

**RESOLUTION NO. \_\_\_\_\_ (N.C.S.)**

**A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL APPROVING A SECOND AMENDMENT TO PLANNED UNIT DEVELOPMENT PERMIT 1969-003 TO ALLOW RESIDENTIAL ADDITIONS FOR 124 EXISTING SINGLE FAMILY DETACHED DWELLING UNITS PURSUANT TO THE RESIDENTIAL LOW DENSITY (R-L-5.5) ZONING DISTRICT DEVELOPMENT STANDARDS, DESIGN STANDARDS, AND INFILL RESIDENTIAL REGULATIONS (PUD 2023-001)**

**WHEREAS**, Hernan and Armida Perez, Applicants on behalf of Martha Espino, a property owner who lives at 747 Amarillo Way (Assessor's Parcel Number: 004-683-015-000), submitted Planned Unit Development Permit 2023-001, deemed complete on January 10, 2024, requesting approval of a Second Amendment to PUD 1969-003 (PUD 2023-001) to allow residential additions to 124 existing single family detached dwelling units pursuant to the Residential Low Density (R-L-5.5) Zoning District Development Standards and Design Standards; and

**WHEREAS**, the aforementioned 124 units are located in Las Casitas Unit 1 (Tract 607) and Unit 2 (Tract 615) inclusive of the following addresses: 1201 – 1249 and 1255 – 1261 Rider Avenue, 795 – 796 Las Casitas Drive, 710 – 796 Amarillo Way, 2 – 23 Nogal Circle, 1205 – 1305 Nogal Drive, and 1200 – 1259 Caoba Way and are in the Residential Low Density (R-L-5.5) Zoning District; and

**WHEREAS**, on February 7, 2024, the Salinas Planning Commission, held a duly noticed public hearing to consider the proposed Planned Unit Development Permit 2023-001; and

**WHEREAS**, the Planning Commission weighed the evidence presented at said public hearing, considered the staff report, and approved Planning Commission Resolution No. 2024-01 recommending that the City Council approve Planned Unit Development Permit 2023-001 with a modification requiring second story additions be subject to the Residential Design Review (RDR) requirements contained in the Infill Residential Development regulations per Zoning Code Section 37-50.110; and

**WHEREAS**, on March 5, 2024, the City Council held a duly noticed public hearing and weighed the evidence presented including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

**NOW, THEREFORE, BE IT RESOLVED** by the Salinas City Council that it approves the Second Amendment to PUD 1969-003 (Planned Unit Development Permit 2023-001); and

**BE IT FURTHER RESOLVED** that the Salinas City Council adopts 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:

- 1. The project has been found to be a Class 5 Categorical Exemption pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines;*

The project has been determined to be exempt from the California Environmental Quality Act under Section 15305 (*Minor Alterations in Land Use Limitations*) of the CEQA Guidelines. The project proposes to allow residential additions for 124 existing single family detached dwelling units subject to Planned Unit Development Permit 1969-003 pursuant to the Residential Low Density (R-L-5.5) Zoning District Development Standards. The site is served by existing utilities and public services and approval of the project does not result in any significant effects relating to traffic, noise, air quality or water quality.

For the Planned Unit Development Permit:

2. ***That the proposed location of the Planned Unit Development is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located;***

The subject site is located in the R-L-5.5 (Residential Low Density) District. The proposed Amendment is consistent with the objectives of the Zoning Code since it will not change the Zoning designation or use of the project site. Moreover, any proposed building addition is required to be in compliance with R-L-5.5 zoning regulations including the Development Standards and Design Standards.

3. ***The Planned Unit Development and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and would not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the Planned Unit Development, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and***

The Amendment is consistent with the General Plan Residential Low Density land use designation and will not affect General Plan density. No new residential units are authorized by this Amendment. The proposed Amendment would allow homeowners to expand their homes in compliance with the Residential Low Density (R-L-5.5) development standards, design standards and infill residential regulations for second story additions. The Amendment will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the original Planned Unit Development 1969-003.

4. ***The Planned Unit Development does not represent an exception to the standards of this Chapter but rather an alternative resulting in equal or superior design in comparison to development, which strictly complies with base district property regulations.***

Specific conditions of approval as described above are included in the draft Planned Unit Development Amendment to ensure that the project complies with the requirements of the Salinas Zoning Code. Furthermore, the proposed Second Amendment to PUD 1969-003 would require proposed building additions to comply with the development standards and design standards of the R-L-5.5 District along with the infill residential regulations for second story additions.

**PASSED AND APPROVED** this 5th day of March 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED

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Kimbley Craig, Mayor

ATTEST

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Patricia M. Barajas, City Clerk

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