



East Area Specific Plan

April 16, 2025

Planning Commission

Monica Gurmilan, Senior Planner

Presentation Agenda

Project Background

- Future Growth Area
- Specific Plan Importance

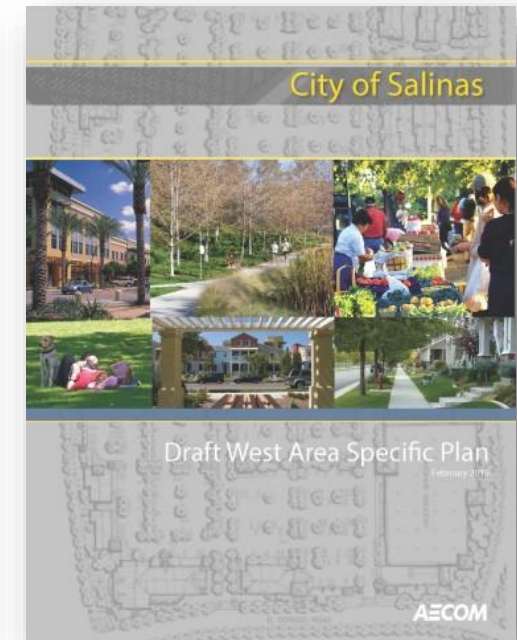
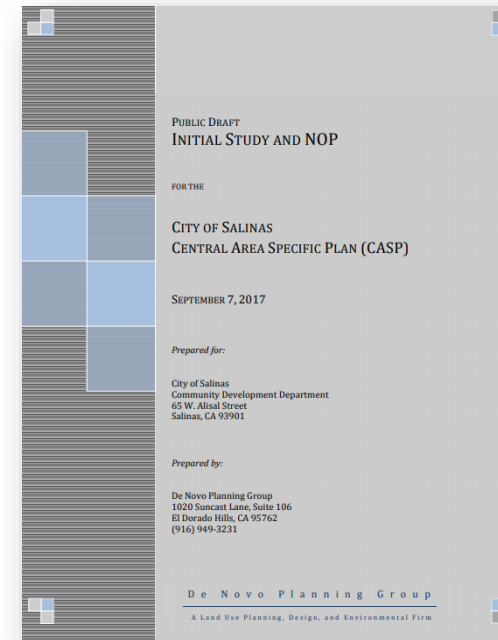
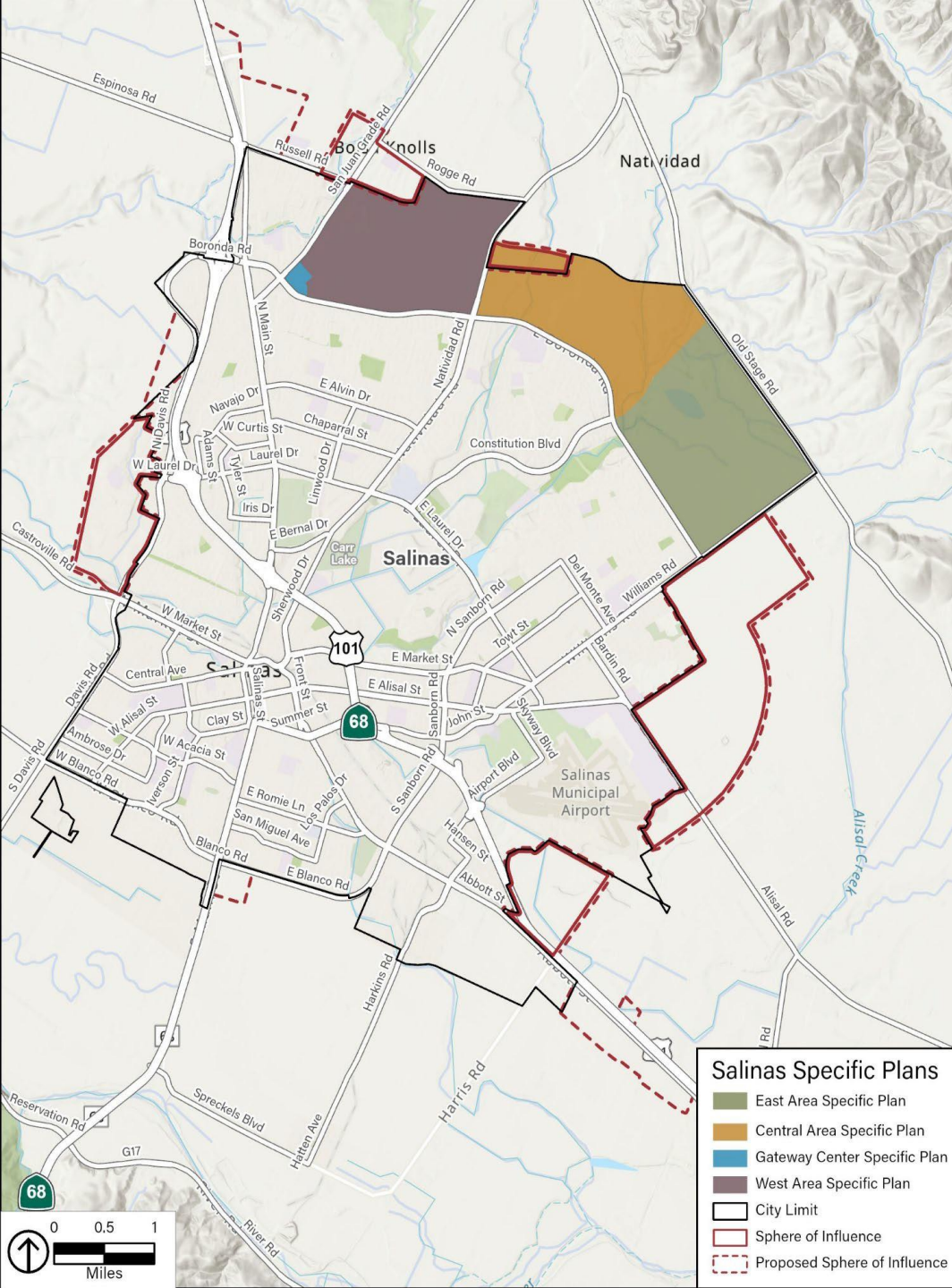
East Area Specific Plan Process

