

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2023-___**

**RESOLUTION RECOMMENDING APPROVAL TO THE SALINAS CITY COUNCIL
OF A GENERAL PLAN AMENDMENT (GPA) TO CHANGE THE LAND USE
DESIGNATION TO MIXED USE AND REZONE (RZ) TO MIXED USE OF FIVE (5)
“PROJECT SITES” (GPA 2022-002 AND RZ 2022-002)**

WHEREAS, on September 6, 2023, the Salinas Planning Commission held a duly noticed public hearing to consider General Plan Amendment 2022-002 and Rezone 2022-002 of five (5) “Project sites” as described in more detail below:

1. General Plan Amendment 2022-002 (GPA 2022-002) changes the General Plan land use designation of five (5) “Project sites” from Commercial Retail (CR) and/or Industrial General Commercial (IGC) to Mixed Use (MX) as described below:
 - a. RZ 2022-002-A: Alisal Marketplace, located adjacent to East Alisal Street between Front Street and Griffin Street, consisting of 18 parcels that total 12.1 acres;
 - b. RZ 2022-002-B: Edge of Downtown/Front and John Streets, located adjacent to John Street between Abbott Street and Front Street, consisting of 8 parcels that total 3.7 acres;
 - c. RZ 2022-002-C: Foods Co Shopping Center, located on the southeast corner of East Alisal Street and South Sanborn Road, consisting of 8 parcels that total 13.5 acres;
 - d. RZ 2022-002-D: Laurel West Shopping Center, located east of North Davis Road between West Laurel Drive/Calle Del Adobe and Larkin Street, consisting of 6 parcels that total 16.2 acres; and
 - e. RZ 2022-002-D: Sears (Northridge Mall), located on the northwest corner of North Main Street and Madrid Street, consisting of 1 parcel that totals 8.41 acres (portion of a 10.2 acre parcel); and
2. Rezone 2022-002 (RZ 2022-002) changes the zoning designation of five (5) “Project sites” from Commercial Retail (CR) and/or Industrial General Commercial (IGC) to Mixed Use (MX) to align with the General Plan Amendment 2022-002 (GPA 2022-002).

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the Initial Studies and related environmental documents including the Mitigated Negative Declarations and Mitigation Monitoring and Reporting Programs.

WHEREAS, the circulated Initial Study and Mitigated Negative Declaration for the Sears (Northridge Mall) site incorrectly shows the proposed land use designation and zoning district for the site. The Initial Study and Mitigated Negative Declaration shows the proposed land use designation of Retail and zoning district of CR – Commercial Retail for the entire 10.2-acre site;

however, the proposed land use designation and zoning district would only apply to 8.41 acres. The remaining 1.79 acres would maintain the current land use designation and zoning district. The final City Council ordinance will reflect the correct 8.41 acres.

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that the Commission adopts the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, approve GPA 2022-002 and RZ 2022-002, adopt the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

For the Mitigated Negative Declaration:

- 1. The Planning Commission hereby finds that a Mitigated Negative Declaration (MND) has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder.*

Further, this Commission has independently reviewed and considered the information contained in the Initial Study and related environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the Commission finds that there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Commission's independent judgment and analysis. On this basis, the Commission recommends that the City Council adopt the Mitigated Negative Declaration.

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An Initial Study (one (1) per "Project site", five (5) total ISMNDs) was prepared to evaluate the potential impacts associated with the project. Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Programs have been included in the project (Exhibit 2). The Initial Studies and Mitigated Negative Declarations were routed to responsible agencies on August 18, 2022, and posted at the County Clerk's Office on August 18, 2023; the deadline for comments was September 6, 2023. The State Clearinghouse received the document on August 18, 2023; the deadline for Clearinghouse comments was September 6, 2023 (SCH Numbers 2023080480).

On June 14, 2022, the City of Salinas, pursuant to AB 52 (Chapter 532, Statutes 2014) and SB 18 (Chapter 905, Statutes 2004) sent via certified mail notification letters to 9 California Native American Tribes that are traditionally and culturally affiliated with the project area. The letter was sent to representatives of the Amah Mutsun Tribal Band, Amah Mutsun Tribal Band of Mission San Juan Bautista, Costanoan Rumsen Carmel Tribe, Esselen Tribe of Monterey County, Indian Canyon Mutsun Band of Costanoan, Ohlone/Costanoan-Esselen Nation, Wuksache Indian Tribe/Eshom Valley Band, Xolon-Salinan Tribe, and

Runsen Am:ataj Ohlone. Consultation for AB 52 ended on July 14, 2022, and consultation for SB 18 ended on September 12, 2022.

Chairperson Louise Miranda-Ramirez of the Ohlone/Costanoan-Esselen Nation requested formal consultation on September 13, 2022. Formal consultation was held by telephone on June 21, 2023. Nine (9) mitigation measures were requested through the formal consultation. The requested mitigation measures have been incorporated into the proposed Mitigation Monitoring and Reporting Program for the project (Exhibit C). No requests for additional consultation were received.

