

North

Vicinity Map



CONDITIONAL USE PERMIT 2022-059

98 Kip Drive

Exhibit A

Project / Owner

CHISPA
Senior Housing
Apartments

E. ALVIN DRIVE
SAUNAS, CA
APN: 261-661-011

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
405.375.2541 / 415.651.2575-7509
paul.davis@pauldavispartnership.com

Drawn By: ACML
Drawing Date: 8/14/2020
Project Number: 0211

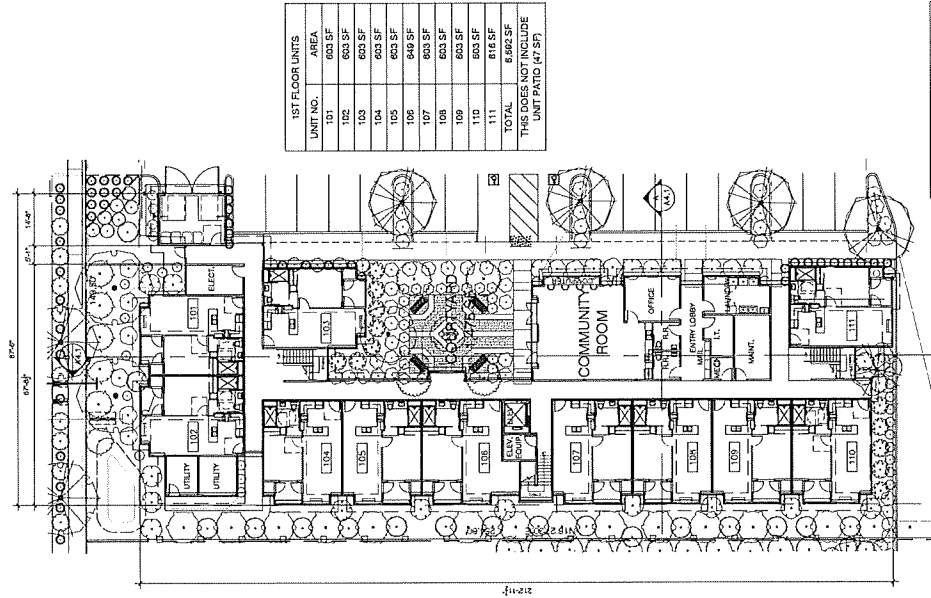
Revisions:

This set of drawings was prepared by the undersigned architect for the purpose of obtaining a building permit for the project described herein. It is the responsibility of the client to provide all necessary information and to ensure that the drawings are used only for the intended purpose. The architect does not warrant the accuracy or completeness of the information provided by the client, nor does the architect warrant that the drawings are free of errors or omissions. The architect's liability is limited to the professional services rendered by the architect.

Sheet Title
PROPOSED
FLOOR PLANS

Sheet Number:

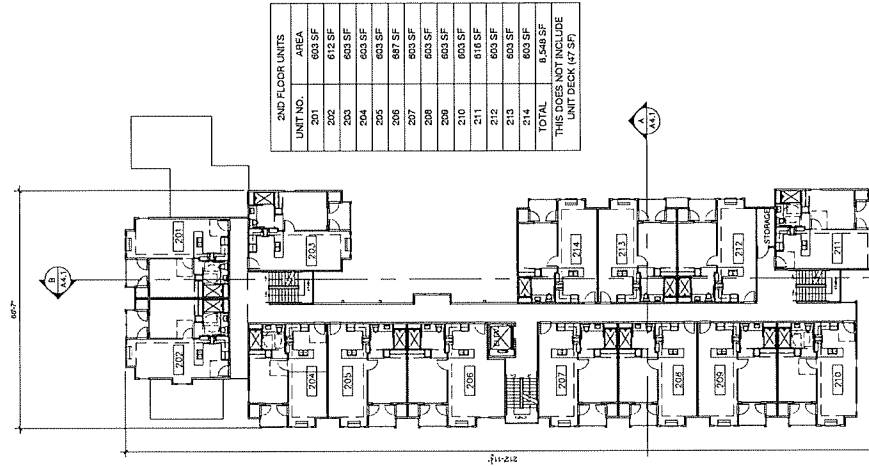
A2.1



1ST FLOOR UNITS	
UNIT NO.	AREA
101	603 SF
102	603 SF
103	603 SF
104	603 SF
105	603 SF
106	603 SF
107	603 SF
108	603 SF
109	603 SF
110	603 SF
111	603 SF
TOTAL	6,663 SF
THIS DOES NOT INCLUDE UNIT PATIO (47 SF)	

1ST FLOOR	
USE	AREA
APARTMENT including patios (517 sf)	7,208 SF
LAUNDRY	235 SF
COMM. RM including office	1735 SF
UTILITY	238 SF
CIRCULATION (halls, elevator, mech. room)	2155 SF
TRASH ENCLOSURE	332 SF
ELECTRICAL	155 SF
TOTAL	12,019 SF

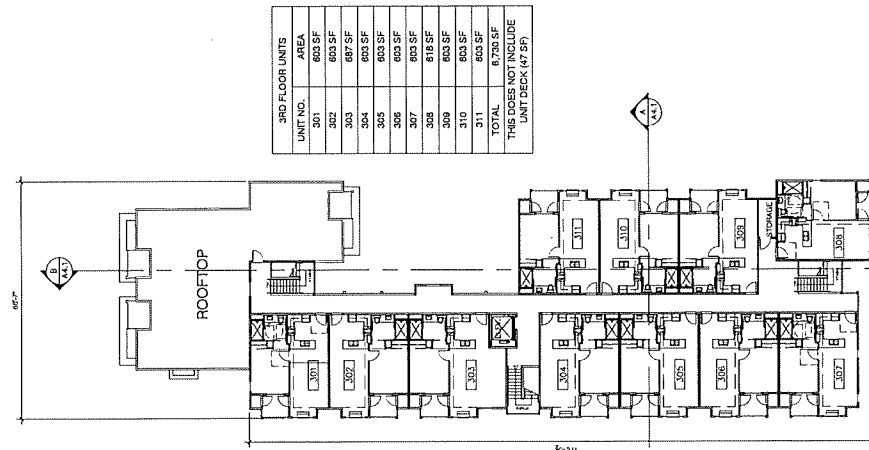
1ST FLOOR PLAN
11 UNITS



2ND FLOOR UNITS	
UNIT NO.	AREA
201	603 SF
202	612 SF
203	603 SF
204	603 SF
205	603 SF
206	603 SF
207	603 SF
208	603 SF
209	603 SF
210	615 SF
211	603 SF
212	603 SF
213	603 SF
214	603 SF
TOTAL	8,348 SF
THIS DOES NOT INCLUDE UNIT DECK (47 SF)	

2ND FLOOR	
USE	AREA
APARTMENT including decks (638 sf)	9,208 SF
STORAGE	57 SF
CIRCULATION (halls, elevator,)	1893 SF
TOTAL	11,146 SF

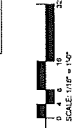
2ND FLOOR PLAN
14 UNITS



3RD FLOOR UNITS	
UNIT NO.	AREA
301	603 SF
302	603 SF
303	603 SF
304	603 SF
305	603 SF
306	603 SF
307	603 SF
308	603 SF
309	603 SF
310	615 SF
311	603 SF
TOTAL	6,750 SF
THIS DOES NOT INCLUDE UNIT DECK (47 SF)	

3RD FLOOR	
USE	AREA
APARTMENT including decks (517 sf)	7,247 SF
STORAGE	57 SF
CIRCULATION (halls, elevator,)	1646 SF
TOTAL	9,953 SF

3RD FLOOR PLAN
11 UNITS



PROPOSED FLOOR PLANS 36 UNITS



Project / Owner:

