











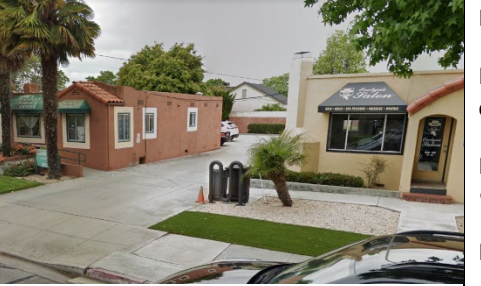











Attachment 2 Draft Place Types Description Table


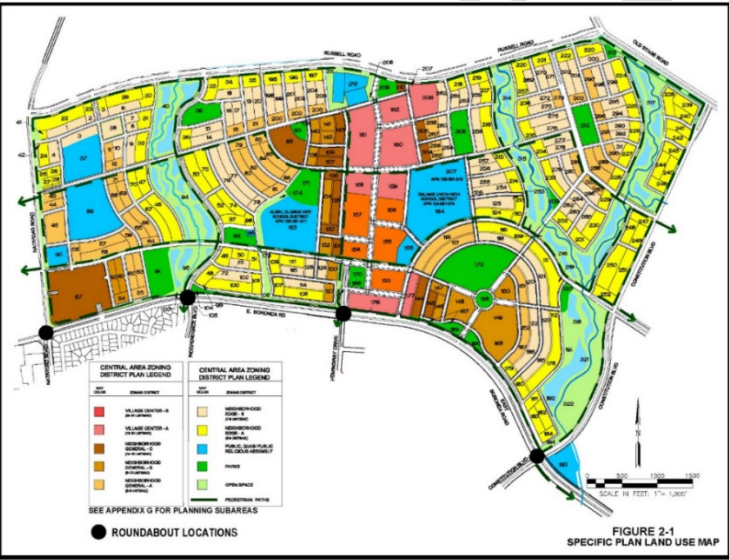

| Category | Place Type | Description | Example Images | | Common Uses/Development | Development Standards | Most Comparable Zoning |
|-------------------------------|--|--|---|--|--|--|-------------------------|
| Open Space and Public Service | 1. Natural Preservation and Open Space | This place type 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. |  <p>Gabilan Creek</p> |  <p>Between Circle Dr. and N Madeira</p> | 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. |  <p>Closter Park</p> |  <p>Natividad Creek Park</p> | 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. |  <p>El Gabilan Library</p> |  <p>Hartnell College - photo by "Sgerbic"</p> | 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) |

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| | | | | | 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. |  Salinas home |  Salinas Accessory Dwelling Unit (ADU) | 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. |  Bungalow court – Riker Street |  Salinas small apartment building – Riker Street | 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. |  Haciendas apartments – Calle Cebu |  La Gloria apartments – E Market Street | 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. |  Montana Avenue – Santa Monica |  Romie Lane | 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) |

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| 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. |  Fremont Boulevard – Fremont |  Lighthouse Avenue - Monterey | 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. |  Fruitvale Station – Oakland |  Constitution Blvd – Creekbridge Village | 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. |  North Main Street – Northridge Mall |  West Davis Road - Costco | 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. |  Abbot Street - Primecare |  Rossi Street and Quail Run | 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) |

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| 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. | –  Office building – Santa Monica |  Industrial/business incubator/office building – Richmond | <ul style="list-style-type: none"> 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> |
| | Industrial | 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. |  West Market Street |  Industrial building – San Luis Obispo | <ul style="list-style-type: none"> Light manufacturing ●●●● Warehousing and distribution ●●●● Vehicle sales and repair ●●●● Wholesaling ●●●● Business parks ● Energy production ● | 1-2 stories Max 0.4 FAR |
| 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. |  Harkins Road |  Hansen Street | <ul style="list-style-type: none"> 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> |

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| Unique | <p>15. City Center</p> <p>a. Core</p> <p>b. Edge</p> | <p>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.</p> |  <p>South Main Street – Downtown Core</p> |  <p>East Alisal Street – Downtown Edge</p> | <p>Retail and dining ●●●●●</p> <p>Entertainment ●●●●</p> <p>Multifamily residential ●●●●●</p> <p>Office ●●●●</p> <p>Government ●●●●</p> <p>Hotels ●●</p> <p>Public gathering/open space ●</p> | <p>Core:</p> <p>1-8 stories</p> <p>Max 6.0 FAR</p> <p>30 to 80 DU/Acre</p> <p>Edge:</p> <p>1-5 stories</p> <p>Max 3.0 FAR</p> <p>20 to 40 DU/Acre</p> | <p>Mixed Use (MX) + Central City Overlay Downtown Core Area and Downtown Neighborhood Area</p> |
| | <p>16. Alisal Marketplace</p> | <p>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.</p> |  <p>Transit Oriented Development – Pleasant Hill BART Station Area</p> |  <p>Tannery Arts Center – Santa Cruz</p> <p>Source: Jscotannery.com</p> | <p>Large apartments/multifamily residential ●●●●</p> <p>Retail and dining ●●●●</p> <p>Office ●●●●</p> <p>Live/work ●●●</p> <p>Light industrial/maker space ●●●</p> <p>Hotel/lodging ●●</p> <p>Civic (government/education) ●</p> <p>Public gathering/open space ●</p> | <p>1-6 stories</p> <p>Max 4.0 FAR</p> <p>30 to 60 DU/Acre</p> | <p>Mixed Use (MX)</p> <p>Mixed Arterial Frontage (MAF)</p> <p>Industrial – Business Park (IBP)</p> |

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| <p>Specific Plan Areas</p> | <p>17. West Area Specific Plan (WASP)</p> | <p>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.</p> |  <p>WASP Land Use Map</p> | <p>Low – medium density residential ●●●●●</p> <p>High density residential ●●</p> <p>Schools ●●</p> <p>Parks and open space ●●</p> <p>Mixed use and commercial space ●●</p> | <p><i>Set by specific plan adopted in 2019.</i></p> | <p><i>The WASP and CASP each have their own land use/zoning</i></p> |
| | <p>18. Central Area Specific Plan (CASP)</p> | <p>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.</p> |  <p>CASP Land Use Map</p> | <p>Low – medium density residential ●●●●●</p> <p>High density residential ●●</p> <p>Schools ●●</p> <p>Parks and open space ●●●</p> <p>Mixed use and commercial space ●●</p> <p>Library/fire station ●</p> | <p><i>Set by specific plan adopted in 2020.</i></p> | <p><i>The WASP and CASP each have their own land use/zoning</i></p> |
| | <p>19. East Area Specific Plan (multiple place types)</p> | <p>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.</p> |  <p>General Plan Land Use and Circulation Policy Map of the East Area</p> | <p>Low – medium density residential ●●●●●</p> <p>Parks and open space ●●●●</p> <p>Schools ●●●</p> <p>High density residential ●●</p> <p>Mixed use and commercial space ●●</p> <p>Civic and institutional ●</p> | <p><i>Set by future specific plan</i></p> | |

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