

**SALINAS PLANNING COMMISSION  
RESOLUTION NO. 2026-004**

**RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A  
PLANNED UNIT DEVELOPMENT PERMIT 2025-003 (PUD 2025-003) AND  
CONDITIONAL USE PERMIT 2025-025 (CUP 2025-025); REQUEST TO CONSTRUCT  
88 AFFORDABLE MULTIFAMILY HOUSING UNITS WITH A 4,335 SQUARE FOOT  
DAYCARE CENTER LOCATED AT 200 CASENTINI STREET IN THE RESIDENTIAL  
HIGH DENSITY (R-H-2.1-F) FLOOD OVERLAY ZONING DISTRICT**

**WHEREAS**, on May 29, 2025, Aaron Barger from Milestone Housing Group on behalf of Housing Authority of the County of Monterey, Property Owner, submitted Planned Unit Development Permit 2025-003 amending Planned Unit Development (PUD 1992-006) and a Conditional Use Permit 2025-025 to the Community Development Department requesting approval to construct 88 affordable multifamily residential units and construct and operate a 4,335 square foot daycare center, located at 200 Casentini Street in the Residential High Density (R-H-2.1-F) Flood Overlay Zoning District (Assessor's Parcel Number 003-161-030-000); and

**WHEREAS**, on April 24, 2026, a Public Hearing Notice for May 6, 2026, Planning Commission meeting for PUD 1992-006 and CUP 2025-025 was mailed to all property owners located within 300-feet of the subject property and posted in public places including the Permit Center and City Hall Rotunda; and

**WHEREAS**, on April 26, 2026, a Public Hearing Notice for the May 6, 2026, Planning Commission meeting was published in the Monterey Herald; and

**WHEREAS**, on May 6, 2026, before the Salinas Planning Commission, a continuance was granted to the next regular scheduled meeting of May 20, 2026, for PUD 1992-006 and CUP 2025-025; and

**WHEREAS**, on May 20, 2026, before the Salinas Planning Commission held a duly noticed public hearing to consider Planned Unit Development (PUD 2025-003) Conditional Use Permit (CUP 2025-025); and

**WHEREAS**, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

**NOW, THEREFORE, BE IT RESOLVED** by the Salinas Planning Commission recommends the City Council find the project exempt pursuant to Sections 15165, 15303 and 15332 of the CEQA Guidelines and approve PUD 2025-003 and CUP 2025-025; and

**BE IT FURTHER RESOLVED** that the Salinas the Planning Commission hereby recommends that the City Council adopts the findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

For the Planned Unit Development Permit:

***1. The location of the planned unit development is in accord with the objectives of this Zoning Code and the purposes of the district in which the site is located;***

The site is currently zoned Residential High Density, per Salinas Municipal Code (SMC) Section 37-30.140, Residential high density district general purpose is to:

- (a) Provide appropriately located areas for high density and multifamily dwellings consistent with the general plan and with standards of public health and safety established by the Municipal Code;
- (b) Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from the harmful effects of excessive noise, inappropriate population density, traffic congestion, and other adverse environmental impacts;
- (c) Promote development of affordable housing, housing for qualifying residents, and daycare facilities by providing a density bonus for projects, which meet state and/or city density bonus requirements;
- (d) Achieve design compatibility through the use of site development regulations and design standards;
- (e) Protect adjoining low and medium density residential districts from excessive noise or loss of sun, light, quiet, and privacy resulting from proximity to multifamily dwellings;
- (f) Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment;
- (g) Ensure the provision of public services and facilities needed to accommodate planned population densities;
- (h) Encourage attractive and interesting residential streetscapes and high-density developments that are pedestrian-oriented and reflect traditional residential design principles; and
- (i) Promote safe residential neighborhoods through the incorporation of crime prevention through environmental design (CPTED) features in dwelling and site design;
- (j) The additional purposes of each R-H district are as follows:
  - (1) R-H-2.1: to provide for high density multifamily dwelling units where the minimum density is more than fifteen dwelling units per net acre and the maximum density is not more than twenty dwelling units per net acre without density bonus.

The proposed multifamily and daycare project achieves the general purpose as identified in the Residential High Density district as described above and demonstrated through the project plans (Exhibit B). The R-H-2.1 zoning district allows a maximum density of 20 dwelling units per acre. Based on the 4.59-acre site area, the project could accommodate approximately 92 dwelling units without utilizing a density bonus.

A portion of the site is in the Flood Overlay District. The purpose of the flood (F) overlay district regulations is to:

- (a) Protect development from flood-related hazards;
- (b) Protect public health, safety, and general welfare by regulation of development within flood-prone areas;
- (c) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- (d) Control filling, grading, dredging, and other development which may alter drainage patterns and/or increase flood damage;
- (e) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas;
- (f) Control the cumulative effect of development in flood-prone areas that can increase flood heights and velocity, erosion, downstream impacts, and otherwise contribute to flood loss; and
- (g) Enhance water quality and groundwater recharge by identifying areas where resources can be placed for this purpose, such as floodplains or other areas, in accordance with the requirements of the latest adopted edition of the city's National Pollutant Discharge Elimination System (NPDES) permit requirements.

