



Administrative Report on the General Plan Update, Zoning Code Update, and FGA Tentative map applications

Salinas Planning Commission - September 17, 2025

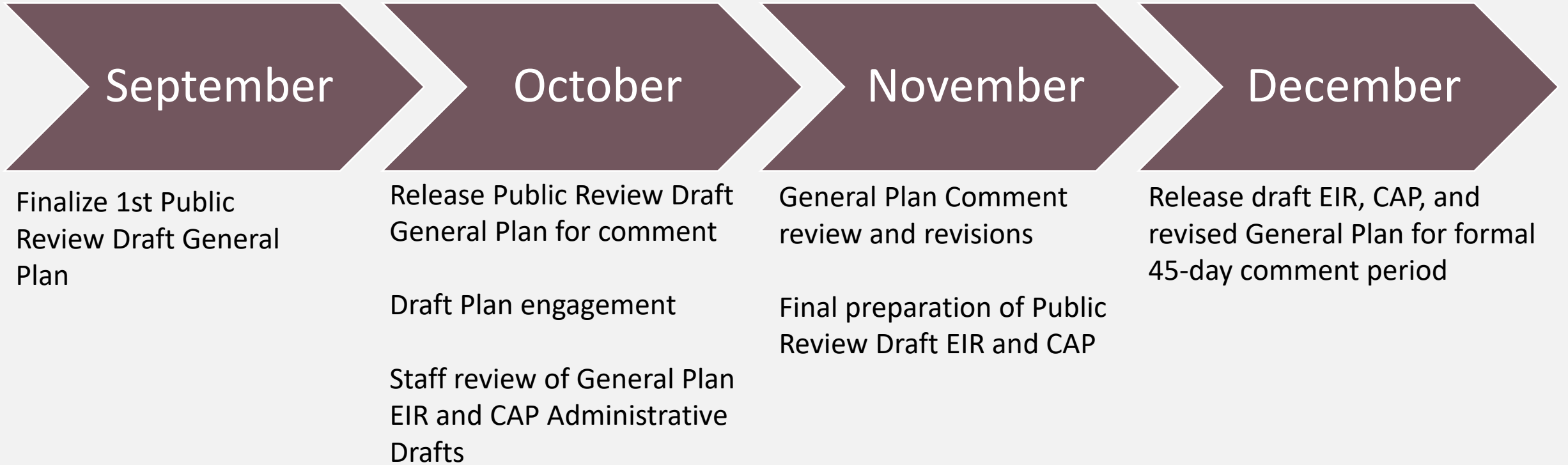
Jonathan Moore – Senior Planner
Son Pham-Gallardo – Senior Planner

Status of General Plan Update

- Editing Screencheck version of Public Review Draft General Plan – October 2025 release
- Administrative drafts of Environmental Impact Report (EIR) and Climate Action Plan (CAP) due to City in October 2025
- Continuing Economic Development Element discussions with SPARC and Economic Development stakeholders including SV Chamber, SCCIA, SUBA, and the Central Coast Builders Association.