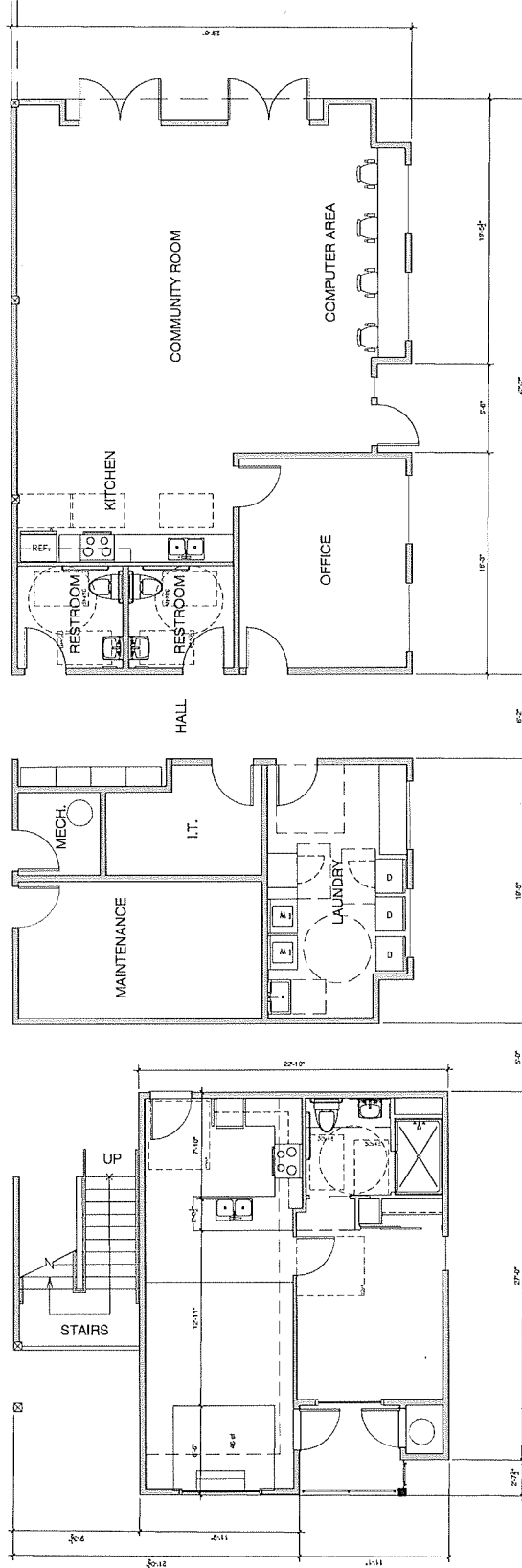
CHISPA
Senior Housing
Apartments

E. ALVIN DRIVE
SALINAS, CA
APN: 281-461-011

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

3000 N. MISSION AVENUE
SUITE 200
SANTA ANA, CA 92705
TEL: 949.261.1111
FAX: 949.261.1112
WWW.PAULDAVISARCHITECTS.COM

NATURAL LIGHT & VENT CALC.			
ROOMS	NATURAL LIGHT SFT MAX REQUIRED	NATURAL LIGHT SFT MAX PROVIDED	NATURAL VENT SFT MAX REQUIRED
BEDROOM	130	10,000	20.5
LIVING/DINING/KITCHEN	260	22,000	20.5



Drawn By: ACME
Drawing Date: 8/14/2003
Project Number: 2211

Revisions:

This is a preliminary drawing and is not to be used for construction. It is for informational purposes only. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the accuracy of the information provided by the owner.

Sheet Title:
ENLARGED PLANS

Sheet Number:

A2.2

ENLARGED TYPICAL UNIT FLOOR PLAN, LAUNDRY, OFFICE, AND COMMUNITY ROOM

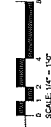


Exhibit D

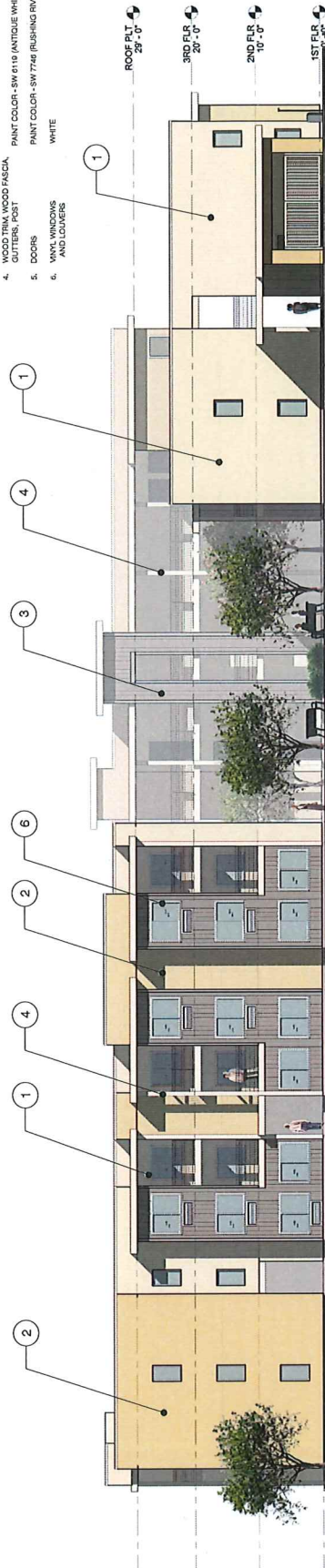
Project / Owner:

CHISPA Senior Housing Apartments

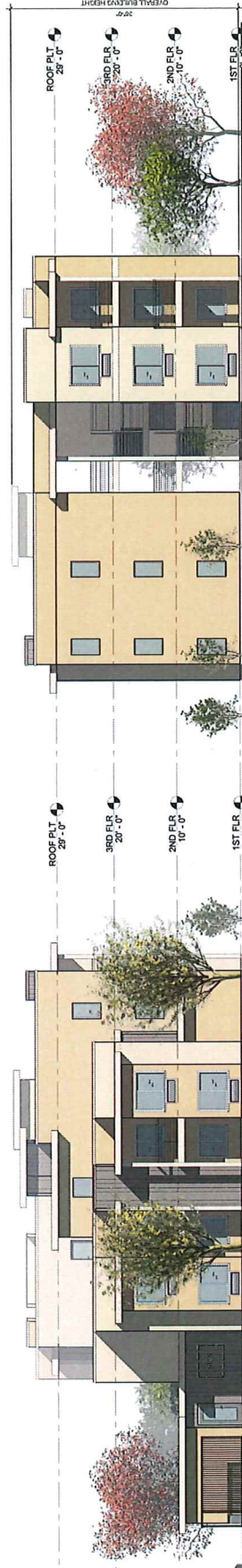
E. ALVIN DRIVE
SALINAS, CA
APN: 281-461-011

MATERIALS AND COLORS

1. EXTERIOR WALL: SAND FINISH STUCCO
PAINT COLOR - SW 6127 (ROPE)
2. EXTERIOR WALL: SAND FINISH STUCCO
PAINT COLOR - SW 6127 (RESTRAINED GOLD)
3. EXTERIOR WALL: VERTICAL FIBER CEMENT SIDING & TRIM
PAINT COLOR - SW 5401 (HARMERED SILVER)
4. WOOD TRIM, WOOD FASCIA, GUTTERS, POST
PAINT COLOR - SW 6110 (ANTIQUE WHITE)
5. DOORS
PAINT COLOR - SW 7146 (RUSHING RIVER)
6. VINYL WINDOWS AND CLIPPERS
WHITE



EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION
ELEVATIONS

Scale: 1/8" = 1'-0"

A3.1

Sheet Number

CHISPA
ELEVATIONS

The information on this drawing is based on the information provided by the owner. The architect is not responsible for the accuracy of the information provided by the owner. The architect is not responsible for the accuracy of the information provided by the owner.

Drawn By: AC/MIL
Drawing Date: 01/14/2020
Project Number: 2211

Revisions:

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS
The Paul Davis Partnership, LLP
3000 Del Mar Road
Salinas, CA 94785
(831) 375-2741 FAX (831) 375-7109
info@pauldavispartnership.com

Project / Owner:

CHISPA
Senior Housing
Apartments

E. ALVIN DRIVE
SALINAS, CA
APN: 281-661-011

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

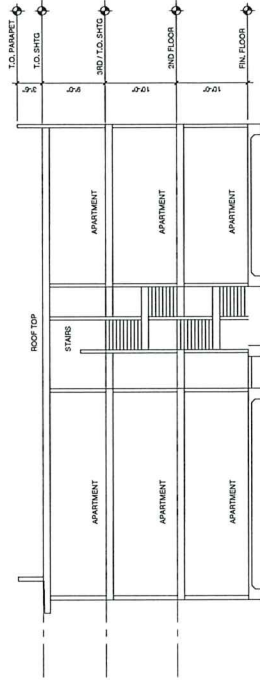


The Paul Davis Partnership, LLP
2000 Broadway
San Francisco, CA 94109
(415) 398-2741 FAX (415) 398-7029
info@pauldavispartnership.com



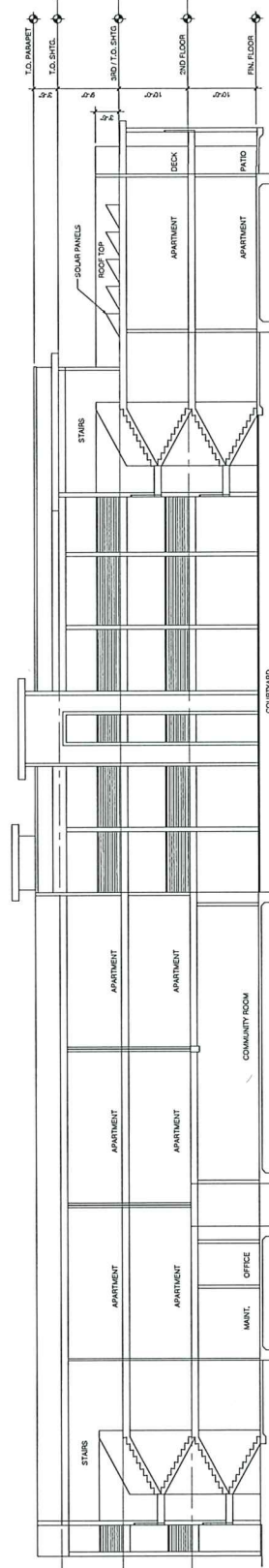
Drawn By: ACJ/MIL
Drawing Date: 8/14/2023
Project Number: 2211