- Current Status
- Community Engagement
- Bardin Ranch subdivision
- Project Timeline



Project Background

- In 2008, the City annexed the North of Boronda Future Growth Area (FGA), requiring Specific Plans prior to development
- Specific Plan areas in the North of Boronda FGA:
 - Gateway Center - Adopted 2011 - West Area (WASP) - Adopted 2019
 - Central Area (CASP) - Adopted 2020 - East Area (EASP) - In Progress

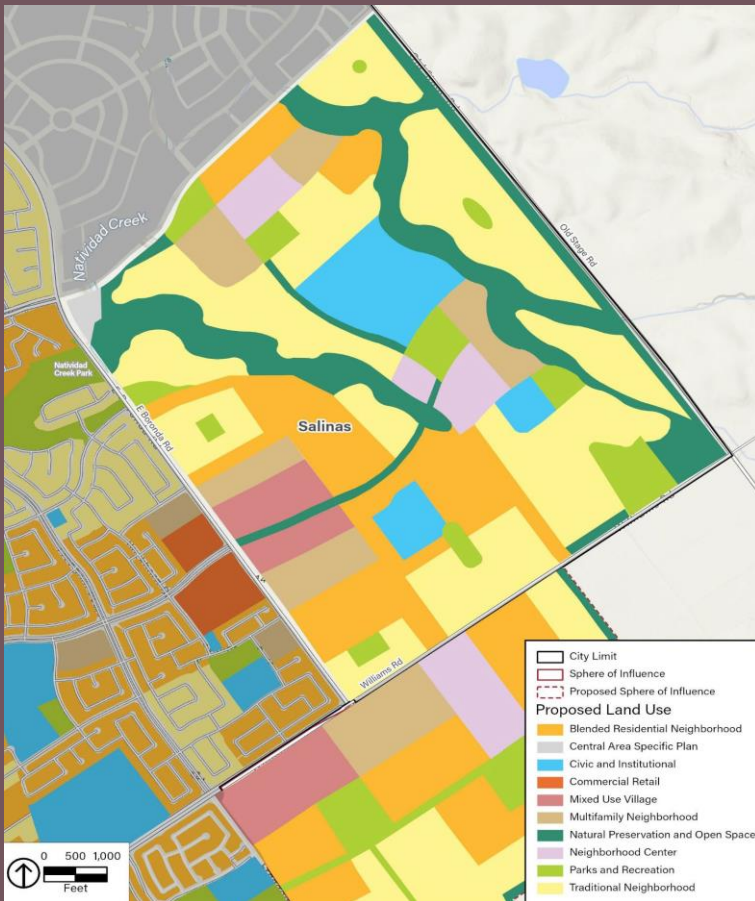




- Establish a vision and policies to guide development
- Identify the type, location, and intensity of uses
- Define the capacity and design of needed public improvements and infrastructure
- General conditions in the Plan Area
