

# **GENERAL PLAN AMENDMENT 2022-002 AND REZONE 2022-002**

**AMEND THE GENERAL PLAN TO CHANGE THE GENERAL  
PLAN DESIGNATION OF FIVE (5) “PROJECT SITES” TO MIXED  
USE AND REZONE THE SAME FIVE (5) “PROJECT SITES” TO  
MIXED-USE (MX)**



Oscar Resendiz, Associate Planner  
Grant Leonard, Planning Manager  
Community Development Department  
Tuesday , September 19, 2023

# Background and Context



## City of Salinas Draft 2023-2031 Housing Element

July 7, 2023

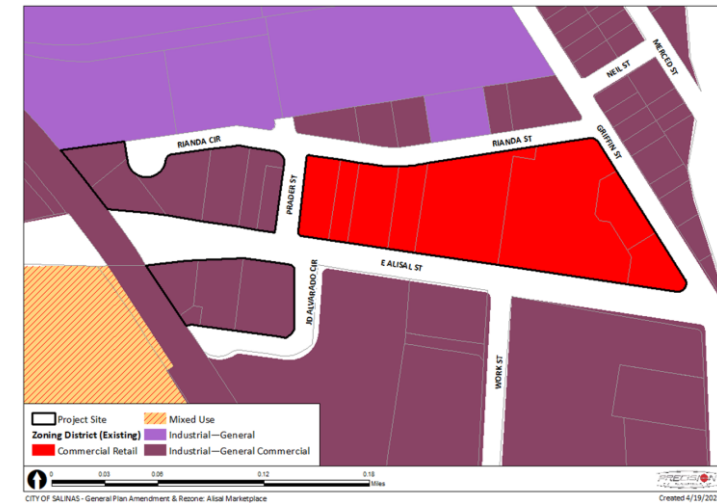
City of Salinas  
Community Development Department  
65 W. Alisal  
Salinas, CA 93901  
(831) 758-7206



