances and environmental harm.	Industrial – General (IG) <i>Heavy Intensity</i>

Unique	15. City Center a. Core b. Edge	The City Center place type is centered along the vibrant heart of Main Street in Salinas. This place type builds off the area’s strong historic character, while encouraging innovation, adaptive reuse, multi-story mixed use, and transit-oriented development, especially near the Intermodal Transit Center. The City Center Core area should feature the tallest buildings in Salinas, with development intensity tapering off in City Center Edge areas.	 South Main Street – Downtown Core  Transit Oriented Development – Pleasant Hill BART Station Area	 East Alisal Street – Downtown Edge	Retail and dining ●●●●● Entertainment ●●●● Multifamily residential ●●●●● Office ●●●● Government ●●●● Hotels ●● Public gathering/open space ●	Core: 1-8 stories Max 6.0 FAR 30 to 80 DU/Acre Edge: 1-5 stories Max 3.0 FAR 20 to 40 DU/Acre	Mixed Use (MX) + Central City Overlay Downtown Core Area and Downtown Neighborhood Area
	16. Alisal Marketplace	This place type offers a major redevelopment opportunity to connect the City Center to the Alisal through a new walkable neighborhood that includes larger-scale residential, mixed use, civic, commercial, and even flexible light industrial development.	 Mixed use building – Berkeley	 Tannery Arts Center – Santa Cruz Source: Jscotannery.com	Large apartments/multifamily residential ●●●● Retail and dining ●●●● Office ●●●● Live/work ●●● Light industrial/maker space ●●● Hotel/lodging ●● Civic (government/education) ● Public gathering/open space ●	1-6 stories Max 4.0 FAR 30 to 60 DU/Acre	Mixed Use (MX) Mixed Arterial Frontage (MAF) Industrial – Business Park (IBP)

Specific Plan Areas	17. West Area Specific Plan (WASP)	Approved in 2019, the WASP is located on 797 acres north of Boronda Road between San Juan Grade and Natividad Road. It plans for more than 4,300 housing units at a variety of densities, mixed use commercial areas, and community uses such as parks and schools.	 WASP Land Use Map	Low – medium density residential ●●●●● High density residential ●● Schools ●● Parks and open space ●● Mixed use and commercial space ●●	Set by specific plan adopted in 2019.	The WASP and CASP each have their own land use/zoning
	18. Central Area Specific Plan (CASP)	Approved in 2020, the CASP is located on 760 acres north of Boronda Road between Natividad Road and Constitution Boulevard. Designed according to New Urbanism principles, it plans for about 3,900 housing units, a mixed-use village center, and community uses such as parks and schools.	 CASP Land Use Map	Low – medium density residential ●●●●● High density residential ●● Schools ●● Parks and open space ●●● Mixed use and commercial space ●● Library/fire station ●	Set by specific plan adopted in 2020.	The WASP and CASP each have their own land use/zoning
	19. East Area Specific Plan (multiple place types)	The Place Type Map shows this area as a complete neighborhood with mixed use nodes at key intersections, open space and recreation, and new education sites. Residential neighborhoods are made up of a mix of housing types with higher densities concentrated more along major roadways and intersections. The Natividad Creek corridor will also be preserved as a natural feature. A specific plan will refine the locations and types of planned land uses for the East Area.	 General Plan Land Use and Circulation Policy Map of the East Area	Low – medium density residential ●●●●● Parks and open space ●●●● Schools ●●● High density residential ●● Mixed use and commercial space ●● Civic and institutional ●	Set by future specific plan	

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