Revisions:



CROSS SECTION

A



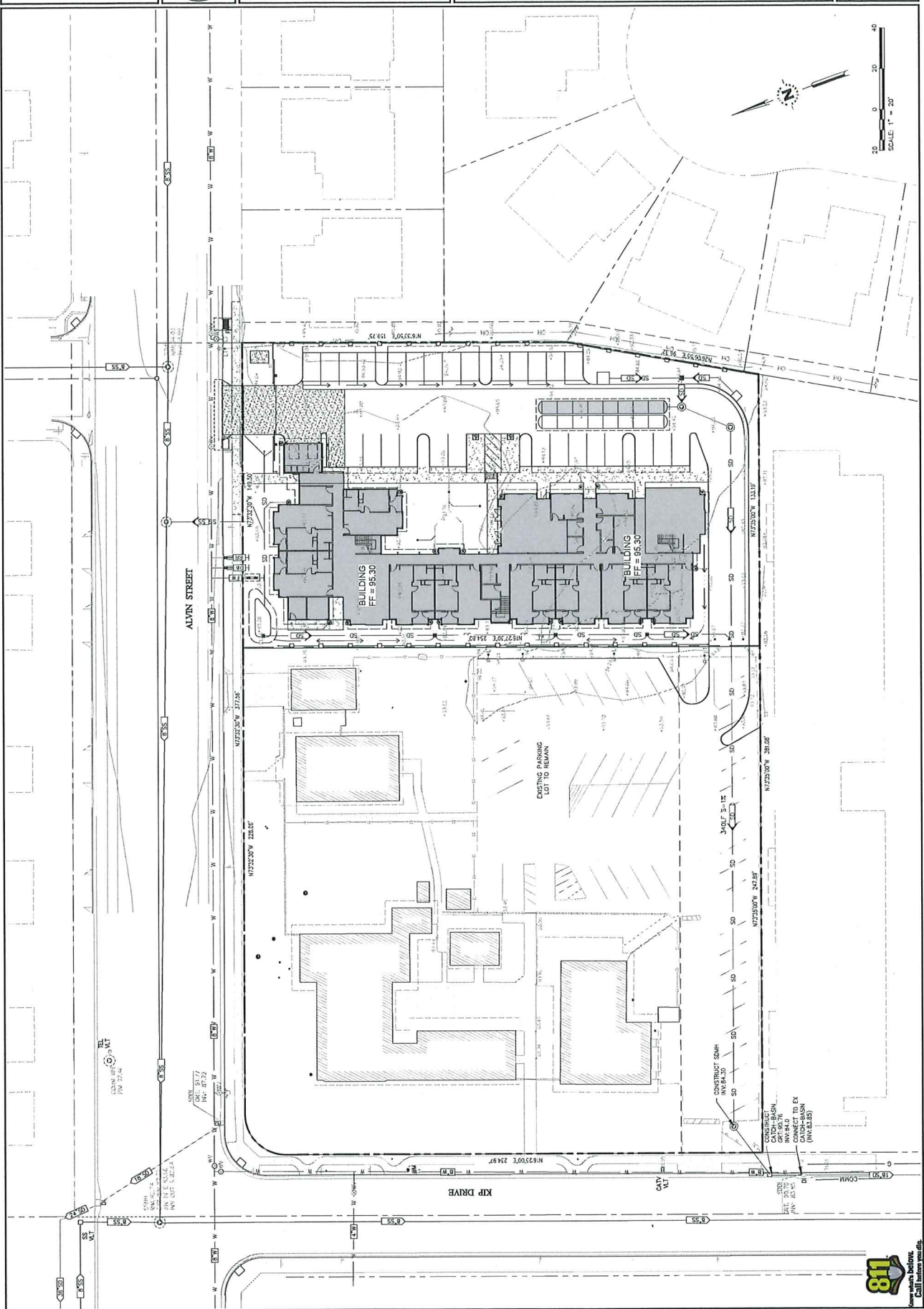
LONGITUDINAL SECTION

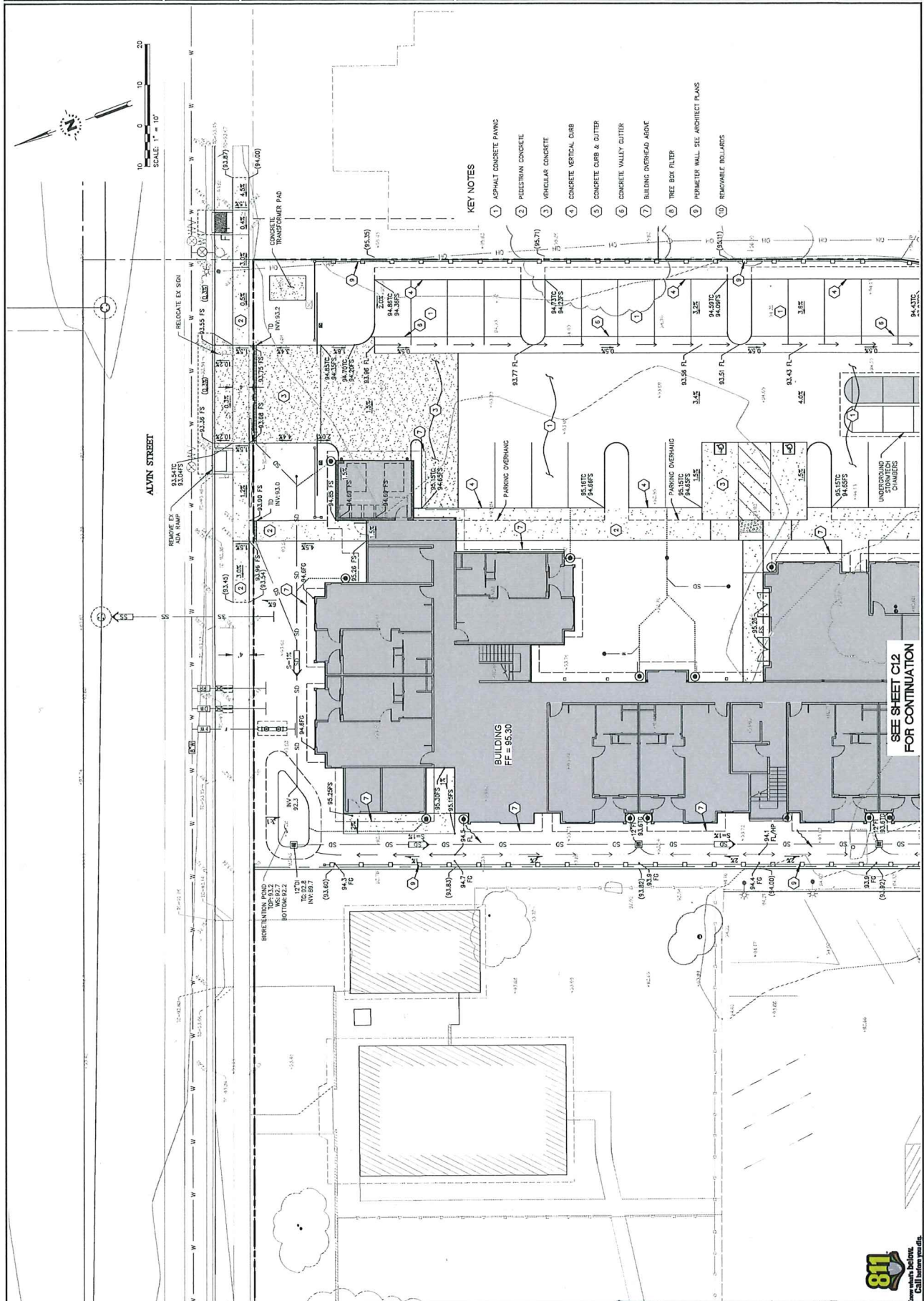
B

A4.1

Exhibit







C1.2
SHEET

CHSPA - ST GEORGES

GRADING, DRAINAGE AND UTILITY PLAN

Seifons, Collier
APR: 261-661-011

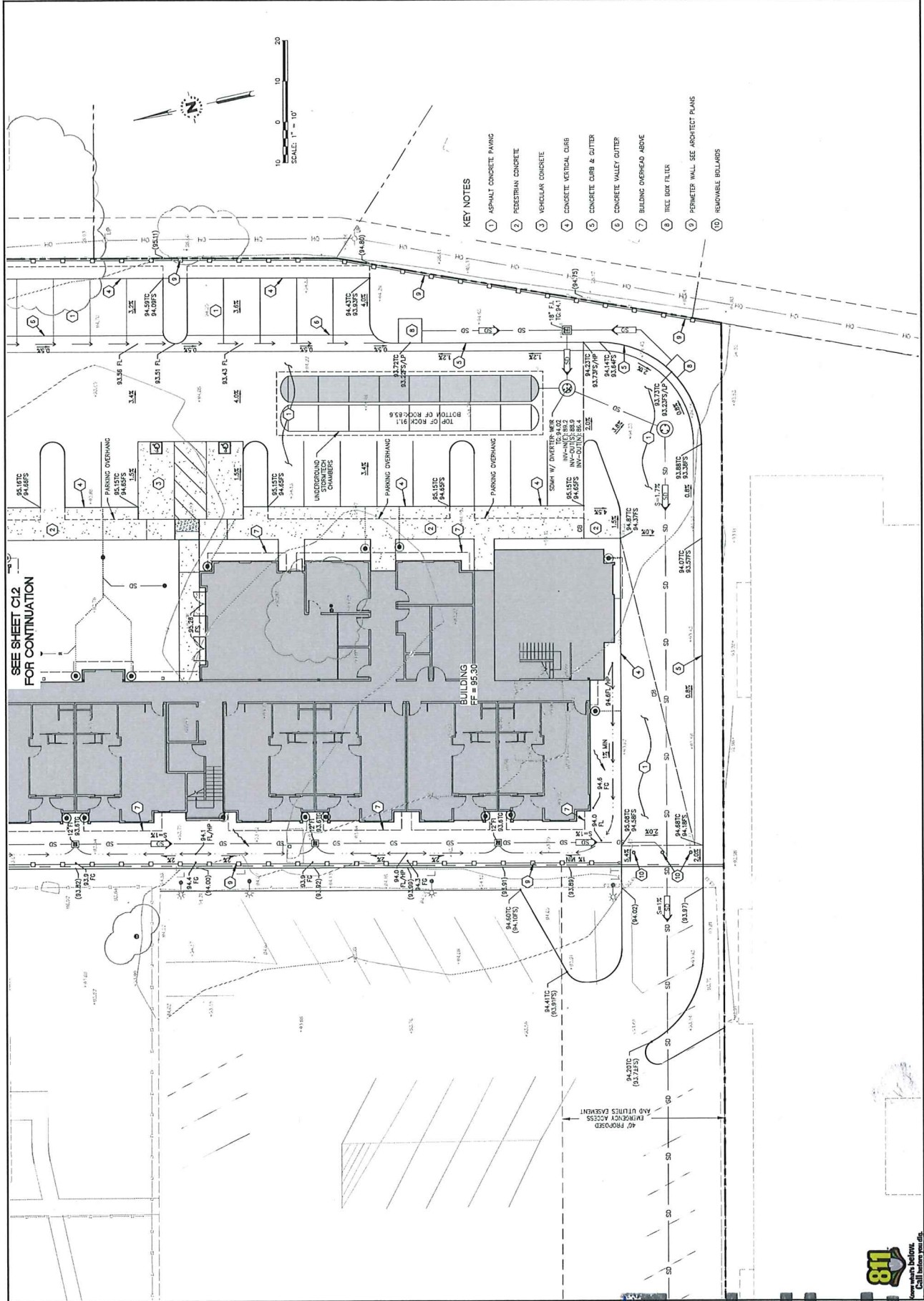
SUBMITAL / REVISION	DATE	BY	DESCRIPTION
1	04/12/20	NA	NOT FOR CONSTRUCTION
2	04/12/20	NA	TRANSPOSE SUBMITAL #2
3	04/12/20	NA	TRANSPOSE SUBMITAL #3
4	04/12/20	NA	TRANSPOSE SUBMITAL #4



Whitson
ENGINEERS



Land Surveying
CHS Engineering



WATER POLLUTION CONTROL PLAN

GENERAL REQUIREMENTS

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
 - a. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - b. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - c. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - d. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - e. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - f. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - g. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - h. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - i. