

# Land Use and Circulation Study Session



City Council  
March 12, 2024



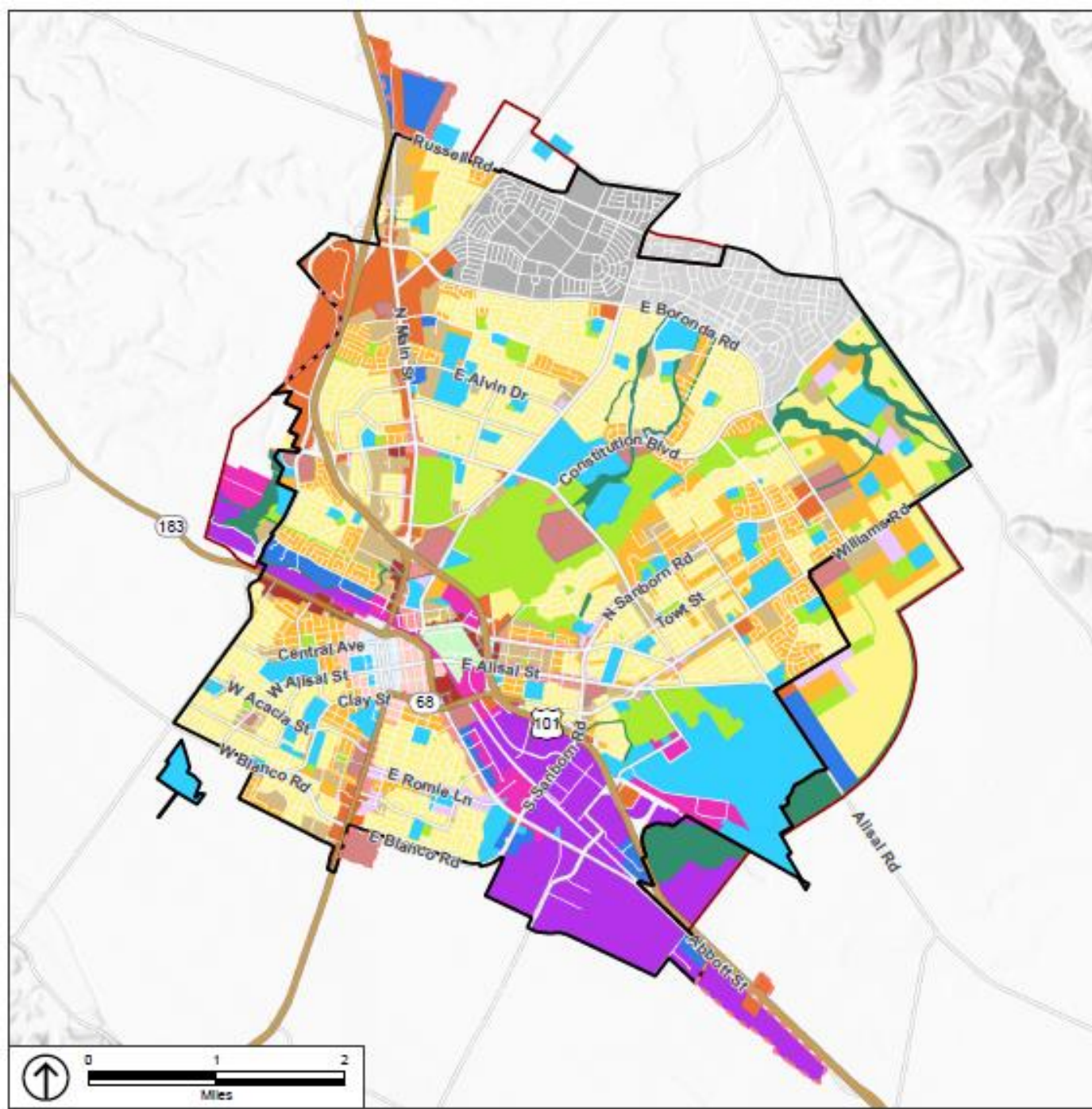
# Study session purpose

- Give Council an opportunity to shape draft policy
- Share update on land use engagement
- Land use and circulation are closely related as topics and in state law