Projected General Plan Update Timeline 2025



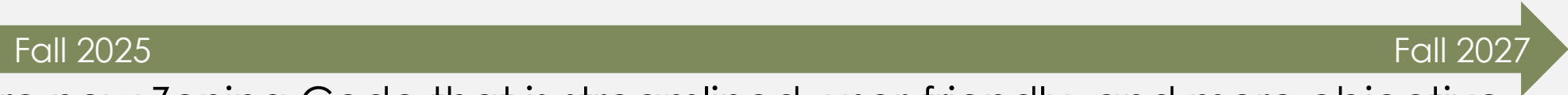


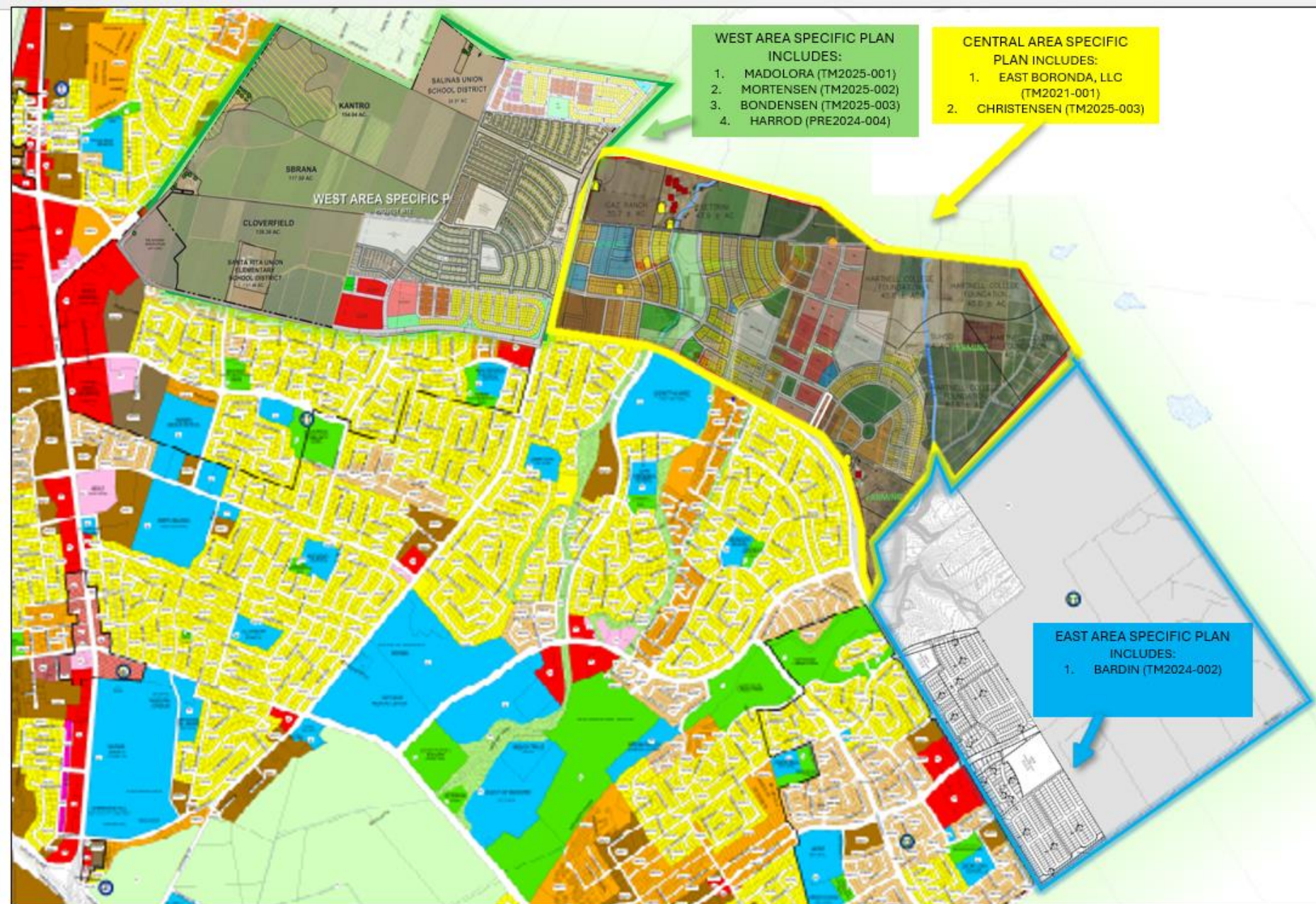
Status of Zoning Code Update

- PlaceWorks under contract and working on foundation tasks
 - Draft Public Engagement Plan
 - Planning Commission's central role
 - Workshops, pop ups, stakeholder meetings, technical advisors
 - Zoning code audit
 - Best practices and model jurisdictions