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - j. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - k. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - l. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - m. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - n. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - o. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - p. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - q. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - r. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - s. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - t. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - u. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - v. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - w. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - x. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - y. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,
 - z. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT,

NON-STORM WATER DISCHARGES

EMPLOYEE TRAINING

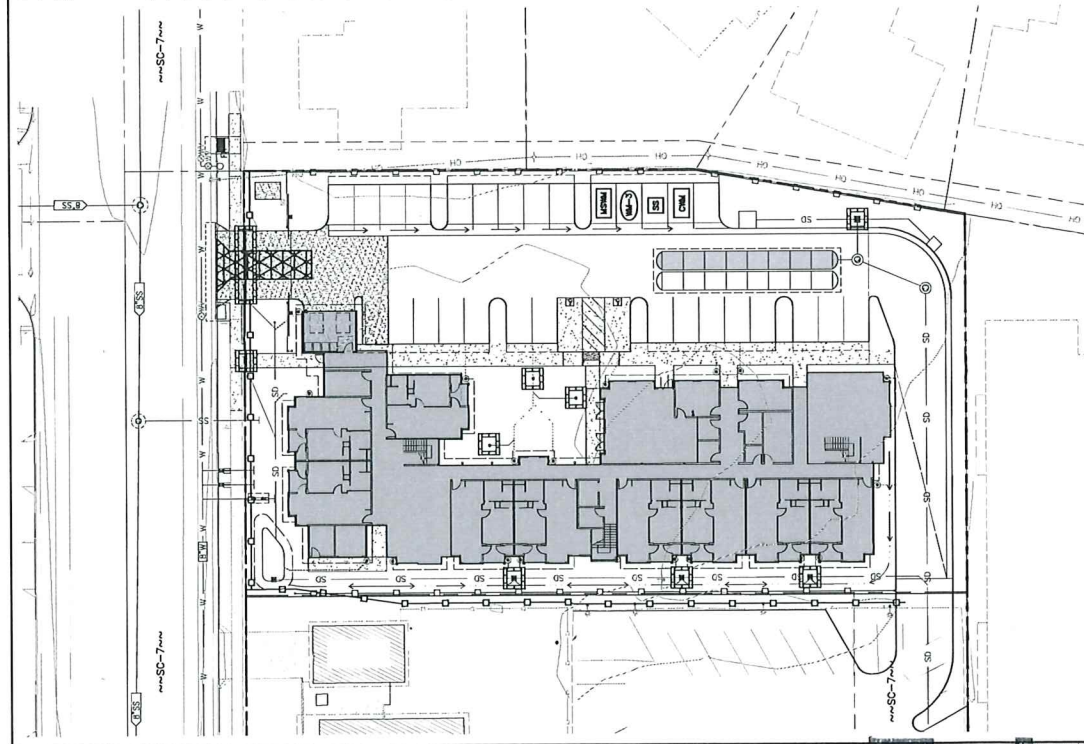
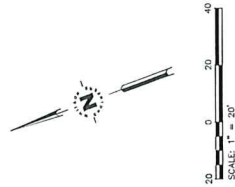
1.

