

SALINAS PLANNING COMMISSION

Staff Report

City of Salinas

Community Development
Department

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Planning Manager Approval

Agenda Item

DATE: November 6, 2019

TO: Planning Commission

FROM: Courtney Grossman, Planning Manager

BY: Bobby Latino, Associate Planner

SUBJECT: GENERAL PLAN AMENDMENT 2017-001 (GPA 2017-001) AND REZONE 2017-002 (RZ 2017-002) LOCATED AT 295 SUN WAY IN THE P-F (PARKS – FLOOD PLAIN OVERLAY) ZONING DISTRICT

RECOMMENDATION

Staff recommends that the Planning Commission affirm the findings and approve the attached Resolution recommending that the City Council adopt the proposed Mitigated Negative Declaration, approve General Plan Amendment 2017-001, and adopt Rezone 2017-002.

BACKGROUND

Simas-East Market Street LLC is requesting approval of a General Plan Amendment 2017-001 (GPA 2017-001) to change a 7.67-acre site from Park to General Commercial/Light Industrial and a Rezone 2017-002 (RZ 2017-002) to change a 7.67-acre site from Parks to Industrial - General Commercial. Following the effective date of the General Plan Amendment and Rezone, subsequent development would be subject to the City of Salinas Zoning Code.

Although the General Plan identifies the site as a Park, the grounds have been owned by a private corporation, which entered into a lease with the City of Salinas for the use as a Park in 1974 (see attached City Council Resolution No. 8514, 1974 Lease Agreement between City of Salinas and California Rodeo Association). A subsequent lease (see attached Exhibit 3 of Initial Study: City

Council Resolution No. 19242) between the City of Salinas and the current property owner, Simas-East Market Street LLC, was terminated on November 4, 2018 (see attached Exhibit 4 of Initial Study: Termination Letter for Expo Site Lease Agreement, dated January 14, 2019). Per Condition No. 6 of the lease, “upon termination of the lease agreement for any reason, Tenant agrees that it will cooperate in accomplishing a change of zoning of the leased premises to correspond with the zoning designation of other properties in the area in order to provide the Leased Premises the highest market potential possible.” This General Plan Amendment and Rezone is in direct response to Condition No. 6 of the Lease; therefore, excluding this property further as a Park.

The property is located in the P (Parks) base Zoning District and F (Flood Plain Overlay) overlay Zoning District. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North:	U.S. 101
South:	Industrial Complex / IGC-F (Industrial-General Commercial – Flood Plan Overlay)
East:	U.S. 101
West:	Warehousing and Storage, Limited / IGC-F (Industrial-General Commercial – Flood Plan Overlay)

Traffic and Transportation Commission Review

On September 12, 2019, the Traffic and Transportation Commission voted 5-1, to recommend City Council approve the General Plan Amendment (GPA 2017-001) and Rezone (RZ 2017-002) based on the Rodeo Property Traffic Impact Analysis (see attached Initial Study and Mitigated Negative Declaration).

ANALYSIS

General Plan Amendment and Rezone

The proposed Amendment is consistent with Salinas General Plan Policies. Consistent with Community Design Policy CD-2.4, the requirements of the property owner and City to rezone the property in response to conditions of their lease encourages the rehabilitation of an industrial property. Consistent with Circulation Policy C-1.2 and C-2.2, the Mitigation Monitoring and Reporting Program and the proposed mitigation measures ensure traffic Level of Service (LOS) D or better for all intersections and roadways (including U.S. Highway 101). The Mitigation Monitoring and Reporting Program and the proposed mitigation measures require future development to contribute to financing of street improvements required to meet the demand generated by the project consistent with Circulation Policy C-1.4. The proposed “General Commercial/Light Industrial” land use designation is not expected to result in negative impacts or conflict with surrounding properties, because future industrial uses will be compatible with neighboring uses

located adjacent to the south and west. No existing residential units are located on-site, or near the site.

No specific development plan is included with this application. Future development would be subject to the City of Salinas Zoning Code including, but not limited to use classification, development standards, design standards, and performance standards.

ENVIRONMENTAL REVIEW

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An Initial Study was prepared to evaluate the potential impacts associated with the project. Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring Program have been included in the project (see attached Initial Study and Mitigated Negative Declaration). The Initial Study and Mitigated Negative Declaration were routed to responsible agencies and posted at the County Clerk's Office on September 26, 2019; the deadline for comments was October 28, 2019. Action on the environmental document should precede any action on the requested permits. Monterey County Planning Department and Monterey Bay Air Resources District (MBARD) provided "No Comments" on the Mitigated Negative Declaration during the review period.