 - Largely undeveloped, mostly agricultural land uses
 - Low-density residential development with some commercial and public services to the southwest
 - Environmental considerations – natural drainage areas, existing oak woodlands, connection to foothills

Purpose of the East Area Specific Plan

General Plan and Land Use



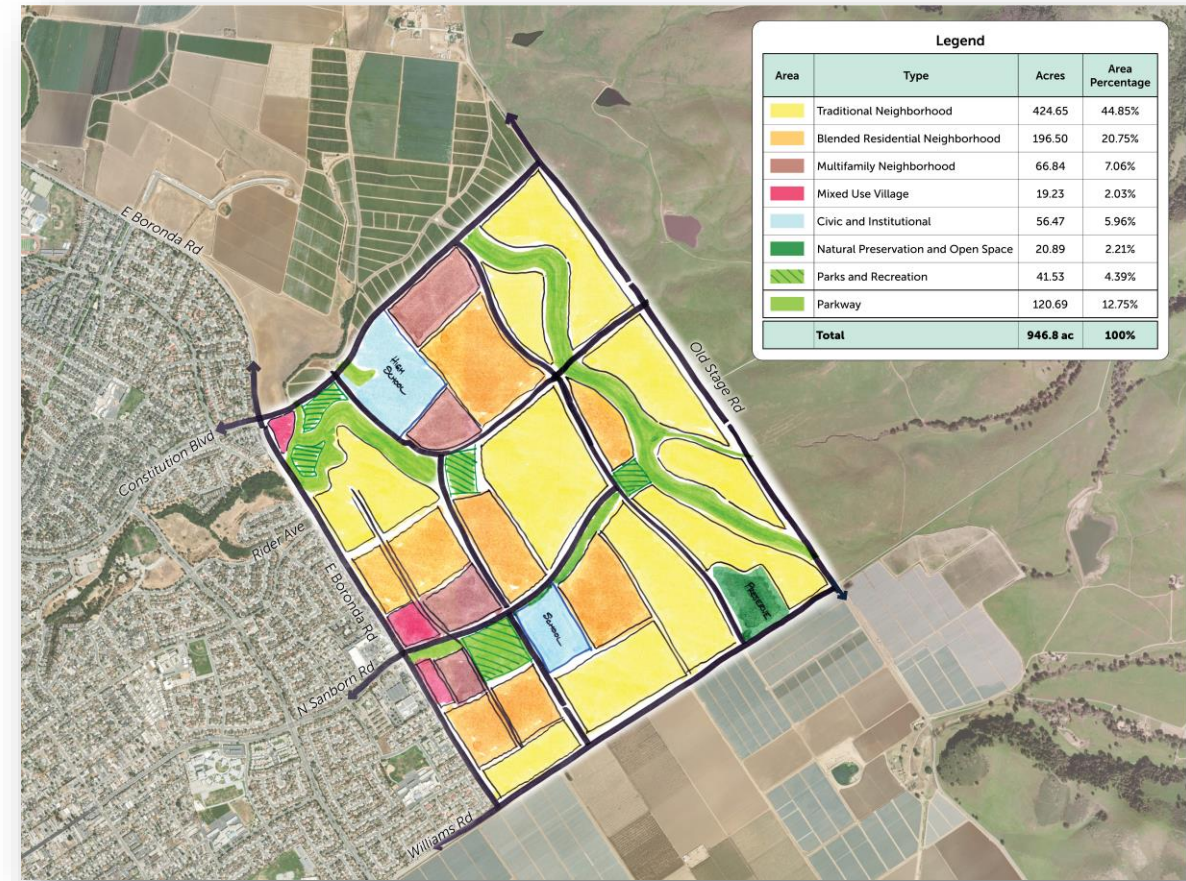
VISIÓN SALINAS

2040

- General Plan Update kicked off 2021
- First comprehensive General Plan Update since 2002
- Guiding policy document and vision for future development
- Bridge between the Salinas General Plan and applications for individual development permits within the Specific Plan Area.
- New Place Type designations