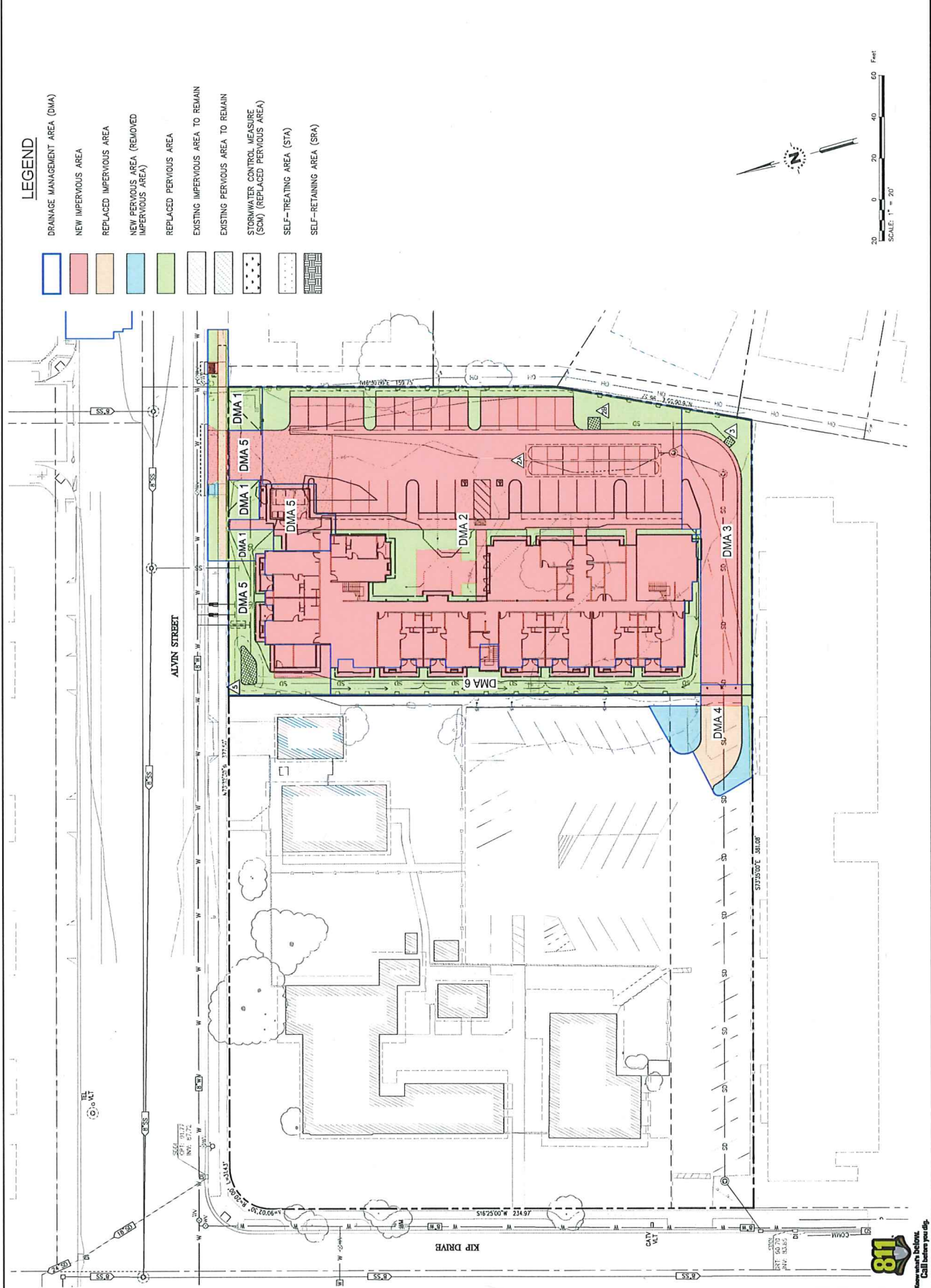
STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:

 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - FINES AND PENALTIES;
 - MATERIAL MANAGEMENT PRACTICES.

LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SC-9	-	EARTH DITCH, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56 T60, T69	LANDSCAPED STORM DRAIN, RIBBON SWALES, SILT FENCE OR VEGETATED SWALE (CONSTRUCTED SWALE)
	SC-1	T51, T80	SALT FENCE
	SC-7	-	STREET SWEEPING
	SC-10	-	INLET PROTECTION
	WM-8	T61, T62, T83, T84	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SC-3, SC-4, SC-5, SC-6, SC-7, SC-8	T59	SOIL VEGETATION PRACTICE ON ALL DISTURBED SLOES PERMANENT STABILIZATION PER CUL PLANS
	SC-3, SC-4, SC-5, SC-6, SC-7, SC-8	-	TEMPORARY STABILIZATION PER DISTRICT'S DIRECTION
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR THE HIGH
	WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	WM-3	T53	TEMPORARY STOCKPILES
	WM-9	-	SANITARY FACILITIES
	-	-	DIRECTION OF DRAINAGE





APN: 261-661-011

© Michael Amonte Landscape Architect - 2023

REVISIONS	additional planting
Δ 8.14.23	

REVISIONS
Δ 8.14.23 additional planting

PLANTING PLAN

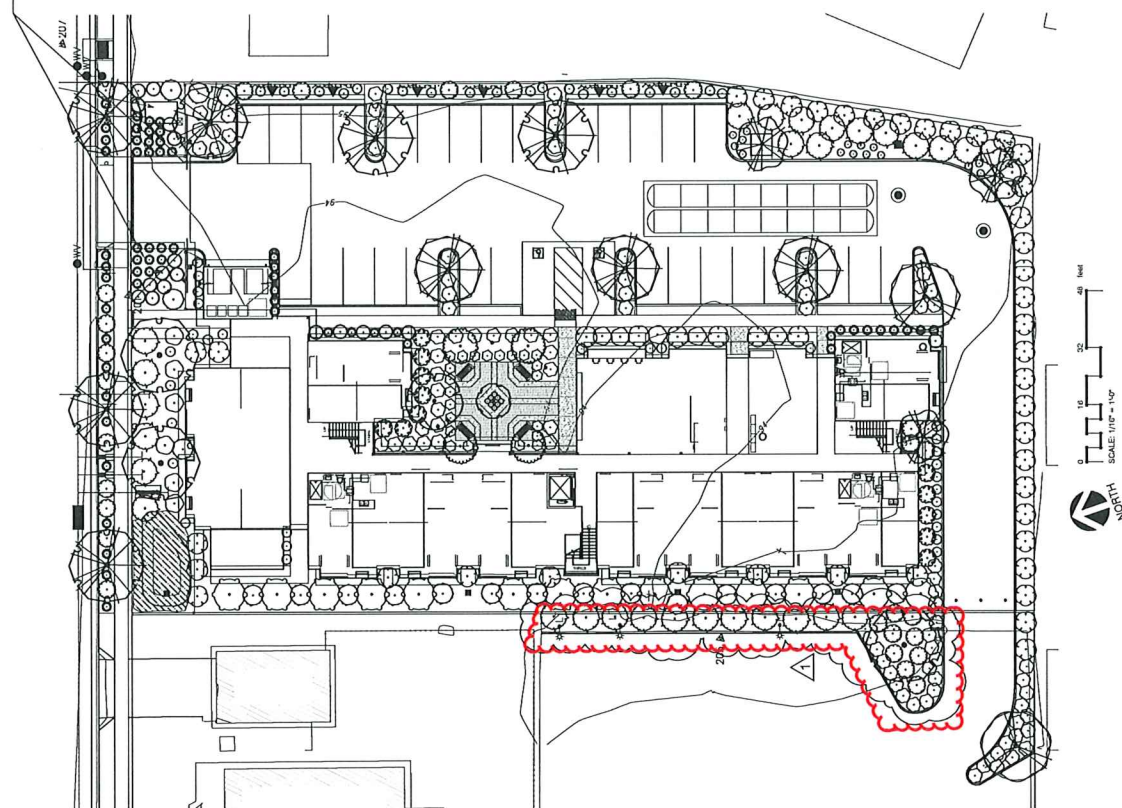
JOB NO. 202218
SCALE 1/16 = 1' - 0"
DRAWN MA
CHECK
DATE 8.14.2023
SHEET
L-2.0

1023-01,14

[illegible]

BRIGHT VISIBILITY TRIANGLES:

RIGHT VISIBILITY TRIANGLES: Within this area, nothing shall be erected, placed, planted, or allowed to grow exceeding three feet in height with the exception of trees with canopies no lower than six feet. Shown for design speed of 25 mph.



Exhibit

MAWA
Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes
Messages and Warnings

Click on the blue cell on right to Pick City Name
City of City from Appendix A

Salinas

39.10ETo (inches/year)
412Overhead Landscape Area (ft2)
11.089Drip Landscape Area (ft2)

OSLA (ft2)
11,501.00

Results:
(ETo) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) x SLA]

Gallons
Cubic Feet
HCF
Acres-feet
Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)
Precipitation (Optional)
City of City from Appendix A
Total Landscape Area
Special Landscape Area

39.10ETo (inches/year)
11,501.00SLA (ft2)
0.00SLA (ft2)

147Total annual precipitation (inches/year)
3.50Ept (inches/year) (25% of total annual precipitation)

Enter Effective Precipitation

Results:
MAWA = [(ETo - Ept) x (0.62)] x [(0.55 x LA) + (1.0 - 0.55) x SLA]

139,604.89Gallons
18,662.52Cubic Feet
186.63HCF
0.43Acres-feet
0.14Millions of Gallons

CHISPA
SENIOR HOUSING APARTMENTS
E. ALVIN DRIVE
SALINAS, CALIFORNIA
APN: 261-661-011

ETWU
Estimated Total Water Use
Equation: ETWU = ETo x 0.62 x [(PF x HAVIE) + SLA]; Considering precipitation ETWA = (ETo - Ept) x 0.62 x [(PF x HAVIE) + SLA]
Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type
Very Low
Low
Medium
High
SLA

Plant Factor
0 - 0.1
0.2 - 0.3
0.4 - 0.6
0.7 - 1.0
1

Select System From the Dropdown List
click on call
below
Drip
Overhead Spray

Hydrozone
Zone 1
Zone 2
Zone 3

Plant Water Use Type (s) (low, medium, high)
Low
Medium
Medium

Hydrozone Area (HA) (ft2) Without Efficiency (IE)