All new development within the Flood Overlay District shall comply with the requirements and development regulations of [Chapter 9, Article VI: Flood Damage Prevention](#) in conjunction with the current California Building Standards Code.

The R-H-2.1 zoning district allows a maximum density of 20 dwelling units per acre. Based on the 4.59-acre site area, the project could accommodate approximately 92 dwelling units without utilizing a density bonus. The proposed multifamily residential dwellings and daycare achieve the general purpose as identified in the Residential High-Density district as described above. The proposed project supports General Plan policies promoting higher-density residential development, affordable housing and efficient land use patterns. This has been demonstrated through the project plans.

**Development Regulation Compliance Table**

MFR= Multifamily Residential  
 DC=Daycare Center

<b>Development Regulation</b>	<b>Standard Daycare (DC) /Multi-Family Residence (MFR)</b>	<b>Existing</b>	<b>Proposed Daycare (DC)/Multi-Family Residence (MFR)</b>	<b>Remarks Daycare (DC)/Multi-Family (MFR)</b>
Use Classification	-	Vacant Lot	-	-

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<b>Development Regulation</b>	<b>Standard Daycare (DC) /Multi-Family Residence (MFR)</b>	<b>Existing</b>	<b>Proposed Daycare (DC)/Multi-Family Residence (MFR)</b>	<b>Remarks Daycare (DC)/Multi-Family (MFR)</b>
Lot Area Per Dwelling Unit – Minimum (s.f.)	MFR- 2,100 s.f. minimum	-	MFR- 2,425 s.f. minimum 4.59-acre (199,940 s.f./88 units =2,272 s.f.)	MFR-In Compliance
Lot Yard – Minimum (ft.)	15'	Vacant Lot	MFR – over 100' DC – 15'	MFR-In Compliance DC – In Compliance
Interior Side Yard – Minimum (ft.)	10'	Vacant Lot	10'	MFR- In Compliance
Rear Yard – Minimum (ft.)	10'	Vacant Lot	41'	MFR- In Compliance
Height – Maximum (ft.)	45'	Vacant Lot	DC -19'- 6" MFR – 33'	DC- In Compliance MFR – In Compliance
Nonresidential FAR – Maximum (%)	MFR- .04	Vacant Lot	.03	MFR – In Compliance
Distance Between Structures – Minimum (ft.)	20'	MFR- 5' per story	MFR- 15'-35'	MFR – In Compliance

<b>Development Regulation</b>	<b>Standard Daycare (DC) /Multi-Family Residence (MFR)</b>	<b>Existing</b>	<b>Proposed Daycare (DC)/Multi-Family Residence (MFR)</b>	<b>Remarks Daycare (DC)/Multi-Family (MFR)</b>
Landscaping – Minimum (Percent of Lot Area 10% for overall site & 5% Parking Lot)	Provide landscaping plans per Sections 37-50.690 & 37-30.180 (I) Zoning Code	Vacant Lot	Proposed Landscape  Overall Site 39% Parking Lot Area 18%	In Compliance
Driveway Length – Minimum (ft.)	20'	Vacant Lot	32'	DC- In Compliance
Driveway Width – Maximum (ft.)	24'	Vacant Lot	DC- 24'	DC-Meets Standard
Off-Street Parking - Minimum (spaces)	AB2097	Vacant Lot	Project Proposed 152 Parking Stalls (64 tandem parking stalls subject to Density Bonus Waiver)	Site is located within ½ mile of bus stop pursuant to AB2097. Therefore, provided parking is considered optional.
Open Space (500 s.f. per dwelling unit)	44,000 s.f.	Vacant Lot	27,305 s.f.	Density Bonus Waiver provides 13 dwelling units.
4-bedroom Requirement (10% of total unit count)	88 units (10% off 88 is approx. 9 units)	Vacant Lot	None	Density Bonus Waiver provides 15 units of 1-3 bedroom mix.
Recycling and Solid Waste	Required for 5 or more residential units	Vacant Lot	Trash Enclosure Proposed	In Compliance

***2. The planned unit development and the proposed conditions under which it would be developed or maintained are consistent with the Salinas general plan, applicable specific plan, and other plans and policies adopted by the Salinas city council and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the planned unit development, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and***

The site is designated as Residential High Density by the 2002 Salinas General Plan. Per the General Plan, Residential High Density land use provides for the development of multifamily dwellings units and daycare centers. The proposed project is consistent with the General Plan Goals and Policies. Located on an infill site, the project would help maintain a compact City. Neighboring properties consist of similar zoning designations (R-H-2.1) and uses.