- Project kick off February 2024
- Engagement
 - Focused discussions w/ property owners and developers
 - 2 Online Stakeholder Meeting w/ property owners
 - 1 Community-wide Open House
- Project Deliverables & Engagement Materials
 - Area Profile
 - Land Use Alternatives
 - Preferred Concept Plan



East Area Specific Plan Progress

Community Engagement

- Online Stakeholder Meetings
 - Property owner feedback related to land use designations
- Community Open House
 - 70 + in attendance
 - Feedback related to community design, housing types, mobility, open space, and land use designations









CITY OF SALINAS
EAST AREA SPECIFIC PLAN

VISION SALINAS
2040

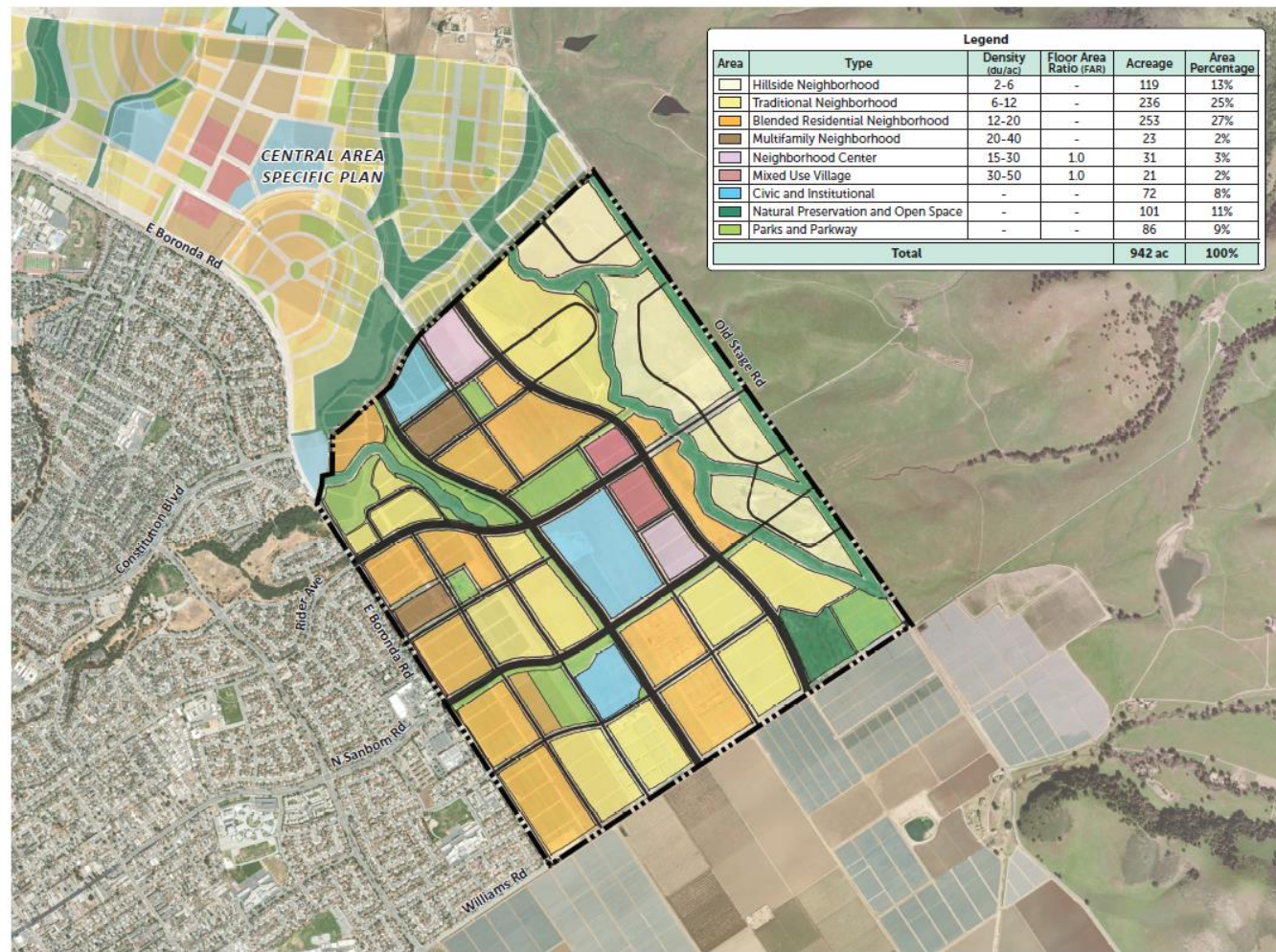
SALINAS

What type of **RESIDENTIAL DEVELOPMENT** would you like to see in the East Area?
¿Qué tipo de **DESARROLLO RESIDENCIAL** le gustaría ver en el Área Este?

Please place a sticker under your preferred option(s).
Coloque una pegatina debajo de su(s) opción(es) preferida(s).

Traditional Single Family Unifamiliar Tradicional  PLACE STICKER HERE COLOQUE LA PEGATINA AQUÍ	Compact Single Family Unifamiliar Compacto  PLACE STICKER HERE COLOQUE LA PEGATINA AQUÍ	Attached Townhomes Cases Adosadas Adjuntas  PLACE STICKER HERE COLOQUE LA PEGATINA AQUÍ