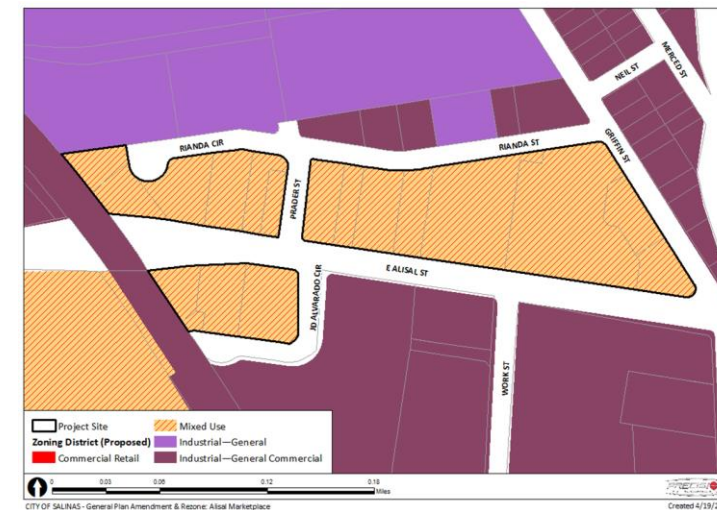
# Alisal Marketplace



Parcel Map



Current Designation



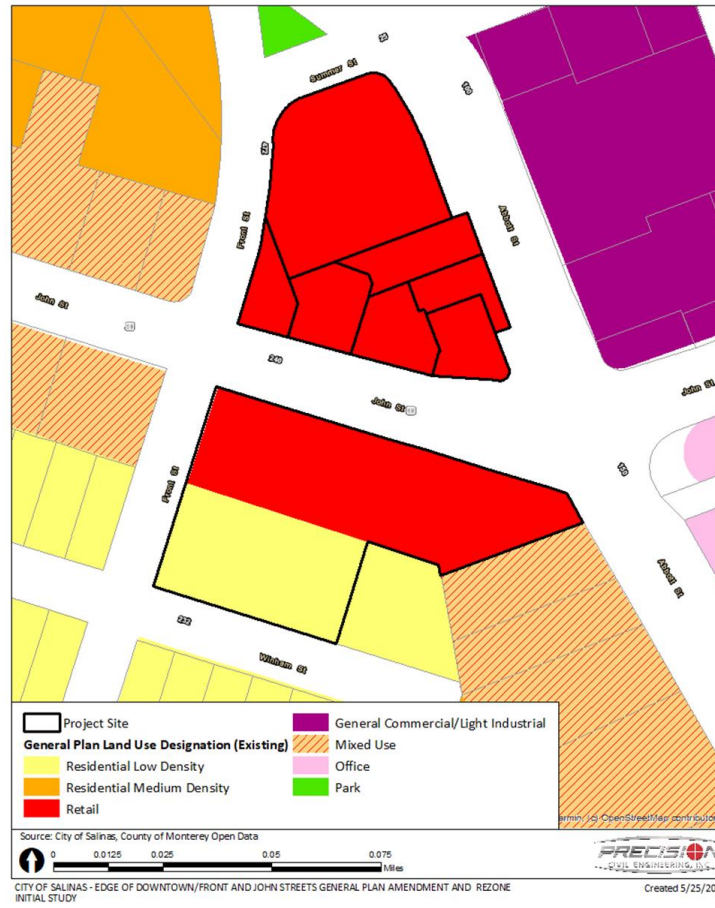
Rezoning



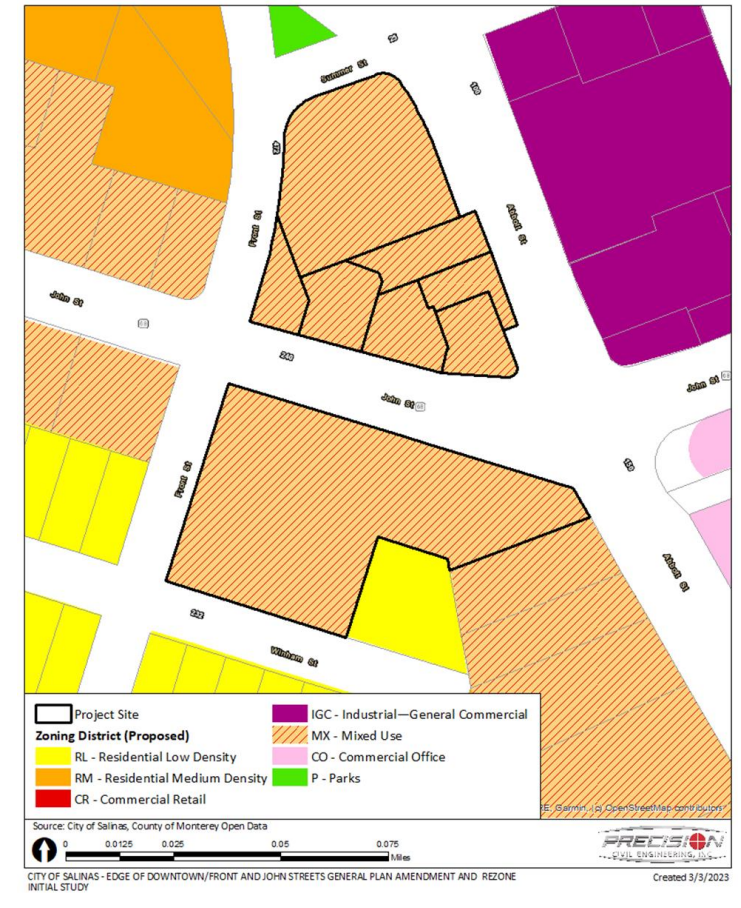
# Edge of Downtown/Front and John Streets