9,586
1,503
412

0.81
0.81
0.75

(PF x HA (ft2)) / IE
3,550
330
4,808

Sum
11,501

Results
MAWA = 139,605

ETWU = 106,107Gallons
14,194Cubic Feet
142HCF
0.43Acres-feet
0.14Millions of Gallons

ETWU complies with MAWA

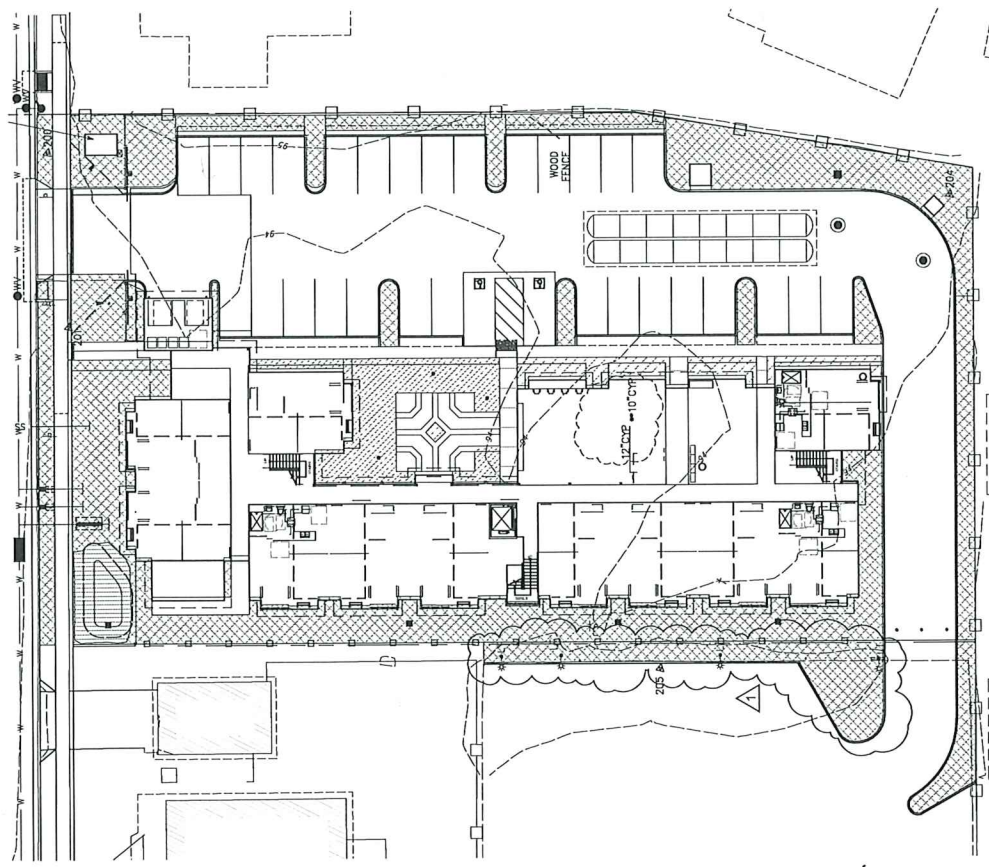
REVISIONS

NO.	DATE	DESCRIPTION
1	8.14.23	additional planting

HYDROZONE MAP WATER USE CALCULATIONS

JOB NO. 202216
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK
DATE 8.14.2023

SHEET L-3.0



HYDROZONE MAP LEGEND

SYMBOL	DESCRIPTION	QTY
[Pattern]	DRIP LOW WATER USE	9,586 s.f.
[Pattern]	DRIP MODERATE WATER USE	1,503 s.f.
[Pattern]	RETENTION BASIN MODERATE WATER USE	412 s.f.
[Pattern]	TOTAL LANDSCAPE AREA	11,501 s.f.



City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • www.cityofsalinas.org

ENGINEERING REVIEW

PURPOSE: CUP2022-059/RZ2023-001

LOCATION: 98 Kip Drive

APPLICANT: CHISPA

ENGINEER: Whitson Engineers

DATE: 8/28/2023

PLANNER: Thomas Whiles

REVIEWER: Adriana Robles, PE, CFM
City Engineer

DEVELOPMENT PROPOSAL: New three-story multifamily facility with 38-unit senior rental units and one manager's office on 37,160 sf vacant area of an existing lot (APN 261-661-011).

RECOMMENDATION: Approve with Conditions

SWDS THRESHOLD: PR-01 though PR-04

NPDES CATEGORY: Low Priority

DEVELOPMENT REVIEW: *Development Review Submittal prepared by The Paul Davis Partnership and Whitson Engineers dated June 27, 2023*

FEES DUE:

NPDES Development Review Fee – In accordance with the City Council approved Schedule of Fees and Charges, a fee of \$3890.50 shall be assessed for review of the preliminary stormwater control plan and NPDES requirements. A portion of this fee (\$1,737.73) is outstanding and shall be paid prior to approval of the development permit.

DEVELOPMENT IMPACT FEES:

Development Impact Fees – Development impact fees will be assessed for the development. Fees are assessed with the building permit and due prior certificate of occupancy. Pursuant to Salinas Municipal Code Section 9-44(h), governmentally assisted low-income housing unit may be exempt from certain development impact fees with City Council approval. Development impact fees are currently estimated at \$348,066.33. See attached worksheet.

Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.

CONDITIONS OF APPROVAL *(Prior to issuance of a building permit)*

1. Boundary – A minor subdivision shall be recorded in accordance with Article 6 of Chapter 31 of the Salinas Municipal Code.

2. Easements – Applicant shall record emergency access easements and utility easements, as needed, with the County of Monterey. Emergency access and utility easement may be incorporated as part of the Parcel Map.
3. Addressing – Applicant shall provide a completed address change/assignment application and exhibits for processing.
4. Grading & Drainage Plan – Applicant shall provide sawcut limits, grades, and slopes for curb extensions on the adjacent parcel.
5. Utility Plan- Applicant shall provide grate, invert, pipe size and slope on all proposed pipes. Provide details for diverter weir and underground chambers.
6. SWDS/NPDES Compliance – A Stormwater Quality (SWQ) Permit shall be required prior to any land disturbance.
7. SWDS Compliance – Efforts shall be made to mitigate DMA 4. At a minimum, provide curb openings to drain area into the landscape planters.
8. SWDS Compliance – Applicant shall perform infiltration testing at the depth of the proposed chambers to confirm design assumptions.
9. SWDS Compliance – Provide clear calculations that demonstrate how the 2200-cf retention volume is reached if the outflowing pipe is set 0.5-ft above the pipe to the chambers at the weir.
10. SWDS Compliance – Operation and Maintenance Plan shall also include cleaning of inlets and area drains.
11. NPDES Compliance – Applicant shall add inlet protection to all downstream inlets along E Alvin Dr and Kip Dr.
12. Offsite Improvements – All offsite improvements shall be made in accordance with City of Salinas Standards.
13. Offsite Improvements – Applicant shall remove existing ADA ramp, crosswalk, and rectangular rapid flashing beacons (RRFB) and signs at E Alvin Dr on the west side of the E Alvin Dr/Solano Way intersection and remove the yield lines roadway markings. A new ADA-compliant ramp and triple-four crosswalk shall be installed on the east side of the intersection along with new yield lines on either side, signage and RRFB, and impacted roadway markings. Crosswalk and ramp shall be perpendicular to the existing east side ramp. Relocation of the crosswalk has been approved by Salinas City Council via Resolution 22753 (attached).
14. Offsite Improvements – Applicant shall slurry seal area of stripe removal and any trenches (5-ft beyond clean sawcut lines) along E Alvin Dr.
15. Offsite Improvements – Applicant shall paint red curbs from the driveway to the projected intersection of the visibility triangle with the curb.
16. Offsite Improvements – A minimum 4-ft wide ADA-compliant sidewalk is required at all driveways. Applicant shall confirm compliance for all driveway including the driveway at Kip Dr. Applicant shall reconstruct any non-compliance driveway.
17. Offsite Improvements - Identify any sidewalk damage that may cause someone to trip and fall on the sidewalk along your frontage. In accordance with Council Resolution No. 4926 and State Code 5610, maintenance of the sidewalk is the responsibility of the property owner.
18. Offsite Improvements – Per City Standards, street trees are required at a maximum of 60-ft spacing

based on street frontage. For this property a minimum of three (3) trees are required. If the existing improvements or the site cannot accommodate three street trees, the applicant shall pay the street tree impact fee in lieu of the street tree installation.

19. Offsite Improvements - Any construction, reconstruction, or closure of the right of way shall require an encroachment permit.
20. Offsite Improvements – Consistent with state law, applicant shall be responsible for maintenance and watering of the parkway plantings.