Lancaster CA street transformation. Photos from CNU

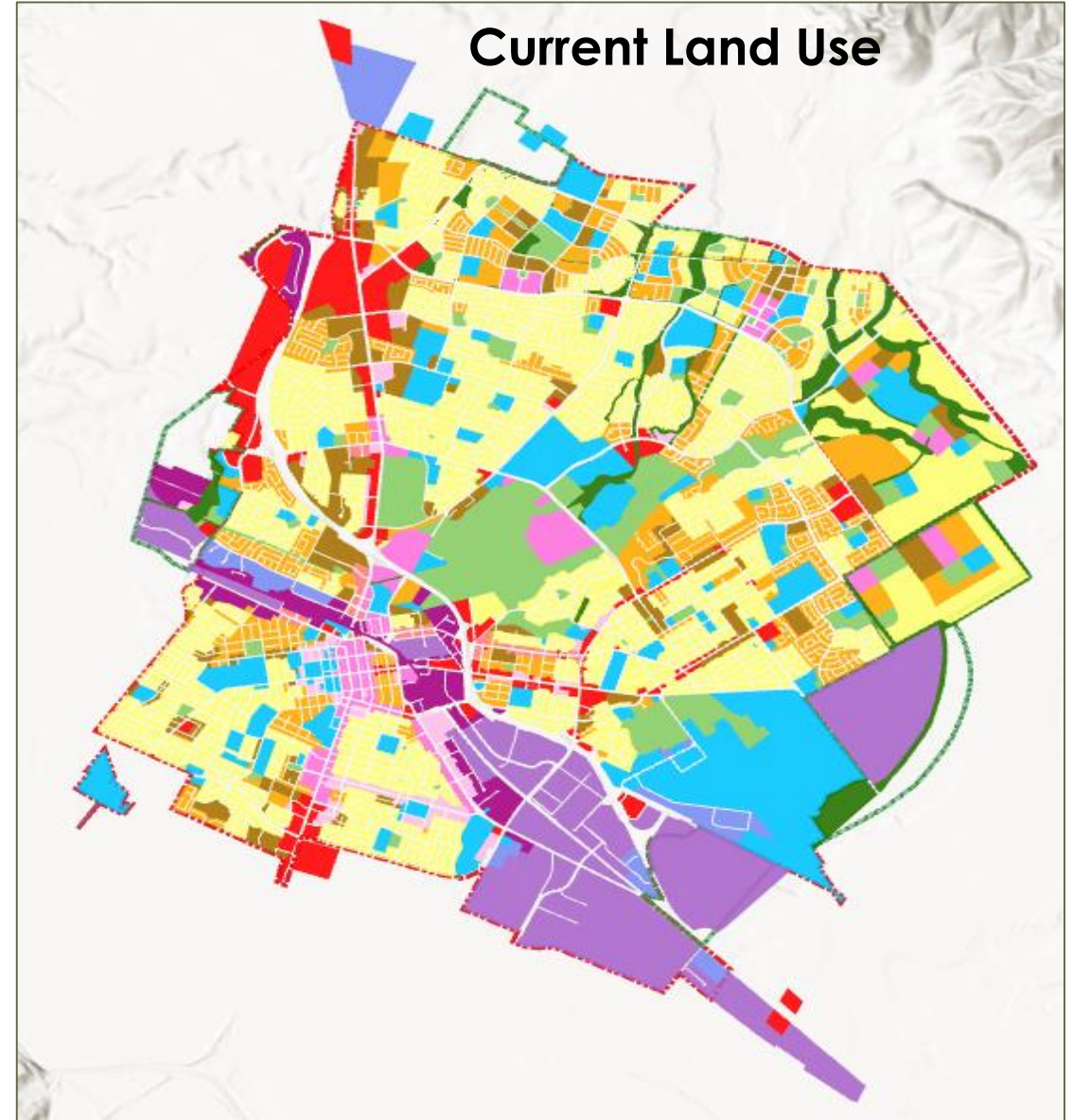
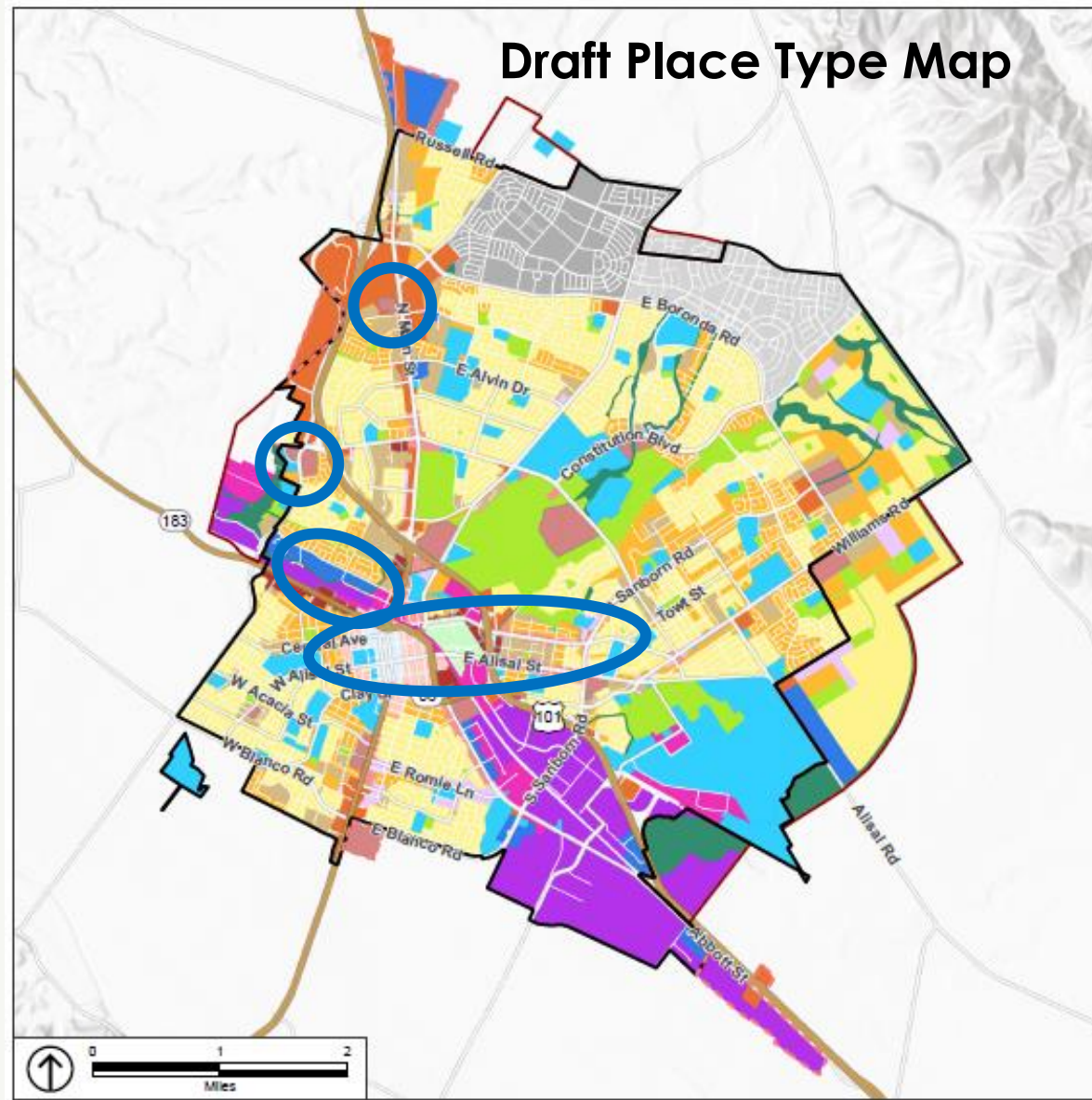
# Draft Place Type Map