Zoning Code Update

Multi-phase approach

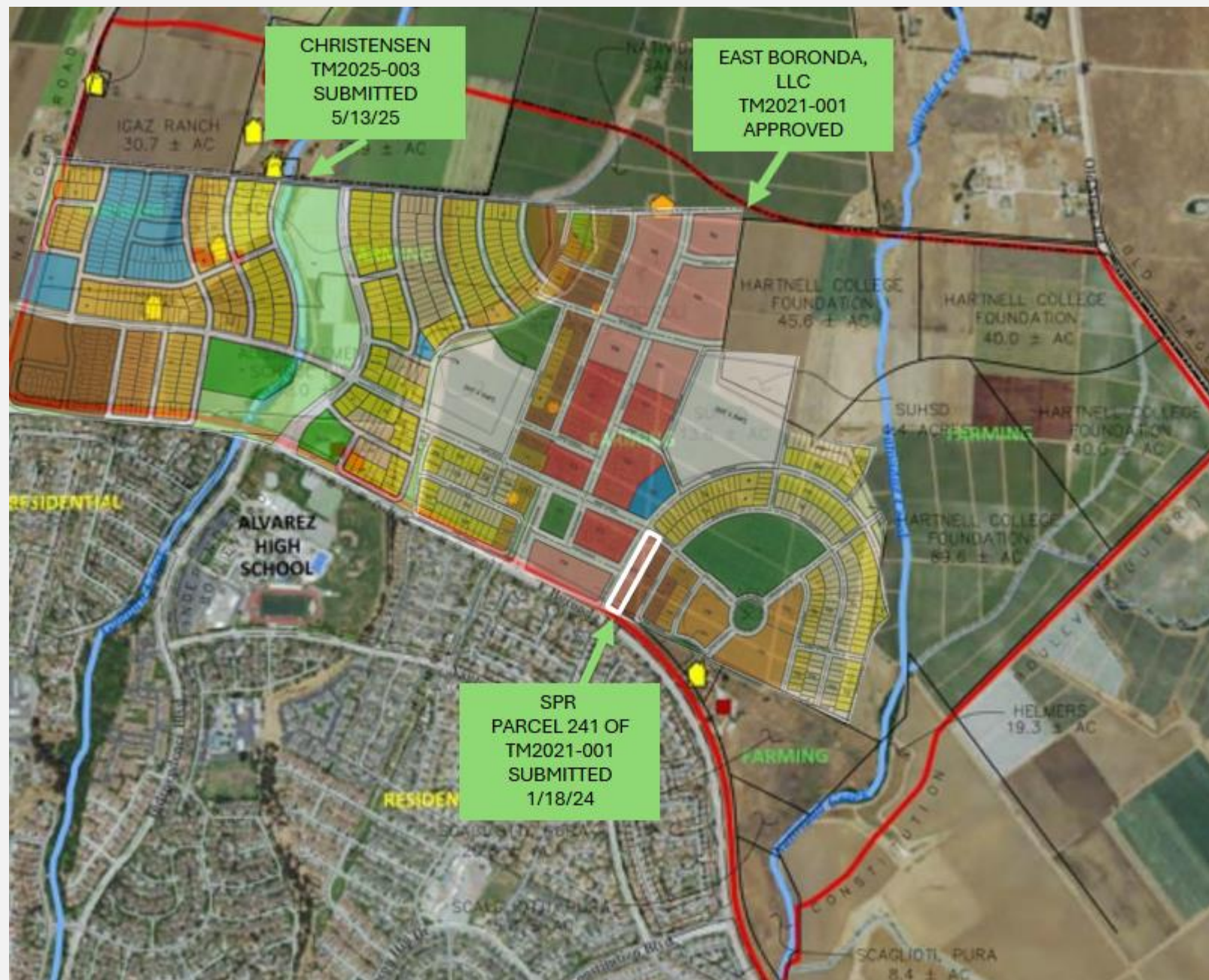
- Phase 1:  Fall 2025 Winter/Spring 2026
 - Housing law compliance - outlined in Housing Element
 - Objective design and approval standards
 - ADUs and SB-9
 - Other priority items – driveways, cannabis
- Phase 2:  Fall 2025 Fall 2026
 - Consistency with General Plan Update once adopted
 - Amending current code to implement new land uses
- Phase 3:  Fall 2025 Fall 2027
 - Prepare new Zoning Code that is streamlined, user-friendly, and more objective



FUTURE GROWTH AREAS









FUTURE GROWTH AREA SUBDIVISIONS			
AREA	NAME	FILE	TOTAL UNITS
WASP	Harrod	PRE2024-004	457
WASP	Madolora	TM 2025-001	648
WASP	Bondesen	TM2025-004	637
WASP	Mortensen	TM2025-002	359
CASP	Probert and Codioli	TM2021-001	436
CASP	Christensen	TM 2025-003	569
EASP	Bardin	TM2024-002	699
TOTAL:			7610

Questions