Parcel Map



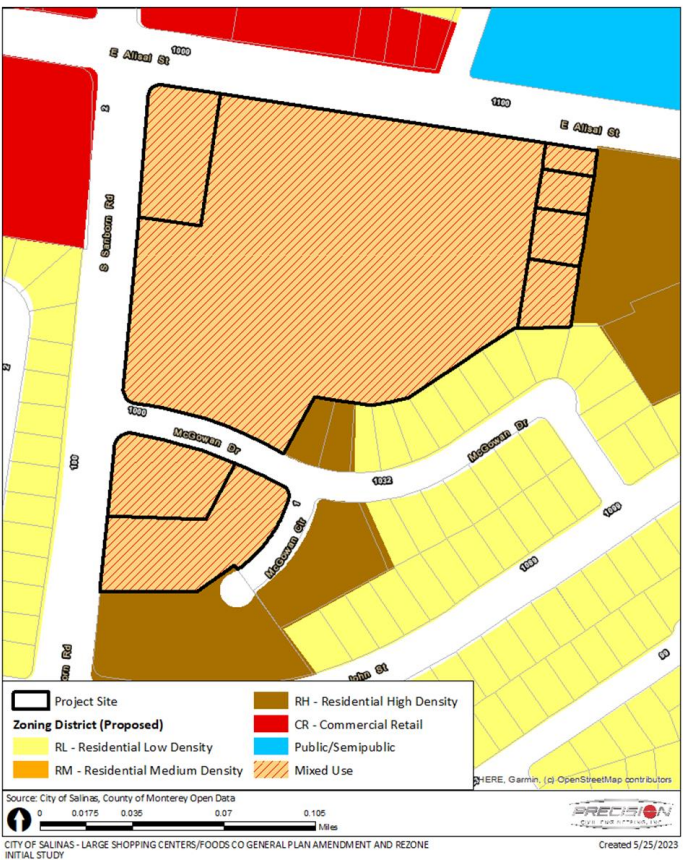
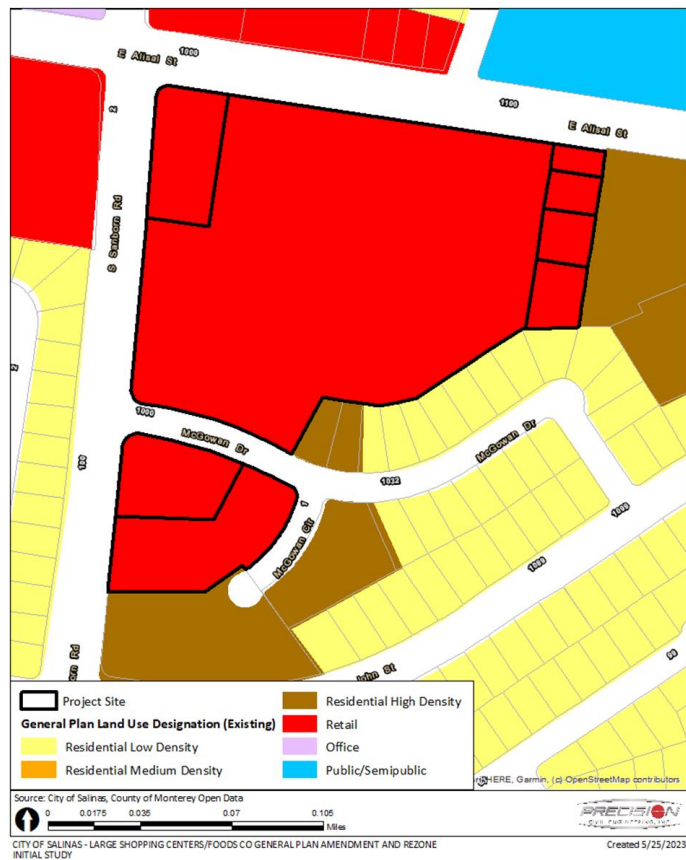
Current Designation