- |                            |                                  |                              |                                     |
|----------------------------|----------------------------------|------------------------------|-------------------------------------|
| City Limit                 | Existing Sphere of Influence     | Proposed Sphere of Influence | Mixed Use Village                   |
|                            |                                  |                              | Multifamily Neighborhood            |
|                            |                                  |                              | Natural Preservation and Open Space |
| <b>PlaceTypes</b>          |                                  |                              | Neighborhood Center                 |
| Alisal Marketplace         | Blended Residential Neighborhood |                              | Parks and Recreation                |
|                            |                                  |                              | Traditional Neighborhood            |
| Central Area Specific Plan | City Center - Core               |                              | West Area Specific Plan             |
| City Center - Edge         | Civic and Institutional          |                              |                                     |
| Commercial Retail          | Emerging Industry                |                              |                                     |
| Employment Center          | Heavy Industry and Production    |                              |                                     |
| Medium Industrial          | Mixed Use Corridor               |                              |                                     |

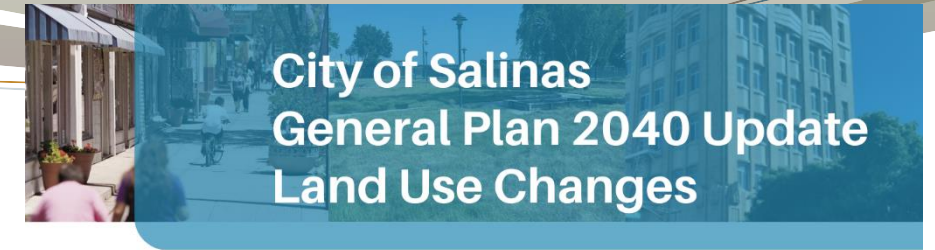


# Areas of Use Change



# Land Use Engagement

- 1,300+ postcards
- 100+ letters to businesses that may become nonconforming
- Follow-up direct canvassing
- Three virtual information sessions



## WHAT IS LAND USE AND WHY IS IT CHANGING?

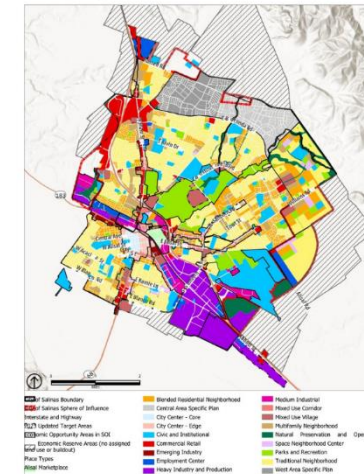
Land use refers to the purpose for which a parcel of land is used. It reflects the broader vision for what activities can be carried out, such as residential, commercial, industrial, park/open space, mixed use, etc. As part of the *Visión Salinas 2040 General Plan Update*, the City is updating its Land Use Element. The purpose of the Land Use Element is to describe present and planned land uses and their relationship to the community's long-range goals for the future. This update will help accommodate Salinas' projected growth.

## LAND USE VS ZONING

While land use is a broader category that determines what can be developed on a parcel, Zoning is a specific tool used to govern land use by implementing various rules and regulations. Those regulations include building heights, setbacks, density, permissible uses, etc. The purpose of zoning is to guide development in a way that aligns with the City's goals. The Zoning Code will be updated following adoption of the new General Plan.

## PROPOSED LAND USE MAP

Draft Place Types and Economic Areas



## WHAT DOES THIS MEAN?

- Some areas of the city will become open to new development opportunities.
- Existing businesses *may* become 'legal non-conforming' if not allowed under new land use designation.
- Legal non-conforming businesses continue to operate as normal until the property owner wants to change uses.
- Existing businesses will not be required to close down.
- Property will not immediately be redeveloped.

## NEXT STEPS

### Timeline

- **Winter/Spring 2024:** Continue public engagement
- **Summer 2024:** Release public draft for review
- **Late 2024:** Adopt new General Plan

### Informational Sessions

Meet with Community Development staff for more information on the Land Use Element.

- **Meeting #1:** 02/27/24 - 7 AM
- **Meeting #2:** 02/28/24 - 11 AM
- **Meeting #3:** 02/29/24 - 6 PM

Register here: [\\*add bitly](#)

## MORE INFORMATION



Visit our website!  
[visionsalinas.org](https://visionsalinas.org)  
Or scan here!



