

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 26, 2023

Background and Context



City of Salinas Draft 2023-2031 Housing Element

July 7, 2023

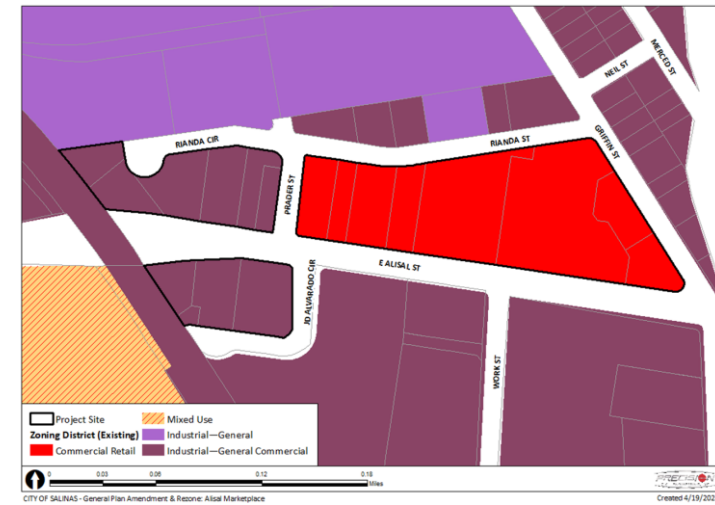
City of Salinas
Community Development Department
65 W. Alisal
Salinas, CA 93901
(831) 758-7206



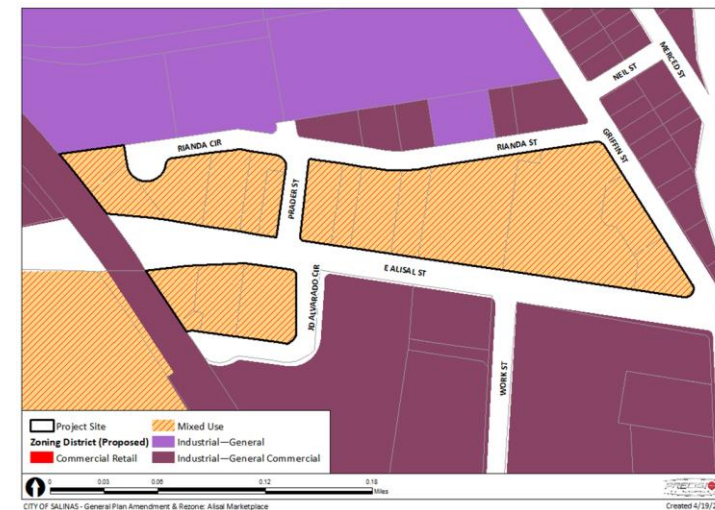
Alisal Marketplace



Parcel Map

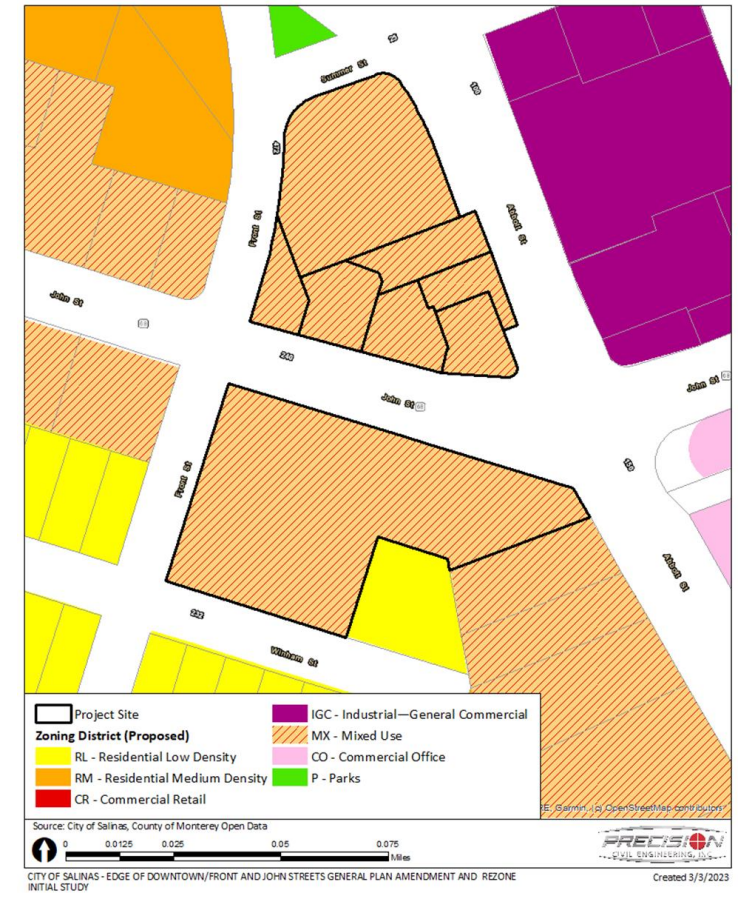
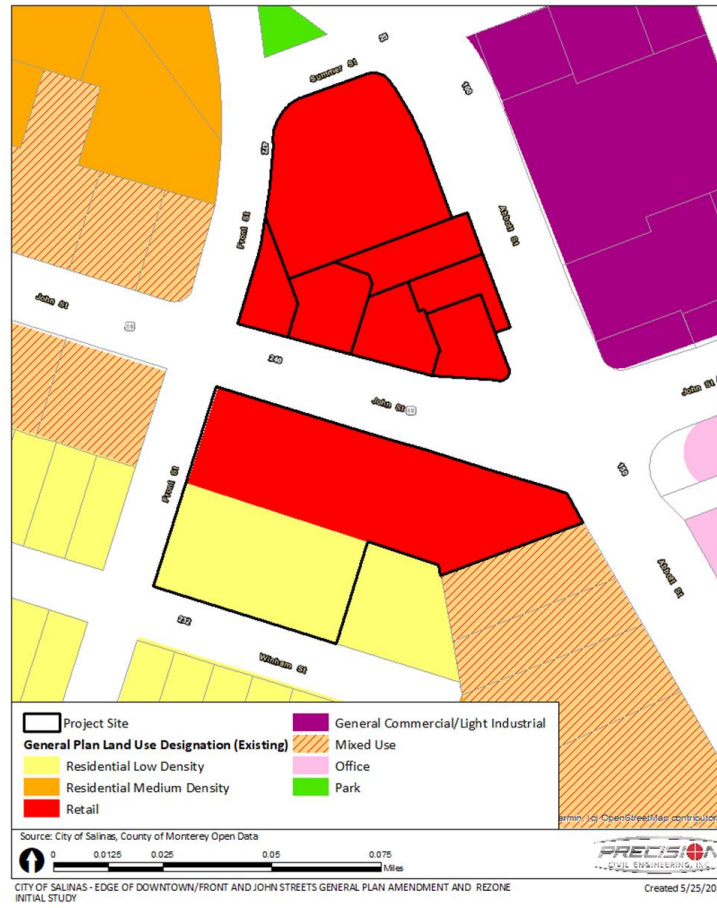