Duplexes Dúplex  PLACE STICKER HERE COLOQUE LA PEGATINA AQUÍ	Triplexes/Fourplexes Tríplices/Cuadrúplex  PLACE STICKER HERE COLOQUE LA PEGATINA AQUÍ	Cottage Court Corte de Casita  PLACE STICKER HERE COLOQUE LA PEGATINA AQUÍ
Live-Work Vivi-Trabaja  PLACE STICKER HERE COLOQUE LA PEGATINA AQUÍ	Apartment/Condominium Apartamento/Condominio  PLACE STICKER HERE COLOQUE LA PEGATINA AQUÍ	HAVE ADDITIONAL IDEAS? PLACE POST-IT HERE ¿TIENE IDEAS ADICIONALES? COLOQUE UN POST-IT AQUÍ





East Area Placetypes

- Hillside Neighborhood
- Traditional Neighborhood
- Blended Residential Neighborhood
- Multifamily Neighborhood
- Neighborhood Center
- Mixed Use Village
- Civic and Institutional
- Natural Preservation and Open Space
- Parks and Parkway

Preferred Concept Plan

Placetype Examples:

- Blended Residential Neighborhood



- Mixed Use Village



- Hillside Neighborhood



- Neighborhood Center



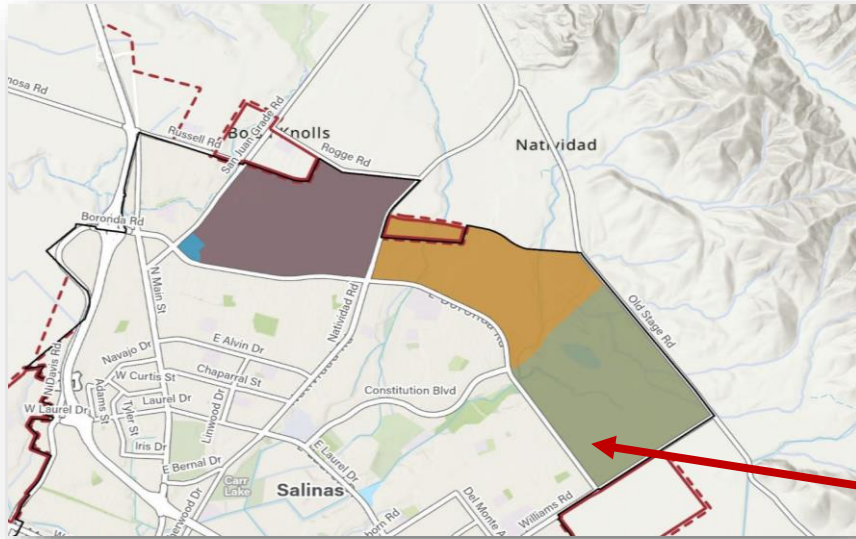
- Traditional Neighborhood



- Natural Preservation and Open Space



Preferred Concept Plan



Housing Development

- Bardin Ranch housing development first proposed in the early 2000s
- October 2019: SB 330 signed into law to streamline housing production
- May 2024: Wood Rodgers submits application for new subdivision in the East Area using SB 330