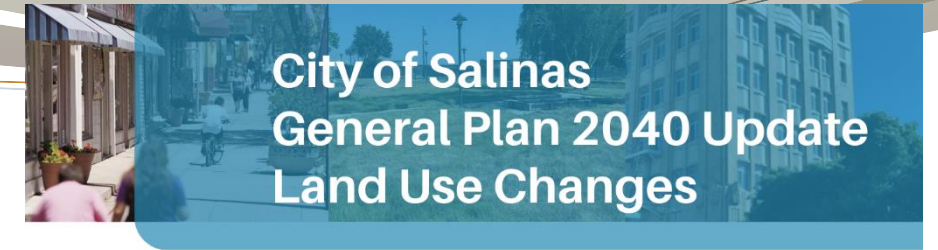
Contact us!  
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(831)758-7976





# Feedback

- Concerns over if the change would directly force anyone to move (no)
- Current nonconforming use regulations are too strict
- Positive comments on increased flexibility



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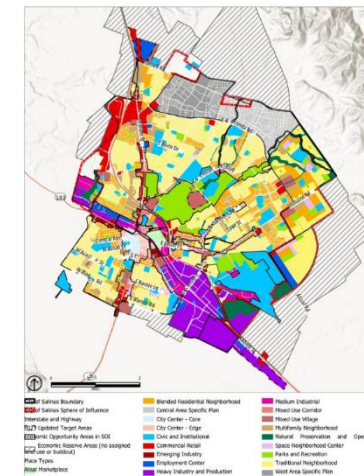
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# Legal Nonconforming Uses

- **Current zoning code** - Legal non-conforming businesses can continue to operate normally unless the property owner decides to change the use or if the use stops for more than 180 days, in which case the previous non-conforming use cannot resume. They cannot expand the nonconforming use.
- **Draft action LUI-1.6.6:** Create a more flexible nonconforming use policy to protect existing businesses in areas transitioning from light-industrial or commercial to a form of mixed use.
- **Draft Place Types** are intended to be more context-sensitive and flexible, to create less nonconforming uses while allowing new ones.

# Land Use and Infrastructure Policies

- Goal LU-1:- Support a balanced, diverse, and equitable land use pattern that provides a wide range of jobs, housing, recreation, and services.
  - Policies promoting mixed use and new housing, coordinating investment on underserved corridors, and economic development through land use.
- Goal LU-2: Ensure that above- and below-ground infrastructure meets the existing and future community needs.
  - Policies on maintaining/improving flood, sewer, wastewater systems, and other infrastructure.
- Goal LU-3: Support the development and continued evolution of the Salinas Municipal Airport.
  - Policies encouraging development, safety, and compatibility of the airport.



# Circulation recurring themes

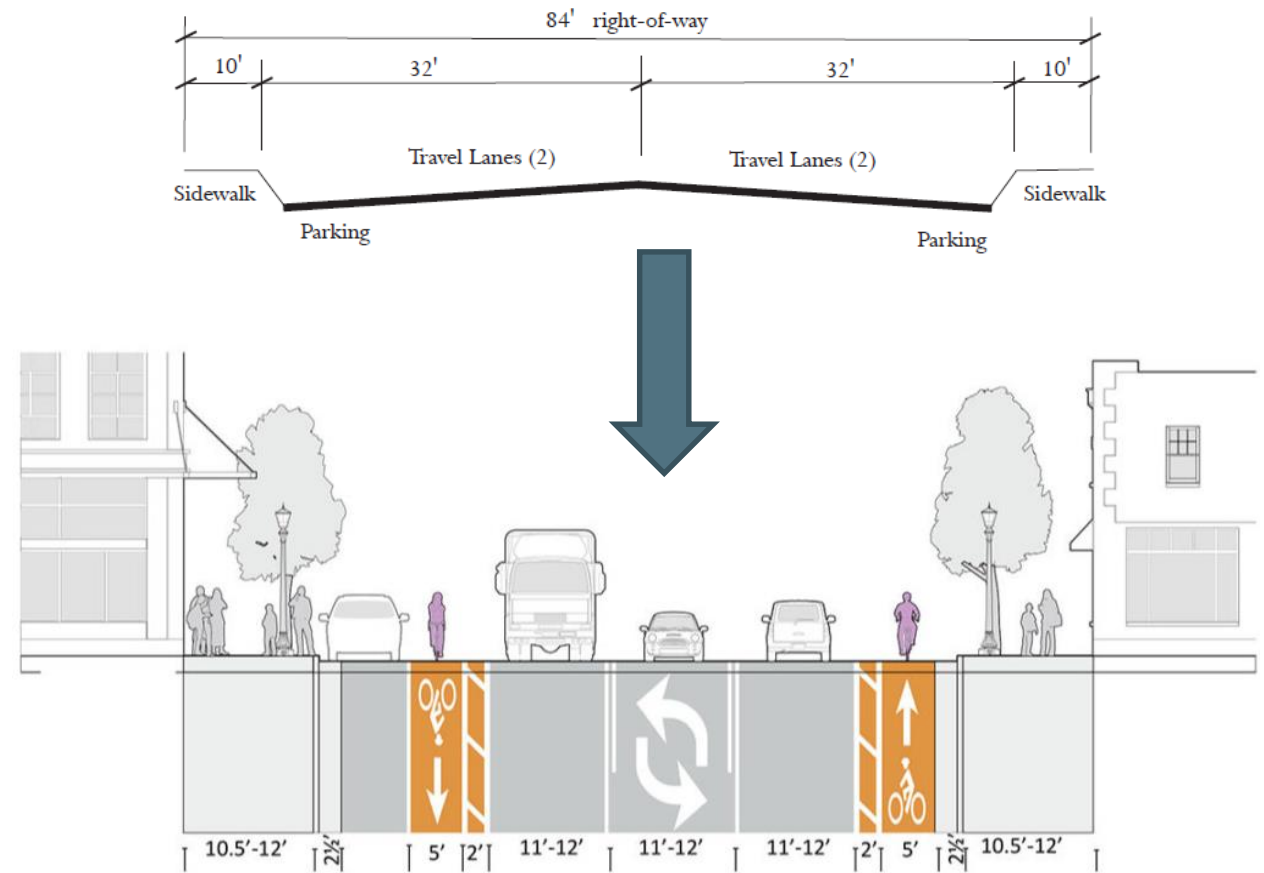
- Significant road and sidewalk maintenance needs throughout the city.
- Safety for all modes of transport.
- Traffic congestion is lowering quality of life.
- Need to make it more convenient and safer to use alternative modes of transportation.
- Circulation and freight movement is a major infrastructure concern for ag industry, particularly Abbott Street condition and Hwy 101 access.