It is noted that the circulated Initial Study and Mitigated Negative Declaration for the Sears (Northridge Mall) site incorrectly shows the proposed land use designation and zoning district applying to the total acreage of the site. The Initial Study and Mitigated Negative Declaration shows the proposed land use designation of Retail and zoning district of CR – Commercial Retail for the entire 10.2-acre site; however, the proposed land use designation and zoning district would only apply to 8.41 acres. The remaining 1.79 acres would maintain the current land use designation and zoning district. The final ordinance for City Council consideration will reflect the correct acreage.

Further, removal of the 1.79 acres does not affect the analysis contained in the Initial Study and Mitigated Negative Declaration because the Initial Study and Mitigated Negative Declaration analyzed the maximum buildout of the entire 10.2 acres with mixed-use buildings. Therefore, the Initial Study and Mitigated Negative Declaration analyzed the “worst-case scenario” for development of the site with higher intensity uses.

For the General Plan Amendment 2022-002:

2. That the proposed General Plan Amendment is in conformance with all other goals, policies, programs, and land uses of the Salinas General Plan.

The proposed Amendment is consistent with Salinas General Plan Policies. The proposed General Plan Amendment would change the existing designation for the project site and amend the General Plan Land Use and Circulation Policy Map to align with the proposed rezoning of the site to Mixed Use. The Amendment would be consistent with the General Plan land use designation of the adjacent sites of the subject site. The proposed “Mixed Use” land use designation for the five Project sites is consistent with General Plan Goal H-1, by providing a range of housing opportunities to adequately address existing and projected needs to Salinas. The proposed project also complies with General Plan Policy H-1.3, by identifying adequate sites to facilitate and encourage housing production for the existing and projected housing needs of the City. In addition, the project complies with General Plan Goal H-2, by maintaining and improving existing neighborhoods and housing stock and complies with General Plan Policy H-2.6, by encouraging the retention, rehabilitation, and new construction of high-density, well-designed housing in the Central City and other targeted areas, as discussed in the Land Use and Community Design

Element.

3. *That the proposed General Plan Amendment promotes the public necessity, convenience, and general welfare.*

The General Plan Amendment promotes the public necessity, convenience, and general welfare because the proposal will create additional housing units in the City of Salinas.

For the Rezone 2022-002:

4. *The amendment is consistent with the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.*

Per the 2002 Salinas General Plan, the “Mixed Use” designation allows for development including a mixture of retail, office, and residential uses in the same building, on the same parcel or in the same area. The intent of this designation is to create activity centers with pedestrian-oriented uses in certain portions of the City. The maximum intensity/density of development is 1.0 + 10 dwelling units per acre (for a total maximum allowable floor area ratio of 1.25) throughout the City. For retail or office development is a 3.0 FAR.

The proposed project is consistent with Salinas General Plan Goals and Policies. The proposed “Mixed Use” land designation for all five (5) “Project sites” is consistent with General Plan Goal H-1, by providing a range of housing opportunities to adequately address existing and projected needs to Salinas. The project is consistent with General Plan Policy H-1.3, by identifying adequate sites to facilitate and encourage housing production for the existing and projected housing needs of the City. In addition, the project is consistent with General Plan Goal H-2, by maintaining and improving existing neighborhoods and housing stock and complies with General Plan Policy H-2.6, by encouraging the retention, rehabilitation, and new construction of high-density, well-designed housing in the Central City and other targeted areas, as discussed in the Land Use and Community Design Element.

The proposed rezoning would be consistent with the Mixed Use land use designation. Future development would comply with the development regulations and design standards of the MX District, by:

- Promoting and providing development opportunities for integrated, complementary housing and employment opportunities in the same building, on the same parcel or within the same block.
- Supporting transit use and providing a buffer between busy streets and residential neighborhoods and providing new housing opportunities in the city.
- Promoting compact development that is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk.
- Promoting residential development that is appropriate in an urban setting in mixed use buildings by providing incentives, as well as standards and regulations to

minimize conflicts between different types of uses.

- 5. The amendment will not have the effect of reversing the policies of the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.***

There are no policies within the Salinas General Plan that would be reversed because of this amendment. There are no Specific Plans or Precise Plans applicable to the sites.

- 6. The amendment would not create an isolated district unrelated to adjacent zoning districts.***

The proposed rezoning will not create an unrelated zoning district because the rezoning of the project sites to Mixed Use (MX),” would be generally consistent with the adjacent zoning districts for residential, mixed use, and commercial uses.

- 7. The City has the capability to provide public utilities, roads, and services to serve the uses allowed by the proposed amendment.***

Salinas is an urbanized area and public infrastructure is presently in place to serve most uses. The proposed Rezone would not create the need for additional infrastructure. In addition, the infrastructure capacity was analyzed in the ISMNDs and mitigated accordingly.

PASSED AND APPROVED this 6th day of September 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on September 6, 2023, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

Courtney Grossman
Secretary

Attachments:

- Exhibit 1: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- Exhibit 2: Proposed General Plan Amendment 2022-002 (GPA 2022-002) Map and Proposed Rezone 2022-002 (RZ 2022-002)
- Exhibit 3: Draft General Plan Amendment 2022-002 (GPA 2022-002) Map and Proposed Rezone 2022-002 (RZ 2022-001) Ordinance