



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901 * (831) 758-7206 *
Fax (831) 758-7215

March 12, 2024

CHISPA Incorporated
c/o Dana Cleary
295 Main Street, Suite 100
Salinas, CA 93901

SUBJECT: APPROVAL OF A VESTING TENTATIVE PARCEL MAP SUBDIVIDING AN APPROXIMATELY 2.3-ACRE LOT INTO TWO (2) LOTS OF 1.45 AND 0.85 ACRES EACH LOCATED AT 98 KIP DRIVE (RS 2022-006)

Dear Ms. Cleary:

Pursuant to Salinas City Code Section 31-601.6, the City Council approved the above project as a part of General Plan Amendment 2023-001, Rezone 2023-001, Conditional Use Permit 2022-059, and Minor Modification 2022-019. The Salinas City Council approved the Parcel Map on March 12, 2024. The City Council determined that the proposed subdivision, together with its provisions for design and improvements, is consistent with applicable General Plan and Zoning Ordinances adopted by the City of Salinas. Therefore, the Parcel Map was effective on March 12, 2024. The City Council's approval is based the following exhibits (attached) and is subject to the following conditions:

EXHIBITS

Exhibit "A": Vesting Tentative Parcel Map dated June 26, 2023; and
Exhibit "B": Engineer's Report, dated August 28, 2023

CONDITIONS

Approval is hereby granted to CHISPA, Incorporated to subdivide into two (2) parcels that certain real property described as "St. George's Senior Apartments", provided that:

1. The owner has caused the installation of all lot corners and survey monuments as required by the Salinas Subdivision Ordinance and in accordance with the approved Parcel Map with a certification attached thereto attesting to such installation by a licensed land surveyor or registered civil engineer.
2. The owners specifically agree to do the following at their own expense:
 - a. In accordance with Exhibit "B" of the Engineer's Report, file with the Development Engineering Division for ultimate recordation by the Monterey

County Recorder - a final parcel map showing this approved subdivision within twenty-four (24) months from the date of approval per Salinas Municipal Code Section 31-601.7.

- b. The "Conditions of Approval" stated in the Engineer's Report (Exhibit "B") shall be incorporated into the Parcel Map.
- c. Prior to issuance of a building permit, recordation of a Reciprocal Parking, Access, and Drainage Agreement shall be required because the site is planned to have shared parking and access and will be composed of at least two (2) separate lots.
- d. Pay all costs for engineering and inspection of the subdivision incurred by the City.
- e. Construct all improvements as required to serve this subdivision.
- f. Obtain encroachment permits as required by the City prior to commencing work within the public right-of-way.
- g. Comply with City regulations concerning improvement of and construction on said property.
- h. Pay all fees as prescribed by current City Ordinances and policies at the time of development.
- i. This approval shall, upon acceptance, bind and inure to the heirs, administrators and assigns of the owner.
- j. All site improvements and buildings are subject to separate approval through the applicable Development Review process and are not approved as a part of the approval of this Parcel Map.
- k. Final parcel map shall be submitted to the Development Engineering Division with required notations such as: signature blocks for Community Development Department Planning Manager's Statement, City Engineer's Statement, Owner's Certificate (with notary block), Surveyor's Statement, County Recorder's Statement, Certificate of Acceptance; miscellaneous items such as legend, basis of bearings; and items listed in Section 31-601.1 of the Salinas Subdivision Ordinance.

Please obtain notarized signatures and return this letter to indicate your acceptance of its terms and conditions. Please feel free to contact Adriana Robles at (831) 758-7241 in the City of Salinas Department of Public Works if you have questions.

Sincerely,

COURTNEY GROSSMAN
Planning Manager

(Signatures Listed Below on Pages 3 through 6 Must Be Notarized)

Dated: _____

Pfianna Cline, Chair
CHISPA, Incorporated, Permittee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 202__, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Dated: _____

Geoffrey Morgan, President/CEO
CHISPA, Incorporated, Permittee

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STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 202__, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Dated: _____

Richard C. Smith, Senior Warden
Rector, Wardens, and Vestryman of St.
George's Parish, Property Owner

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STATE OF CALIFORNIA
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Dated: _____

Joan Dresser
Rector, Wardens, and Vestryman of St.
George's Parish, Property Owner

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COUNTY OF MONTEREY

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Parcel Map: RS 2022-006

Attach: Exhibit "A": Vesting Tentative Parcel Map dated June 26, 2023
 Exhibit "B": Engineer's Report dated August 28, 2023

cc: RS 2022-006 file, Rector, Wardens, and Vestryman of St. George's Parish, Property Owner, City Engineer, Monterey County Public Works Department

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