# Circulation Element Background

- Transportation vision and policies
- Identifies major transportation routes and facilities
- Defines roadway classifications and what they should look like

Minor Arterial

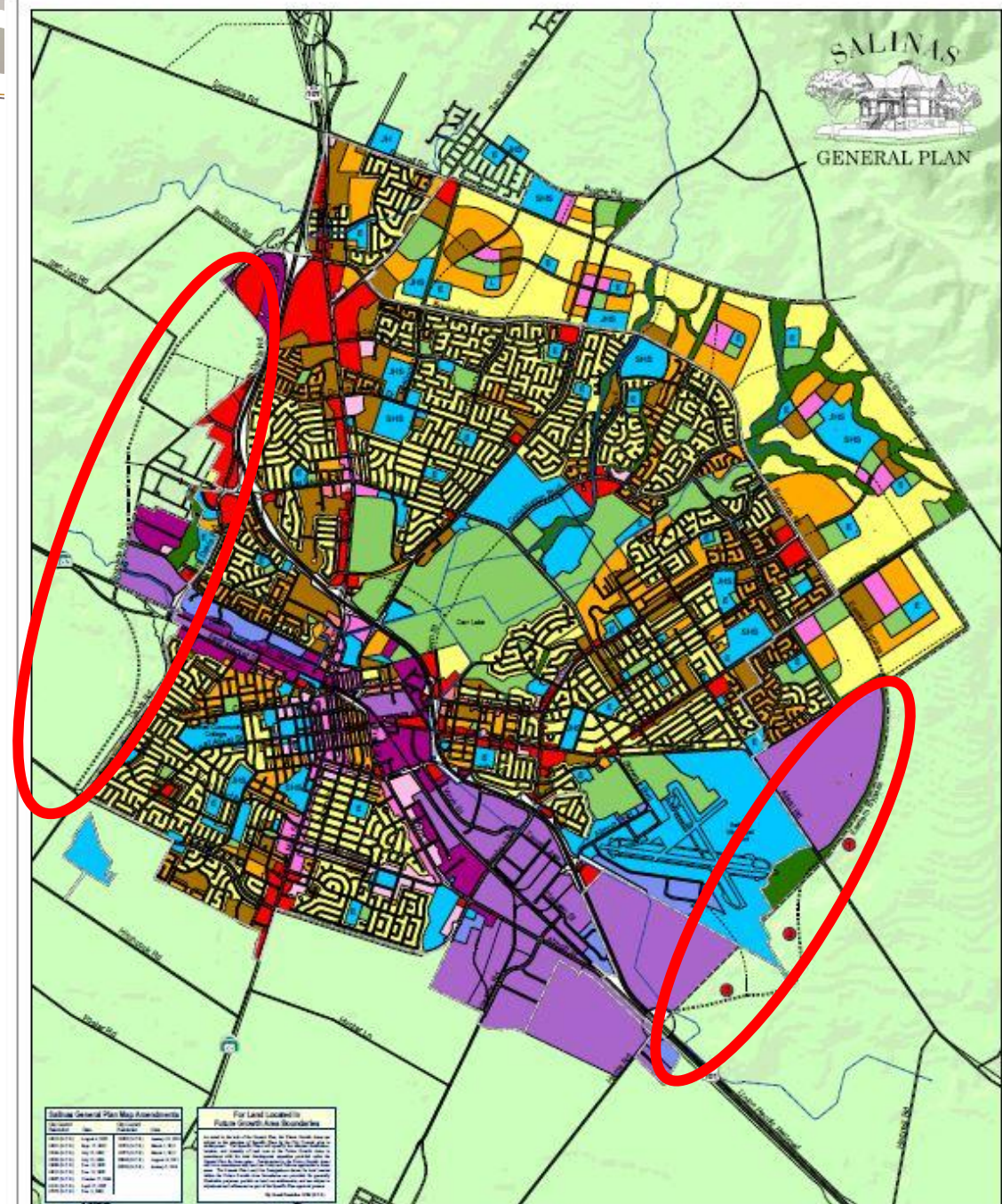


# Changes to state law

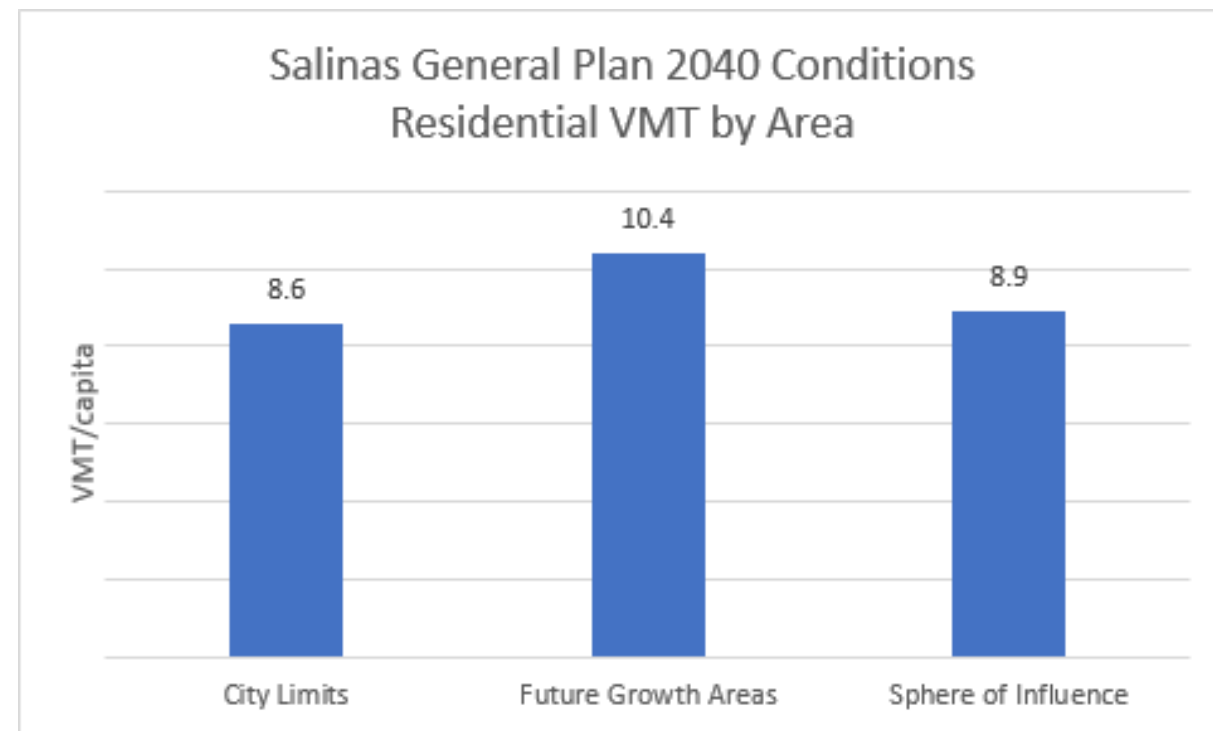
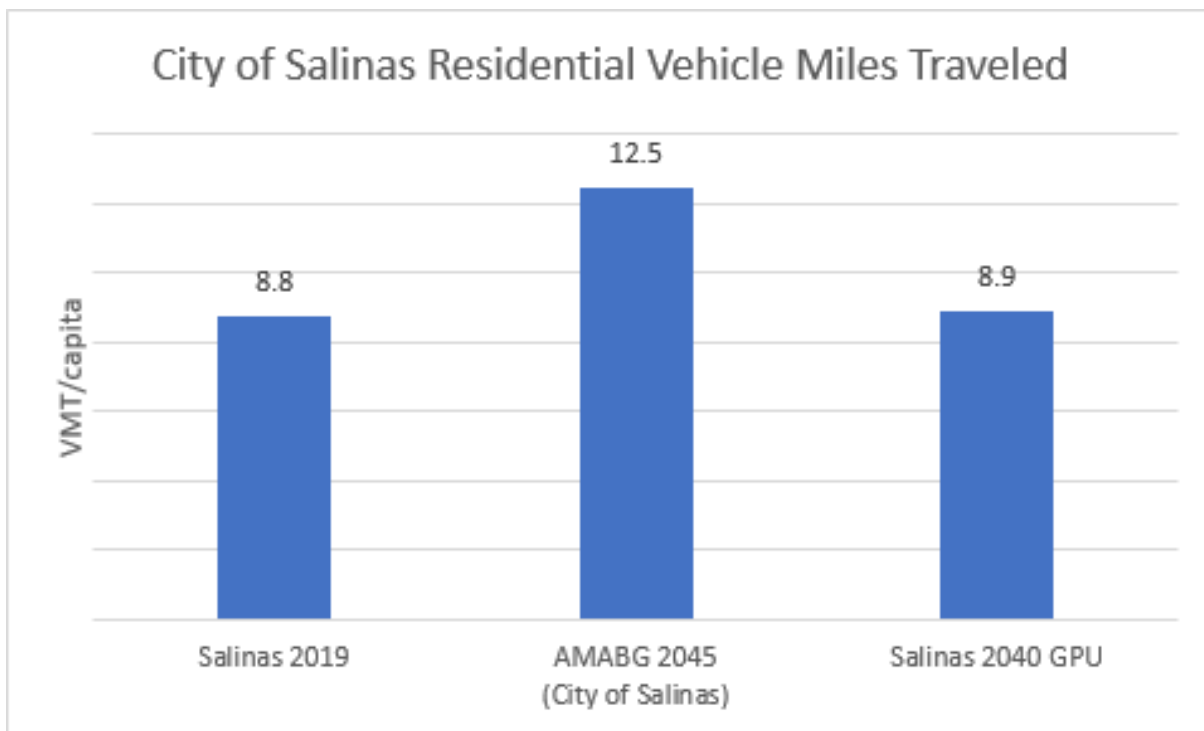
- AB 32 (2006) – Global Warming Solutions Act
- SB 743 (2013)
  - California Environmental Quality Act (CEQA)
  - Change from level of service (LOS) → Vehicle Miles Traveled (VMT)
- AB 1358 (2008) Complete Streets Act
- SB 1000 (2016) Environmental Justice



- Bypasses infeasible financially and sustainably
  - Mitigation costs nearly equal to construction
  - Outside of current boundaries
    - Land acquisition costs/additional mitigation for loss of farmland
    - Politically would have to get landowners, County, LAFCO, TAMC, and state on board
  - Environmental harm
  - Induced demand