DEVELOPMENT FEES (By Unit Size)

RESIDENTIAL UNITS (2023-2024)

Address:		98 Kip Dr		Permit #:		Estimate Only	
<i>No. of Units Demolished:</i>		0		<i>No. of Proposed Units:</i>		36	
<i>No. of Proposed Bedrooms:</i>		36		<i>Type of Unit Proposed:</i>		Multi Family Residence	
<i>No. of Bedrooms Demolished:</i>		0		<i>Type of Unit Demolished:</i>		Single Family Residence	
1. STREET TREE FEE						2304.00.0000-56.5110	
149	Street Frontage (LF)	multiplier (per 60' frontage):	\$	1,013.20			
TOTAL STREET TREE FEE DUE:				\$	1,013.20		
2. PUBLIC UTILITY IMPACT FEE							
Total No. Bedroom Credit:				0			
Net Bedrooms:				36			
Fee Per Bedroom:				\$		633.00	
TOTAL SANITARY SEWER FEE DUE:				\$		22,788.00	
						2301.00.0000-56.5120	
Fee Per Bedroom:				\$		678.00	
TOTAL STORM DRAIN FEE DUE (Do Not Assess For Mixed Use):				\$		24,408.00	
						2301.00.0000-56.5130	
3. TRAFFIC IMPACT FEE							
7	Trip Rate Per Proposed Unit(s)	Total Proposed Trips:	252		Location: Existing City Streets		
0	Trip Credits	Net Trips:	252				
		Fee Per Trip:	\$				
TOTAL TRAFFIC IMPACT FEE DUE:				\$		113,652.00	
						2306.00.0000-56.5150	
4. REGIONAL DEVELOPMENT IMPACT FEE							
Fee assessed by the Transportation Agency for Monterey County				\$		28,777.13	
						Per attached TAMC worksheet. 8809.81.8157-57.8640	
5. PUBLIC FACILITIES IMPACT FEES							
SENIOR UNIT FEE SCHEDULE							
Bedrooms	Unit Size	No. Units	Fire	Police	Library	Recreation	Parks
1	603	36	\$ 4,932.00	\$ 27,324.00	\$ 19,440.00	\$ 10,764.00	\$ 94,968.00
2			\$ -	\$ -	\$ -	\$ -	\$ -
3			\$ -	\$ -	\$ -	\$ -	\$ -
4			\$ -	\$ -	\$ -	\$ -	\$ -
5			\$ -	\$ -	\$ -	\$ -	\$ -
6			\$ -	\$ -	\$ -	\$ -	\$ -
GOOD	Subtotal:		\$ 4,932.00	\$ 27,324.00	\$ 19,440.00	\$ 10,764.00	\$ 94,968.00
Credits by Unit/Bedroom:							
PUBLIC FACILITIES IMPACT FEES DUE:			\$ 4,932.00	\$ 27,324.00	\$ 19,440.00	\$ 10,764.00	\$ 94,968.00
TOTAL DEVELOPMENT FEES DUE:				\$ 348,066.33			

Effective: July 1, 2022

Valid through: June 30, 2023

Regional Development Impact Fees

Fee Calculation Worksheet

Last updated July 1, 2022

Project Name:

Date:

Select the Benefit Zone:	GREATER SALINAS
Select the Agency:	City of Salinas

Select the Land Use Type:	Fee Schedule	Enter the # of Units	Fees
1 Senior Housing	\$1,469.49	36	\$52,901.62
2	\$0.00		\$0.00
3	\$0.00		\$0.00
4	\$0.00		\$0.00
5	\$0.00		\$0.00
Calculate by Fee per Trip (Only use for appeals)	\$396		\$0.00
Subtotal:			\$52,901.62
Apply discount:	45.60%		\$24,124.50
Apply credits:			\$0.00
Total Regional Fee:			\$28,777.13



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

Affordable Housing Plan

St. George's Senior Apartments

98 Kip Drive, Salinas, CA 93906

Date of Plan Approval: July 13, 2023

Project Description: New construction, 36-unit, senior rental apartment development.

The St. George's Senior Apartments development will be located at 98 Kip Drive, corner of E. Alvin Drive, Salinas, CA 93906. The proposed structure will be three stories. The building will consist of 36 one-bedroom units. One unit will be reserved for the onsite property manager. The development will have 31 parking spaces, including two accessible (ADA) spaces. The development includes a community room and a manager's office. The site is .85 acres and is to be subdivided from the existing parcel containing the church and single-family home. All units will be 653 square foot one bedroom-apartments (including a 49 sq. ft. patio/deck). Units will include a full bathroom (roll-in shower, accessible sink, and toilet), full kitchen, living room, bedroom, balcony or deck, and outdoor storage. Green features: all-electric building with solar panels on the roof., dual pane low-e vinyl windows, energy efficient light fixtures and appliances, low flow plumbing fixtures including dual flush toilets, high R-value formaldehyde free insulation, and a drought tolerant landscaping plan.

Entitlement App. Date: 11/02/2022

Project Address: 98 Kip Drive, Salinas, CA 93906

Project APN: 261-661-011-000 (Lot to be split)

Owner(s): Rector Wardens and Vestrymen of St. George's Parish

Developer(s)/Investor(s): CHISPA, Inc.
295 Main Street, Suite 100
Salinas, CA 93901

Project Link To: CUP 2022-059

Affordability Restriction: 55 years (Density Bonus)

Inclusionary Option: N/A (100% affordable housing projects are exempt from the Inclusionary Housing Program)

Inclusionary Restricted Units: N/A

Inclusionary Restricted Unit Mix: N/A

Density Bonus Request: Yes. 100% Density Bonus with 97% of the base zoning units in the development restricted to Low and/or Very-low Income households.

Density Bonus Restricted Units: 35 Units

Density Bonus Restricted Unit Mix: 3 Very Low-Income Units (30%-50% AMI)
32 Low-Income Units (80% AMI & below)

Density Bonus Concessions Requested: 1. Open Space
2. Density
3. Parking (31 spaces for 36 units)

Other Affordable Alternative: N/A

Project Units: The table below shows the unit distribution on the project.

UNIT TYPE	NUMBER OF UNITS	BED-ROOMS	UNIT SQUARE FOOTAGE	% OF TOTAL UNITS
Very Low Income (30-50% AMI)	3	1	653 (including balcony)	8%
Low Income (50-80% AMI)	32	1	653 (including balcony)	89%
Non-Restricted (Manager's Unit)	1	1	653 (including balcony)	3%
TOTAL	36			

Unit Placement: Units offered under the Density Bonus shall represent an equitable distribution of unit types and bedroom mix in comparison to the overall development.

Follow-up Items: Items to be completed prior to issuance of the Building Permit:

- amended Affordable Housing Plan (only if the project's unit count or composition changes)
- Affordable Housing Agreement (Recorded Covenant)

Items to be completed prior to issuance of the final Certificate of Occupancy (CO):

- Marketing Plan
- Management Plan
- Unit Income and Rent Limits (per the Inclusionary Housing Density Bonus Program)

DocuSigned by:

Joan Dresser

39EB339FC670416...

Joan Dresser

Rector Wardens and Vestrymen
of St. George's Parish (Owner)

7/13/2023 | 2:08 PM PDT

Date

DocuSigned by:

Dana Cleary

3117E695CC4D4B3...

Dana Cleary, Director of Real Estate Development
CHISPA, Inc. (Developer)

7/13/2023 | 9:58 AM PDT

Date

DocuSigned by:

Rod Powell

D07AB3E93D49464...

Rod Powell, Acting Assistant Director
Community Development Department

7/18/2023 | 9:07 PM PDT

Date

**ST. GEORGE'S SENIOR APARTMENTS
MITIGATION MONITORING AND REPORTING PROGRAM
98 KIP DRIVE**

**(General Plan Amendment 2023-001, Rezone 2023-001, Conditional Use Permit 2022-059,
Resubdivision 2022-006, and Minor Modification 2022-019)**

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
CU-1 Cultural Resources and TCR-1 Tribal and Cultural Resources	In the event that cultural materials are encountered during development, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2.	Ensure protection of on-site cultural resources.	Applicant, or Successor in Interest.	Public Works Department and Community Development Department.	During construction phase.
TR-1 Transportation	Pay all applicable traffic impacts fees as determined by the City Engineer.	Ensure that potential traffic impacts are reduced to a level of insignificance.	Applicant, or Successor in Interest.	Public Works Department and Community Development Department.	Prior to issuance of a building permit.