Rezoning



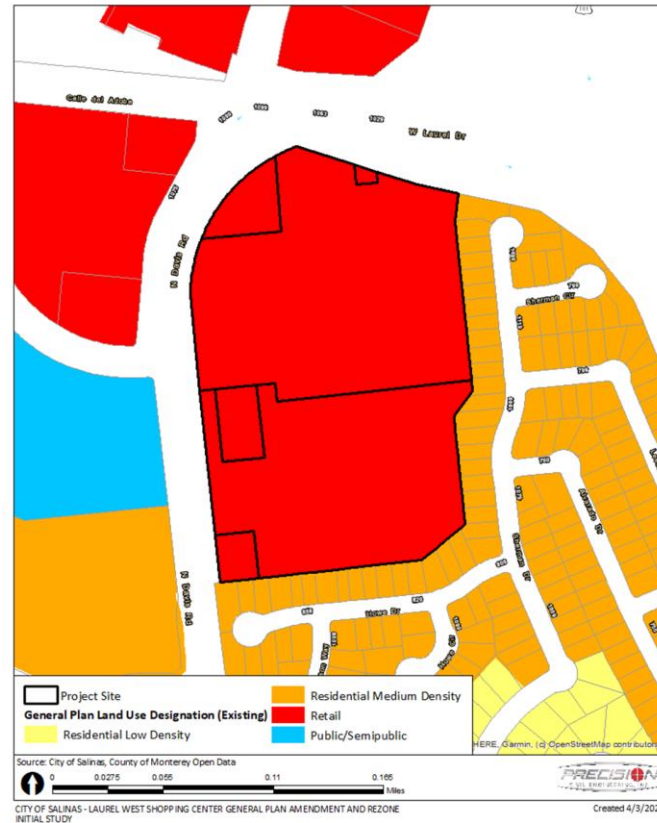
# Foods Co Shopping Center



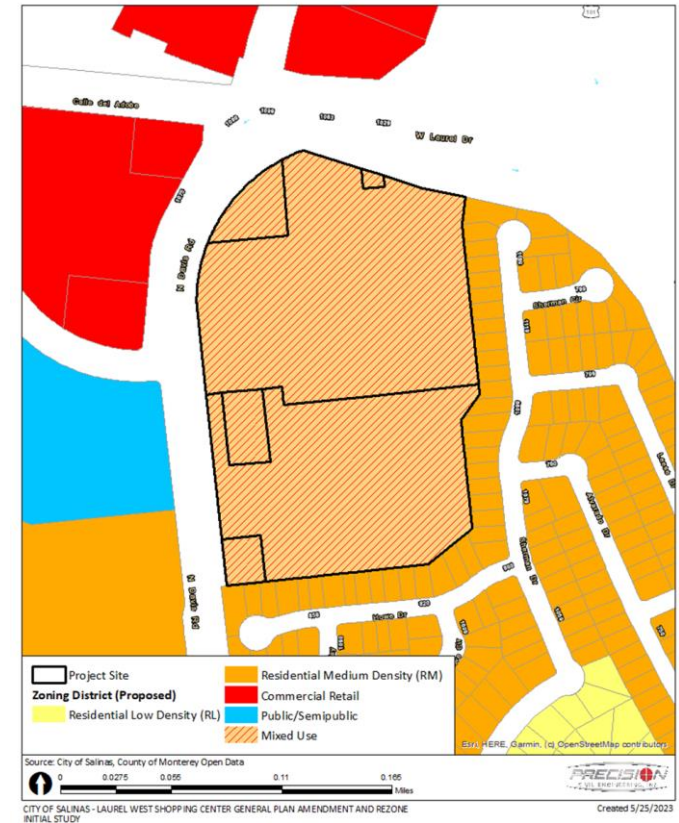
# Laurel West Shopping Center



Parcel Map



Current Designation



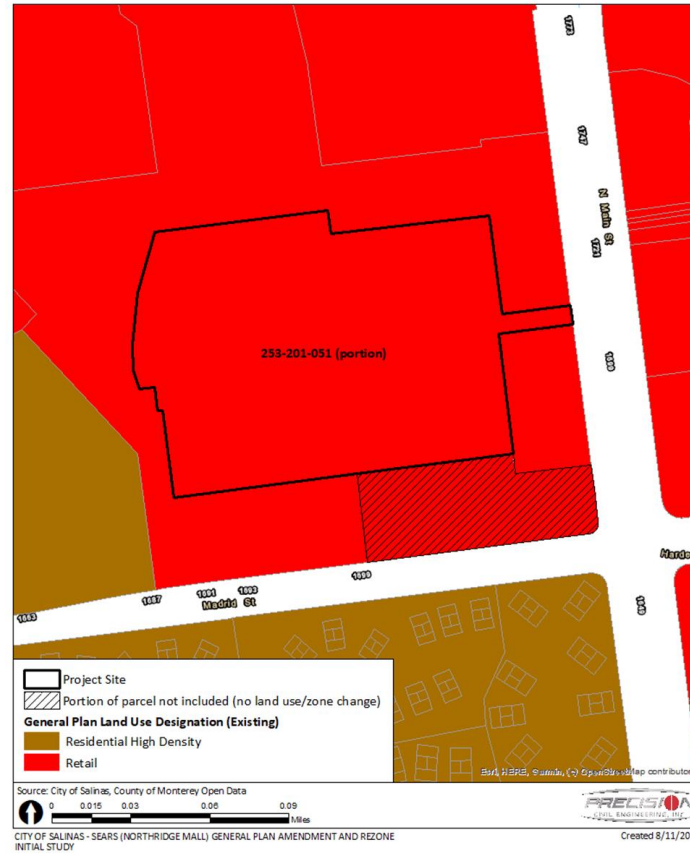
Rezoning



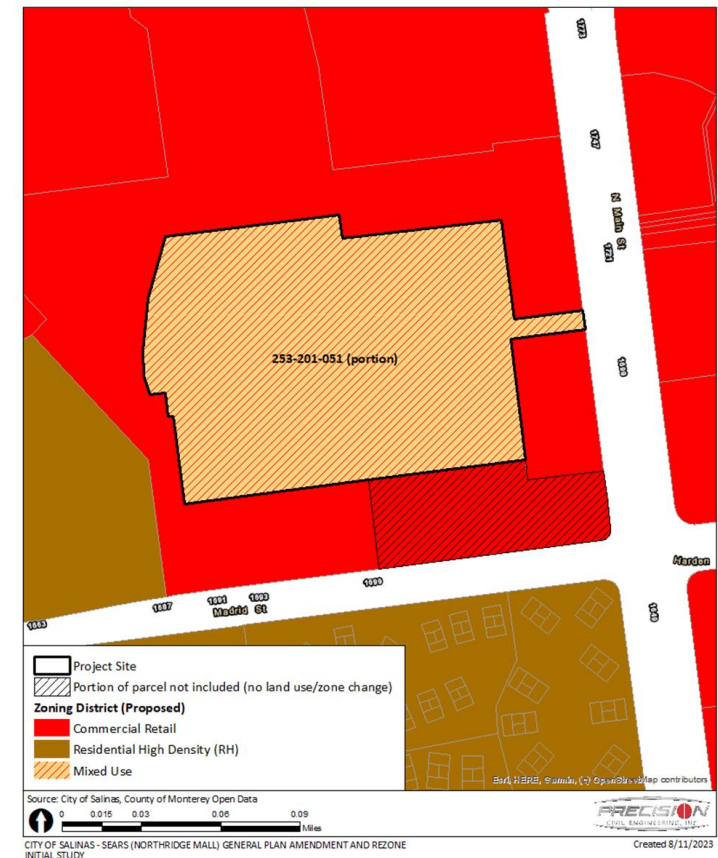
# Sears at Northridge Mall (Portion)



Parcel Map



Current Designation



Rezoning

# Environmental Review

## *Initial Study & Mitigated Negative Declaration routed to responsible agencies on August 18, 2023:*

- The proposed project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program have been included in the project.
  - State Clearinghouse – August 18, 2023 (SCH Number 2023080480).
  - Posted County Clerk's Office – August 18, 2023
  - Routed to responsible agencies – August 18, 2023
  - Deadline for comments – September 6, 2023



# Comment Letter Received



## Monterey Salinas Transit

- Clarifying Transit Lines
- Recommending mitigation measures for future developments

August 31, 2023

Oscar Resendiz  
City of Salinas  
65 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901

RE: City of Salinas General Plan Amendment No. 2022-002 and Rezone No. 2022-002 for Alisal Marketplace

Dear Mr. Resendiz:

Monterey-Salinas Transit District (MST) provides public transportation throughout Monterey County and operates an extensive bus network in the City of Salinas. MST has reviewed the Initial Study and Mitigated Negative Declaration (IS/MND) for the City of Salinas General Plan Amendment and Rezone Project for Alisal Marketplace and would like to make the following comments.