Correspondence was received from Transportation Agency for Monterey County (TAMC) (see attached). Paraphrased comments from the agencies are shown below:

1. TAMC: Consider adding a bike lane between the right turn lane and through-lane on Natividad at East Laurel Drive.

Staff Response: The intersection of Natividad Road at East Laurel Drive is in the City's Traffic Improvement Program (Project 61). The project is responsible for payment of traffic impacts fees, which represents the project's fair-share contribution towards this improvement.

2. TAMC: Consider providing median pedestrian refuge for longer crosswalks, especially where a third lane is added.

Staff Response: Pedestrian refuge islands will be considered where feasible at every location where project impacts require mitigation measure improvements.

FINDINGS

Mitigated Negative Declaration:

Prior to taking action on the requested General Plan Amendment and Rezone, the

Planning Commission will need to confirm that the proposed environmental document is adequate for the proposed project by establishing the findings set forth in the attached Planning Commission Resolution.

General Plan Amendment/Rezone:

The Planning Commission may recommend approval of a General Plan Amendment and Rezone if all of the findings set forth in the attached Planning Commission Resolution are established. Per Zoning Code Section 37-60.920(d)(2), an affirmative vote of a majority (no less than four (4) votes) of the Planning Commission is required for the Commission to make a recommendation of the General Plan Amendment to the City Council.

TIME CONSIDERATION

The proposed project includes requests for a General Plan Amendment and a Rezone, which are both legislative acts and are not subject to the Permit Streamlining Act (PSA).

ALTERNATIVES AVAILABLE TO THE COMMISSION

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, recommending that the City Council adopt the Mitigated Negative Declaration and approve General Plan Amendment 2017-001 and Rezone 2017-002 with modifications; or
2. Find that the proposal applications are not appropriate and establish findings at the public hearing recommending that the City Council deny General Plan Amendment 2017-001 and Rezone 2017-002.

CONCLUSION

The proposed General Plan Amendment and Rezone will be consistent with General Plan and Zoning Code policies. Approval will provide additional industrial opportunities in Salinas with no negative impacts to surrounding properties. The Initial Study and Mitigated Negative Declaration did not identify significant environmental impacts.

COURTNEY GROSSMAN
Planning Manager

BY:

Bobby Latino
Associate Planner

Attachments: Proposed Planning Commission Resolution, including the following exhibits:

- Exhibit A: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- Exhibit B: Proposed General Plan Amendment 2017-001 Map for 295 Sun Way
- Exhibit C: Proposed Rezone 2017-002 Map for 295 Sun Way

Draft City Council Ordinance for Rezone 2017-002, including the following exhibit:

- Exhibit A: Proposed Rezone 2017-002 Map for 295 Sun Way

Initial Study for 295 Sun Way, including the following exhibits:

1. Vicinity Map
2. General Plan Amendment and Rezone – Site Plan
3. City Council Resolution No. 19242 (Expo Site Lease Agreement)
4. Termination Letter for Expo Site Lease Agreement, dated January 14, 2019
5. Air Quality Impact Analysis by First Carbon Solutions, dated September 19, 2019
6. Biological Resources Assessment by First Carbon Solutions, dated August 17, 2018
7. Phase 1 Cultural and Paleontological Resources Assessment by First Carbon Solutions, dated August 17, 2018
8. Greenhouse Gas Impact Analysis by First Carbon Solutions, dated August 17, 2018
9. Traffic Impact Analysis by Mott McDonald, dated June 12, 2019
10. Contracted Peer Review by Rincon Consultants Inc. of the Air Quality Impact Analysis, Greenhouse Gas Impact Analysis, Biological Resources Assessment, and Phase 1 Cultural and Paleontological Resources Assessment by First Carbon Solutions, dated October 23, 2018
11. Mitigation Monitoring and Reporting Program
12. Letter from Ohlone/Costanoan-Esselen Nation (OCEN), dated December 17, 2018

City Council Resolution No. 8514, 1974 Lease Agreement between City of Salinas and California Rodeo Association

TAMC Comments on IS/MND, dated October 28, 2019

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