I:\ComDev\Planning Share Space\98 Kip Dr\ER 2023-004\ER 2023-004 Mitigation Monitoring and Reporting Program.docx

ALTERNATIVE MEANS OF COMPLIANCE WITH REQUIREMENTS FOR LANDSCAPING FOR CONDITIONAL USE PERMIT 2022-059 TO CONSTRUCT A THREE-STORY, 36-UNIT, 36-FOOT HIGH, ONE (1) BEDROOM MULTI-FAMILY RESIDENTIAL USE, 100% AFFORDABLE SENIOR HOUSING PROJECT (ST. GEORGE'S SENIOR APARTMENTS) LOCATED AT 98 KIP DRIVE IN THE PUBLIC/SEMIPUBLIC (PS) ZONING DISTRICT; (APN: 261-661-011-000)

Construct a three-story, 36-unit, 36-foot high, one (1) bedroom multi-family residential use, 100% affordable senior housing project (St. Georges Senior Apartments) with a 100% density bonus, a manager's unit, 31 off-street parking spaces with a five (5) space (14%) Parking Reduction, concession and waiver requests for usable open space, density, and off-street parking, and Alternative Means of Compliance for landscaping along the east property line to accommodate proposed off-street parking. As per Zoning Code Section 37-50.690(g)(3), a minimum eight (8) foot wide landscaped planter (five (5) foot planter plus three (3) foot overhang) is required along the east property line. The proposed planter along the east property line is five-feet, six-inches (5'-6").

The applicant is requesting approval of Alternative Means of Compliance for Landscaping in lieu of the minimum Zoning Code requirement as stated above to allow for off-street parking. The applicant has proposed to landscape 24% of the parking lot area, which exceeds the minimum required 5% as per Zoning Code Section 37-30.400.

Pursuant to Section 37-50.690(i), Alternative Means of Compliance for Landscaping is granted for the proposed multi-family residential use with affordable senior housing is based upon an alternative landscape scheme which would require the following:

- A minimum eight (8) foot wide landscaped planter (five (5) foot planter plus three (3) foot overhang) to accommodate off-street parking is required along the east property line as per Zoning Code Section 37-50.690(g)(3); and

Results comparable to the above requirement is achieved by:

- Twenty-four percent (24%) of the parking lot area will be landscaped, which exceeds the minimum required 5% as per Zoning Code Section 37-30.400. Enhanced landscaping including, but not limited to; decorative boulders, mounding and berming, and large specimen trees shall be provided on the landscape plans especially along the street frontages where visible to the public.

FACILITIES TRAFFIC MANAGEMENT PLAN

City of Salinas • Community Development Department • 65 West Alisal Street • Salinas, CA 93901 • (831) 758-7206

EXHIBIT V

For Permit/Subdivision No. 98 Kip Drive – GPA 2023-001, RZ 2023-001,
CUP 2022-059, RS 2022-006, and MM 2022-019

*The following **Residential Facilities Traffic Management Measures** are included, and made a part hereof, in the above referenced permit/subdivision:*

Included Check (✓) All boxes that apply	Vehicle Trip Reduction Measure	Residential Permit/Subdivision Conditions	Reduction (%)	Total (%)
	Public Information	Provide ridesharing, public transportation and nearby (within one mile) licensed child care facilities information to tenants/buyers as a part of move-in materials. An information packet must be provided as part of the project's development approval process.	1.0%	
	Printed transit schedules	Print transit schedule information on all promotional materials for the project. Printed transit schedules shall be provided as part of the project's development approval process.	.5%	
☒	Bicycle amenities	Bike lanes must be provided adjacent to the project and must tie into a City-wide system and provide bicycle access to schools, employment centers and shopping within two miles.	2.0%	2.0%
	Other bicycle amenities	Facilities or measures which go beyond those listed above and which facilitate increase non-vehicular trips. <i>Description attached.</i>	1.0%	
	Bus pull-outs	Provide bus pull-outs, convenient pedestrian access to bus stops and other related amenities to encourage transit use for those portions of the development within one-quarter mile of a bus stop.	2.0%	
	Transportation information centers	Provide locked and secured transportation information centers or kiosks with bus schedules and transit information as a part of the common area of the development if agreement is reached with transit agency for maintenance of information.	.5%	

Exhibit V

Included Check (✓) All boxes that apply	Vehicle Trip Reduction Measure	Residential Permit/Subdivision Conditions	Reduction (%)	Total (%)
☒	Pedestrian facilities	Provide pedestrian facilities linking transit stops top common areas.	.5%	.5%
	Park-and-ride	Provide park-and-ride facilities if part of an on-site traffic management plan.	1.0%	
	Child care facilities	Provide on-site child care facilities based on the capacity of the center and marketing data on expected use.	1.0%	
	Telecommuting	Provide facilities to encourage telecommuting such as a telecommuting center. *	1.0%	
	Mixed uses	Provide mixed uses that reduce the length and number of vehicle trips. Project must consist of at least five acres of high-density housing within one-quarter mile of neighborhood commercial development and have convenient pedestrian access. <i>(Note: Similar trip reduction measures listed elsewhere cannot be counted toward the required vehicle trip reduction).</i>	5.0% of combined trips	
☒	Transit-oriented Design	Residential development with at least 35 percent of the project in high density housing and clustered within one-quarter mile of bus stops on a major arterial with convenient pedestrian access to transit and neighborhood shopping.	5.0% of high density housing trips	5.0%
	Other	Other measures supported by documented data of trip reductions	Varies	
RESIDENTIAL TOTAL (Must total 7 percent or more)				7.5%

The following **Commercial, Industrial and Tourist Oriented Vehicle Trip Reduction Measures** are included, and made a part hereof, in the above referenced permit/subdivision:

Included Check (✓) All boxes that apply	Vehicle Trip Reduction Measure	Permit/Subdivision Conditions	Reduction (%)	Total (%)
	Child care facilities	Provide on-site child care facilities for children of customers.	1.0%	
	Child care facilities	Provide on-site child care facilities for children of employees. *	1.0%	
	Transit scheduling information	Provide transit-scheduling information quarterly to employees. *	1.0%	

* Optional traffic management measure (counts toward total if implemented).

Included Check (✓) All boxes that apply	Vehicle Trip Reduction Measure	Permit/Subdivision Conditions	Reduction (%)	Total (%)
	Bicycle amenities	1. Proposed development/use adjacent to bicycle lanes. 2. Proposed development/use adjacent to bicycle lanes, showers provided, and site is located within 4 miles of one-half of the City's residential areas.	1. 2.0%	
			2. 4.0%	
	Bus pull-outs	Provide bus pull-outs, pedestrian access and transit stops.	2.0%	
	Bus subsidy *	Provide transit subsidy program for employees that reduces the cost of monthly bus pass by 50% from standard group rate.	4.0%	
	Transportation Information centers	Provide locked and secures transportation information centers or kiosks with bus schedules and transit information if agreement is reached with transit agency for maintenance of information.	1.0%	
	Pedestrian facilities *	Provide pedestrian facilities linking transit stops to employment site entrances provided such pedestrian facilities do not exceed one-quarter mile.	1.0%	
	Other pedestrian facilities	Pedestrian and bicycle system improvements beyond above related measures. Description attached.	Varies	
	Other site amenities	Provide site amenities that reduce the need for vehicle trips based on documentation of trip reduction. Description attached.	1.0-2.0%	
	Park-and-ride *	Provide park-and-ride facilities if part of an employee sponsored rideshare program.	1.0%	
	Transportation system management program	Provide a local transportation system management program to reduce on-site trips based on documentation of expected trip reduction.	5.0%	
	Mixed uses	Provide mixed uses that reduce the length and number of vehicle trips. Project must consist of neighborhood serving retail commercial that has at least five acres of high-density residential housing within one-quarter mile of the perimeter of the commercial site. (Note: Similar trip reduction measures listed elsewhere cannot be counted toward the required vehicle trip reduction).	5.0%	
	Educational and marketing	Provide educational and marketing strategies to customers to reduce vehicle trips.	1.0%	
	Educational and marketing	Provide educational and marketing strategies to employees to reduce vehicle trips. *	1.0%	

* Optional traffic management measure (counts toward total if implemented).

Included <i>Check (✓)</i> <i>All boxes</i> <i>that apply</i>	Vehicle Trip Reduction Measure	Permit/Subdivision Conditions	Reduction (%)	Total (%)
	Preferential parking for carpools *	Provide preferential parking for employees who carpool. Sites must be closest to building entrances, used only by carpoolers and represent at least 3 percent of the total parking spaces.	3.0%	
	Telecommuting *	Provide facilities to encourage telecommuting if telecommute center could accommodate one percent of employees at an off-site neighborhood location.	1.0%	
	On-site services	Provide on-site ATMs, restaurants, dry cleaners, grocery and other typically needed services to reduce travel.	1.0% per services. If linked to transit, 1.0% for development	
	Other	Other measures supported by documented data of trip reductions in other developments.	Varies	
COMMERCIAL, INDUSTRIAL AND TOURIST ORIENTED DEVELOPMENT TOTAL <i>(Must total 7 percent or more)</i>				

* *Optional traffic management measure (counts toward total if implemented).*

*I/we declare under penalty of perjury that the information contained in this **Facilities Traffic Management Plan**, including any attachment included herewith, are true and correct to the best of my/our knowledge.*

Signature of Applicant

Date

Signature of Property Owner or
Authorized Agent

Date

Signature of
Planning Manager

Date