MST serves, operates, and maintains six (6) stops within the project's vicinity with four (4) routes: Lines 23, 41, 42, and 96. Bus Stop No. 3401 (Alisal / Work) serves lines 41 and 42 in the eastbound direction. Bus Stop No. 3467 (E Alisal / Work) serves lines 41 and 42 in the westbound direction. Both stops are adjacent to the project site and provide service every 15 minutes on weekdays and every 30 minutes on weekends.

#### Greenhouse Gas Emissions (GHG)

The VMT reduction column under Table 4-8 Scoping Plan Reduction Measures Consistency Analysis mentions that the project site has 6 bus stops within 1000 feet of the project site. Please provide the full list of stops and a vicinity map with all 6 bus stops:

1. Alisal / Work (Stop ID: 3401)
2. E. Alisal / Work (Stop ID: 3467)
3. E. Alisal / California (Stop ID: 6094)
4. E. Alisal / Front (Stop ID: 6085)
5. E. Alisal / Soledad (Stop ID: 6082)
6. E. Alisal / Soledad (Stop ID: 6097)

MST also recommends that future developers incorporate pedestrian and bicycle infrastructure along the project site that are in accordance with AMBAG's 2045 Metropolitan Transportation Plan/Sustainable Communities Strategies (MTP/SCS) plan. The implementation of complete streets in areas with mixed-use can mitigate the project's potential increase in GHG emissions.

*Advocating and delivering quality public transportation as a leader within our community and industry.*

**Transit District Members** Monterey County • Carmel-by-the-Sea • Del Rey Oaks • Gonzales • Greenfield • King City • Marina • Monterey  
Pacific Grove • Salinas • San Diego • Seaside • Soledad **Administrative Offices** 19 Upper Ragsdale Drive, Suite 200 Monterey, CA 93940  
PH 1-888-MST-BUS1 (1-888-678-2871) • FAX (831) 899-3954 • WEB [mst.org](http://mst.org)

# Planning Commission

- Comments and discussion about two sites.
- Recommended approval of four sites.
  - Foods Co. not recommended for approval

Foods Co. Site Concerns	Sears Site Concerns
Change may lead to increased traffic in an already congested neighborhood.	Change may limit business opportunities at the site because Mixed Use zoning restricts certain uses.
Change may lead to increased parking demands along adjacent residential streets that already experience heavy parking demands.	



# Foods Co. Site Additional Analysis

- Currently a high traffic use
- Mixed use results in lower traffic volumes
- Future parking demand unknown until a project is proposed
- Less parking needed along corridors with transit and multimodal amenities



# Sears Site Additional Analysis

- Vehicle Service Related not allowed in Mixed Use
- Most retail, restaurants, and entertainment allowed
- Owner would have 180 days to establish a vehicle service-related use
  - Would be legal, non-conforming
- Previous owner was interested in Mixed Use and housing.





# Analysis Conclusion

- Additional Analysis confirmed impact are less than significant
- Commercial uses can continue at Sears site - 180 days to establish a vehicle service-related use
- General Plan Amendment and Rezoning of all five sites is consistent with other City planning and housing efforts



# Recommended Motion

- Motion to recommend that the Salinas City Council:
  - Approve a resolution affirming the findings, adopting the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approve General Plan Amendment 2022-002 changing the General Plan Land Use Designation of five (5) “Project sites” to Mixed Use; and
  - Adopt an Ordinance rezoning the same five (5) “Project sites” to Mixed Use (RZ 2022-002).