



CITY OF SALINAS PLANNING COMMISSION REPORT

DATE: **JANUARY 21, 2026**

TO: **PLANNING COMMISSION**

FROM: **COURTNEY GROSSMAN, PLANNING MANAGER**

BY: **JONATHAN MOORE, SENIOR PLANNER**

TITLE: **ADMINISTRATIVE REPORT ON THE PUBLIC REVIEW DRAFT
VISIÓN SALINAS 2040 GENERAL PLAN**

RECOMMENDED MOTION:

Receive a presentation on the Public Review Draft Visión Salinas 2040 General Plan. No action is required.

EXECUTIVE SUMMARY:

The City of Salinas released the Public Review Draft Visión 2040 Salinas General Plan (Draft Plan) on December 19, 2025, for an informal comment period ending February 13, 2026. This meeting is the first opportunity for the Planning Commission to review, ask questions about, and provide comments on the Draft Plan. The City is still preparing a revised Economic Development Element, a Climate Action Plan (CAP), and an Environmental Impact Report (EIR). Following this comment period and additional engagement, the Draft Plan will be revised, and a second draft will be released with the above documents for a formal 45-day comment period. The City is planning a community workshop on the Draft Plan on Saturday, February 7, 2026.

DISCUSSION:

Public Review Draft Visión Salinas 2040 General Plan

The City of Salinas posted the Public Review Draft Visión Salinas 2040 General Plan for comment on Friday, December 19, 2025. This informal comment period is currently scheduled to end on Friday, February 13, 2026. Once comments are incorporated, a second version of the Draft Plan will be released with the Environmental Impact Report for a formal 45-day review period (see Related Documents in Development section below). The Draft Plan is available as Attachment 1 and through the links below.

- [Public Notice](#) – See General Plan Update tab
- [Direct link to the Draft Plan](#)

The Draft Plan is the culmination of a multiyear engagement and drafting effort that built on the last decade plus of planning efforts in Salinas. For more information on the planning process, engagement, and changes in state law, see the staff report and attachments for the [Joint Salinas City Council and Salinas Planning Commission Study Session](#), June 10, 2025.

Draft Plan Structure

California law (Government Code section 65302) requires every City and County to prepare and adopt a comprehensive and long-range General Plan that addresses eight topics (or “elements”): land use, circulation, housing, conservation, open space, noise, safety, and environmental justice. The format of these elements can be tailored to meet the needs of the community, provided that required topics are addressed, and the elements are internally consistent, as is the case with Visión Salinas 2040. A General Plan may also contain additional elements beyond the eight required by the Government Code. Visión Salinas 2040 also includes a Community Design Element; Economic Development Element; Arts, Culture and Youth Element; and a Public Safety Element.

Visión Salinas 2040 starts with three context-setting chapters (Introduction, Community Profile, Community Engagement) and then consolidates the eight mandated elements and the additional custom elements for Salinas into three “Pillars” (i.e., chapters):

State-Mandated Element	Visión Salinas 2040 Element	Pillar
Land Use	Land Use Element	Built Environment Pillar
Housing	Housing Element (adopted separately in 2023)	
Circulation	Circulation Element	
Noise	Noise Element	
<i>Optional</i>	Community Design Element	
Conservation	Conservation and Environmental Safety Element	Environment and Sustainability Pillar
Safety		
Open Space	Open Space Element	
Environmental Justice	Health and Environmental Justice Element	Socioeconomic Systems Pillar
<i>Optional</i>	Public Safety Element	
<i>Optional</i>	Economic Development Element	
<i>Optional</i>	Arts, Culture, and Youth	

Each of the three Pillars also has an introduction chapter describing how the elements therein relate to and further the Guiding Principles, equity in Salinas, and relative community planning documents.

Each element contains the City's long-range goals for the future, and the policies and actions to meet those goals. Each element is organized in the following sections:

Element section	Purpose
Introduction	Describes the context and legal requirements (if applicable) for the Element
Assets and Challenges	Details relevant existing conditions, positive projects or opportunities, and community needs.
Goals and Policies	Sets the Goals and Policies of each element with supporting narrative.
Implementation	Discusses how the Goals and Policies can be implemented and lists actions for each Policy.

Together, these components convey a long-term community vision and guide local decision making to achieve that vision. City staff apply General Plan goals and policies to provide direction to development applicants and land use analysis for the City Council, Planning Commission, and other boards and commissions. General Plan actions also comprise a detailed program to further focus City department work programs, priorities, and budgeting.

Related Documents in Development

City leadership and staff are continuing to meet with SPARC and other economic development shareholders to work towards an updated Economic Development Element (EDE). Legal counsel reviewed administrative drafts of the Climate Action Plan and the Environmental Impact Report (EIR) for the General Plan and Climate Action Plan. Staff are also working with the consultant team to address comments on both documents to prepare public review drafts.

Next Steps and Continued Engagement

The City will host a workshop event on the Draft Plan on Saturday, February 7, 2026, from 9:00 AM to Noon, at the Hebron Family Center. This event will include an open house with information on each element and related documents, and presentations and panel discussions on key General Plan topics. Staff will also reach out to local organizations to schedule presentations and pop-ups. These may extend beyond the initial February 13 date for comments. There will also be additional study sessions this spring with the Planning Commission to continue reviewing the Draft Plan. Staff will incorporate feedback received into a second draft of the General Plan. This would include an updated EDE and be released with public review drafts of the CAP and EIR. The EIR release will start a mandatory 45-day comment period.

Projected General Plan Update Timeline 2026			
Q1	Q2	Q3	Q4
<ul style="list-style-type: none"> • Planning Commission study sessions • Draft Plan Workshop and continued engagement • Revisions to administrative draft EIR/CAP • Start revisions to Draft Plan 	<ul style="list-style-type: none"> • Release draft EIR, CAP, revised GP for 45-day comment period • Study sessions on EIR, CAP, and Revised GP • Revise documents following comment period 	<ul style="list-style-type: none"> • Publish revised General Plan, CAP, and EIR • Start approval process: <ul style="list-style-type: none"> ◦ Monterey County Airport Land Use Commission ◦ Planning Commission ◦ Traffic and Transportation Commission ◦ City Council 	<ul style="list-style-type: none"> • Complete approval process if necessary • Focus on General Plan consistency Zoning Code amendments

ATTACHMENTS:

1. Public Review Draft Visión Salinas General Plan
2. PowerPoint Presentation