ILLUSTRATIVE SITE PLAN BARDIN RANCH CITY OF SALINAS, CALIFORNIA JULY 2024



LAND USE SUMMARY

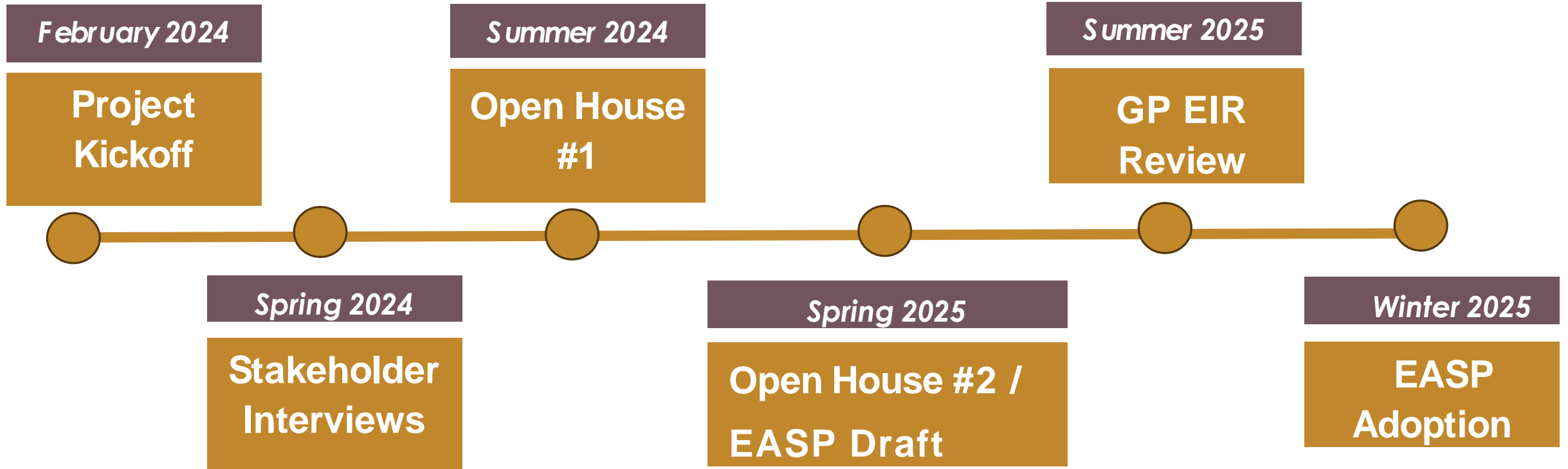
VILLAGE/LOT NO.	ACRES (G)	ACRES (N)	BUILDING S.F.	UNIT COUNT
VILLAGE 1	22.4	14.7	387,172	131
VILLAGE 2	21.4	14.7	387,172	147
VILLAGE 3	10.7	7.7	344,476	90
VILLAGE 4	6.1	3.8	208,041	79
VILLAGE 5	13.4	8.4	163,383	184
VILLAGE 6	20.6	13.0	322,887	105
VILLAGE 7	20.9	15.1	341,411	116
LOT A: STORMWATER QUALITY	8.6	7.1	-	-
LOT B: PARK/STORMWATER QUALITY	16.1	15.3	-	-
LOT C: PARK	2.7	2.7	-	-
LANDSCAPE/LOTS	-	0.4	-	-
PRIVATE DRIVES	-	2.1	-	-
INTERIOR ROADS	-	35.9	-	-
MAJOR ROADWAYS	-	3.9	-	-
LOTS EXC. ROAD DEDICATIONS	4.9	4.9	-	-
REMAINDER	123.7	123.7	-	-
TOTAL	275.4 ± AC.	275.4 ± AC.	2,189,660 S.F.	852 DU



NTS.

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPKINS ROAD STE 345 TEL 925.847.1556
PLEASANTON, CA 94568 FAX 925.847.1557

Timeline





Questions?

*For more information, contact Monica Gurmilan
(831) 758-7409*

<https://www.cityofsalinas.org/Your-Government/Departments/Community-Development>