Pursuant to Government Code Section 65863 (State No Net Loss Law), the City is required to analyze the effect that the proposed development would have on the City's ability to accommodate the State's Regional Housing Needs Allocation (RHNA), as the subject site is included in the 2023-2031 Housing Element to provide credit toward the RHNA. A key consideration for General Plan consistency is determining if the project provides the allocated number of affordable units to the project site identified in the Housing Element. The 2023-2031 Housing Element identified 67 moderate income units for the Third Phase vacant site. The proposed project would add 21 units to RHNA capacity and the provision of 10 extremely low, 53 very low and 24 low-income units.

The project seeks on-going rental subsidies in the form of Project-Based Section 8 Vouchers from the Housing Authority of the County of Monterey in addition to tax exempt bond financing and low-income housing tax credits.

The project site is located adjacent to Natividad Creek. Pursuant to General Plan Implementation Program COS-17, development within 100 feet of any stream (including Reclamation Ditch No. 1665) shall not occur except for passive recreational uses unless a biotic resources study prepared by the City Planner or his/her designee demonstrates that the implementation of alternative mitigation measures will result in a comparable or better level of mitigation than the provision of the 100-foot setback or that no riparian or wetland resources are identified outside the area of the improved ditch.

A Biological Survey Report was prepared on behalf of the City Planner November 24, 2025, by Harris & Associates. The Biological Survey Report concluded that no impacts on aquatic resources are anticipated, since no aquatic resources are on site. The cement-lined channel of Natividad Creek is not within the project footprint, and no direct or indirect impacts are anticipated because of project development.

***3. The planned unit development does not represent an exception to the standards of this Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development, which strictly complies with base district property development regulations.***

Pursuant to Section 37-30.180, the site is subject to the Residential High Density Development

Regulations and design standards requirements. These standards ensure the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers. The standards are also intended to promote higher density development that is pedestrian-oriented, safe, and reflects traditional neighborhood design principles. Section 37-30.180 requires review including but not limited to, siting, size, configuration, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. City staff has reviewed the proposal and determined that the development has been appropriately sited and designed and the development meets all required site development standards in the R-H-2.1 zoning district.

Colors and materials at the site are consistent with the surrounding area and neighborhood character. The Mediterranean/Spanish-influenced multifamily architectural style with traditional components including materials such as stucco, stone veneer, roof tile and metal railing. Proposed colors include earthtone palettes such as tan, brown, taupe and dark bronze which are consistent with Section 37-30.080(d)(9) which demonstrates the compatibility in the architectural details and exterior colors reinforce and enhance the architectural form and style of the structure. Furthermore, the Applicant proposed 39% of the overall site to be landscaped, well over the 10% landscaping requirement.

The Applicant has requested several Density Bonus waivers pursuant to Zoning Code Section 37-60.980(a) to include reduction in open space, waiving the four-bedroom requirement and providing tandem parking to satisfy on-site parking requirements. Further discussions are incorporated under the Site Plan Review application.

For the Conditional Use Permit:

***1. The proposed location of the use is in accordance with the objectives of the Salinas General Plan, this Zoning Code and the purposes of the district in which the site is located;***

The project site is designated Residential High Density under the City's General Plan and is located on an infill parcel. This is also identified as part of Figure LU-1 in the City of Salinas General Plan Land Use Map. Per the General Plan, Residential High Density promotes daycare centers and provide public and semipublic land uses needed to complement residential development. The proposed daycare center building conforms to Community Design Element Policy CD-2.3, which requires infill development to be consistent with the scale and character of existing neighborhoods.

Per Section 37-10.280, daycare centers are defined as facilities approved and licensed by the State, other than family care homes, that provide nonmedical care on less than 24-hour basis, including infant centers, preschools, extended daycare facilities, adult daycare facilities, and elderly daycare facilities (excludes residential care facilities, residential service facilities, interim housing, or convalescent hospitals/nursing homes). Per Sections 37-30.110 and 37-40.310, the proposed development of a daycare center is subject to the Conditional Use Permit process in the R-H-2.1 zoning district.

**2. The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and**

The proposed development is surrounded by existing residential and public and semipublic uses. The proposed daycare center building would not be detrimental to the public health, safety and general welfare of the people of the City, because the design and scale is compatible with the varied designs of the adjacent buildings and is not expected to be in conflict with the surrounding neighborhood. Further, the proposed development is in conformance with the development regulations of the R-H-2.1 – zoning district per Section 37-30.140.

**3. The proposed conditional use will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use.**

Conditions of approval have been recommended for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example, a condition of approval requires that it is licensed by the State with limited operational hours.

**PASSED AND APPROVED** this 20th day of May 2026, by the following vote:

AYES: Chairperson McKelvey-Daye, Commissioners Mora, Flores, Purnell and Rocamora

NOES: None

ABSTAIN: None


ABSENT: Commissioners Gutierrez and Wruck

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on May 29, 2024, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date:

5/29/26

  
Courtney Grossman  
Secretary