

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2025-__**

**RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A ONE (1)
YEAR TIME EXTENSION TO TENTATIVE MAP 2019-002 LOCATED AT 11 HILL
CIRCLE IN THE RESIDENTIAL – LOW DENSITY – AIRPORT OVERLAY – FLOOR
OVERLAY (R-L-5.5 – AR – F) ZONING DISTRICT
(TE 2025-003)**

WHEREAS, on April 13, 2021, at the request of the Applicant/Subdivider (John Filighera & Associates, Inc.) on behalf of U4RIC Investments, LLC (Property Owner) the Salinas City Council approved Tentative Map 2019-002 and related Planned Unit Development Permit 2019-001, which together authorized development of 37 detached single-family dwelling units with alternative street sections and street frontage design for interior roadways with an expiration date of April 13, 2023 for a property located at 11 Hill Circle in the Residential – Low Density – Airport Overlay – Flood Overlay (R-L-5.5 – AR – F) (Assessor's Parcel Number: 004-601-066-000) per attached Resolution No. 22075; and

WHEREAS, on April 10, 2023, a first one (1) year time extension to both Tentative Map 2019-002 and Planned Unit Development Permit 2019-001 was approved by the City Planner, which extended the expiration date to April 13, 2024; and

WHEREAS, on April 12, 2024, a second one (1) year time extension to both Tentative Map 2019-002 and Planned Unit Development Permit 2019-001 was approved by the City Planner, which extended the expiration date to April 13, 2025; and

WHEREAS, on March 27, 2025, the Applicant/Subdivider submitted a third one-year time extension request, known as TE 2025-003, to allow additional processing time for Tentative Map 2019-002 and related Planned Unit Development Permit 2019-001; and

WHEREAS, upon receipt of TE 2025-003, pursuant to Municipal Code Section 31-313.1, Tentative Map 2019-002 was automatically extended 60-days to June 26, 2025; and

WHEREAS, on May 20, 2025, the City Planner determined TE 2025-003 to be complete pursuant to Municipal Code Section 31-313.2(a); and

WHEREAS, on June 4, 2025, the Applicant/Subdivider submitted a one (1) time 90-day time extension to process TE 2025-003 pursuant to the Permit Streamlining Act (Government Code Section 65957); and

WHEREAS, on June 18, 2025, the Salinas Planning Commission, pursuant to Municipal Code Section 31-313.2(a), held a duly noticed public hearing to consider a recommendation to the City Council TE 2025-003 to extend the expiration date of Tentative Map 2019-002 from April 13, 2025, to April 13, 2026 pursuant to Municipal Code Section 31-401.11; and

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

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that the Commission recommends that the City Council approve TE 2025-003 to extend the expiration

date of Tentative Map 2019-002 from April 13, 2025, to April 13, 2026; and

BE IT FURTHER RESOLVED that the Salinas Planning Commission 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:

Previous Mitigated Negative Declaration:

1. *On April 13, 2021, the City Council considered and adopted a previous Mitigated Negative Declaration (MND) along with a Mitigation Monitoring and Reporting Program for Tentative Map 2019-002 and related Planned Unit Development Permit 2019-001.*

The extension of time does not change the scope of the project from its initial approval. Therefore, the Time Extension request does not require further environmental analysis under CEQA.

For the Time Extension to Tentative Map 2019-002:

2. *Pursuant to Municipal Code Section 31-313.2, The City Planner, Planning Commission, and/or City Council, as applicable, may approve a request for an extension if it finds that the map is consistent with the City's General Plan and Zoning. The City may impose only those conditions of approval that were imposed for the initial map approval, unless the developer consents to the imposition of additional conditions.*

The original approval on April 13, 2021, found that the tentative map is consistent with both the General Plan and the Zoning Code. To date, there are no substantial changes to the General Plan or the Zoning Code applicable to the project. No additional conditions of approval to Tentative Map 2019-002 are required. All remaining terms, requirements, and conditions of the tentative map remain in full force and effect. Pursuant to Municipal Code Section 31-313, the City may only approve an extension of up to 36-months from the original 24-month approval date of a tentative map. Because Tentative Map 2019-002 was approved on April 13, 2021, with a 24-month expiration date and two previous one-year time extensions were approved on April 10, 2023, and April 12, 2024, only one additional time extension to April 13, 2026, may be approved by the City.

PASSED AND APPROVED this 18th day of June 2025, 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 June 18, 2025, 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: Resolution No. 22075

Exhibit 2: Recorded Planned Unit Development Permit 2019-001 and Tentative Map 2019-002