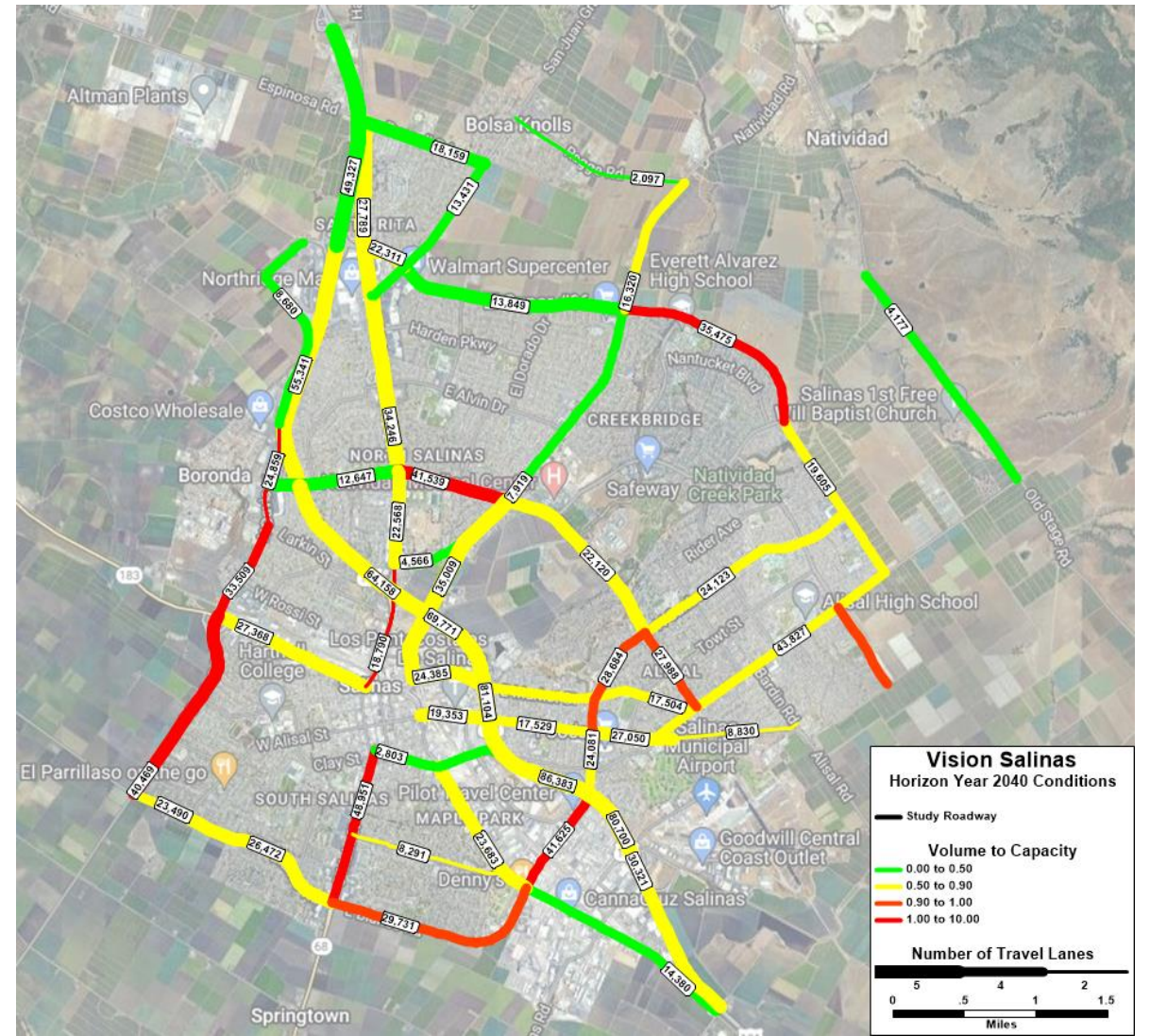
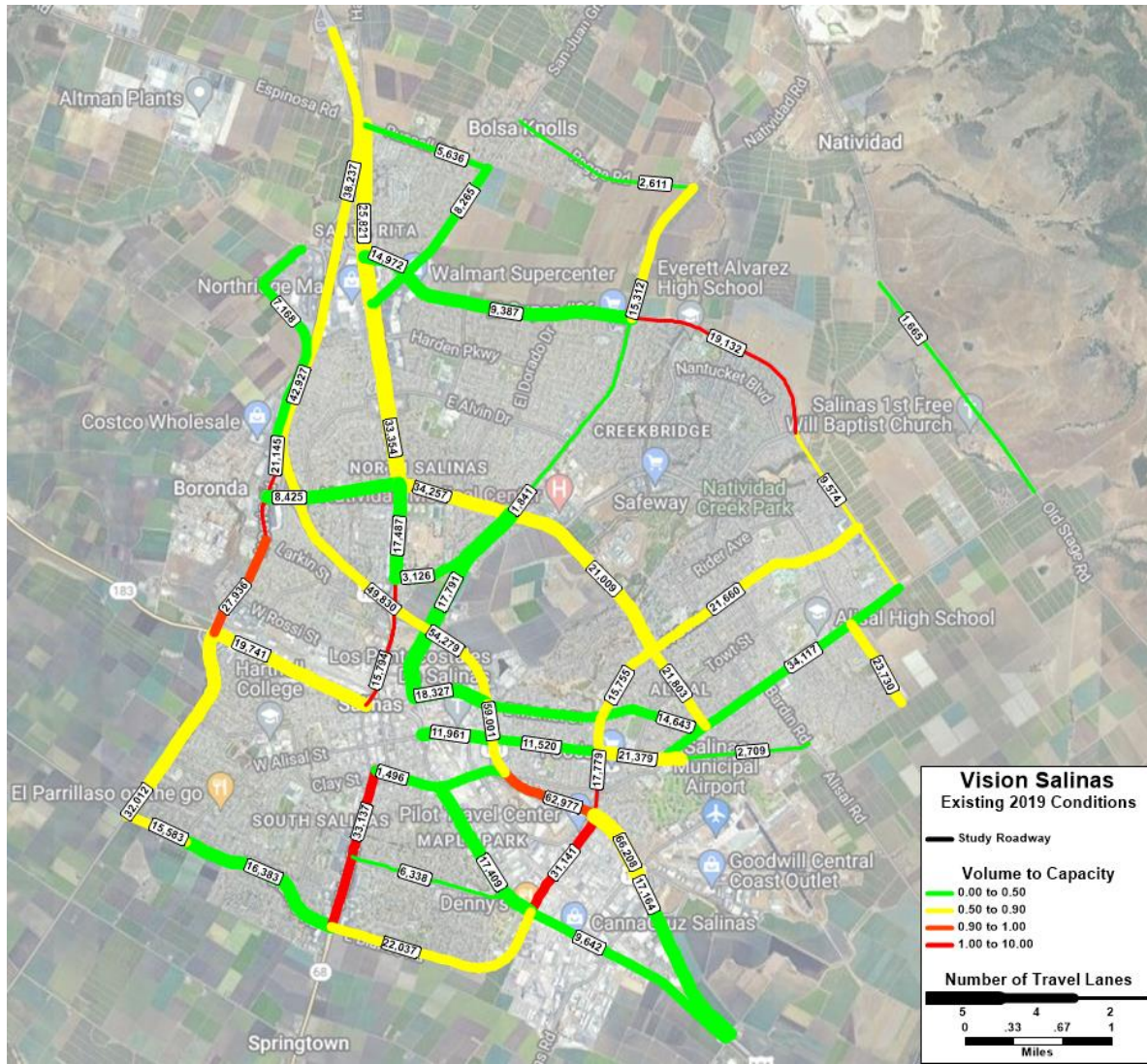
# Vehicle Miles Traveled Projections



- Proposed land use changes help mitigate VMT growth per capita, but we will still have to find ways to bring overall numbers down



# 2019 vs 2040 Volume to Capacity





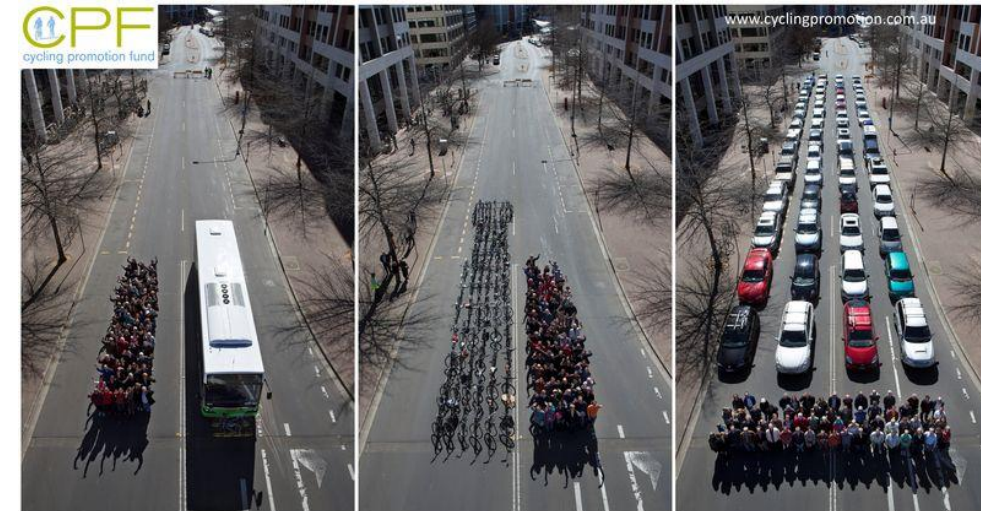
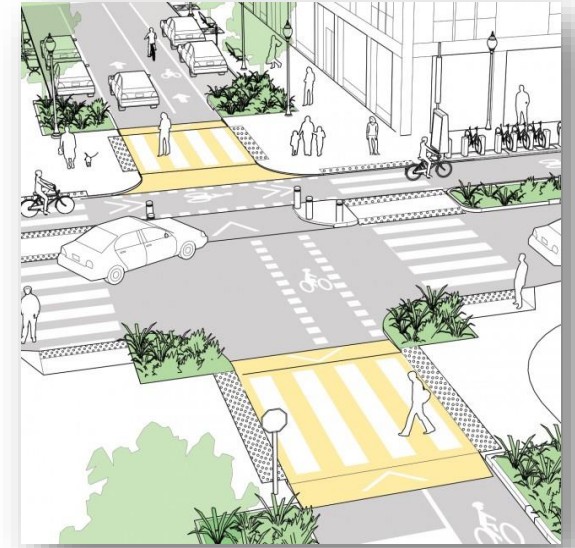
# VMT Mitigation options

Active Transportation

Transit (MST)

Travel Demand Measures – (car/vanpool, transit passes, remote work)

VMT banking/fee mitigation



# Circulation Element Draft Policies

- **Goal C-1:** Provide and maintain a safe and integrated circulation system that meets the current and future needs of the community for all modes of travel.
  - Policies to implement Vision Zero and other safety measures, improve congestion and connectivity.
- **Goal C-2:** Create and support sustainable and healthy transportation options that encourage a reduction in single-occupancy vehicle commuting and overall Vehicle Miles Traveled (VMT).
  - Policies for improving and investing in active transportation and transit and coordinating with regional partners such as MST and TAMC.
- **Goal C-3:** Support the local economy through a circulation system that moves products safely and efficiently.
  - Policies to support logistics, improve access to 101 and maintenance of truck routes.

# 2024 Upcoming Engagement and Review

- General Plan Open House and Climate Action Plan Webinar in Spring 2024
- City Council and Planning Commission study sessions
- Draft General Plan early summer, draft EIR and CAP late summer







# Questions & Comments