Current Designation



Rezoning

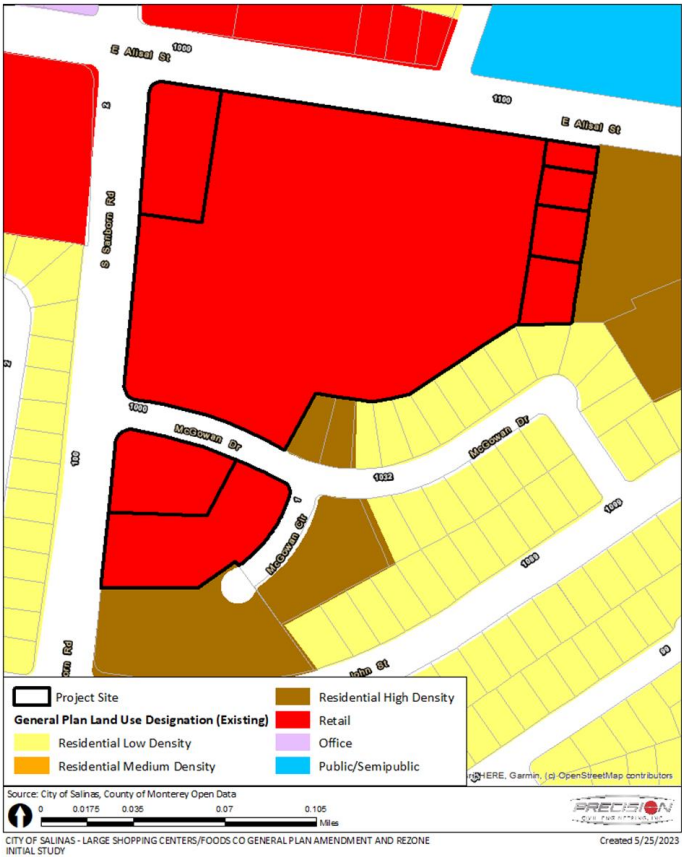
Edge of Downtown/Front and John Streets



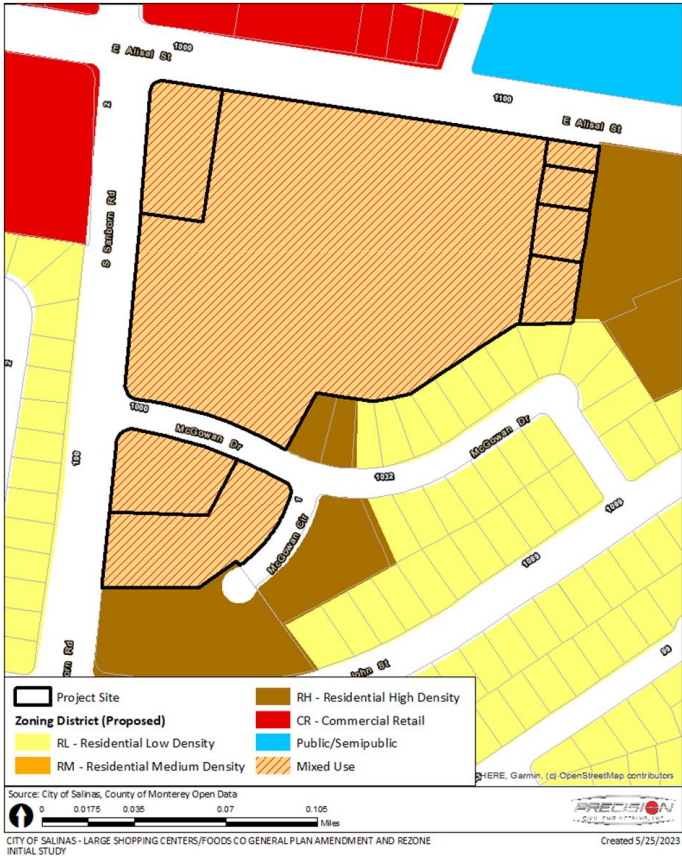
Foods Co Shopping Center



Parcel Map



Current Designation

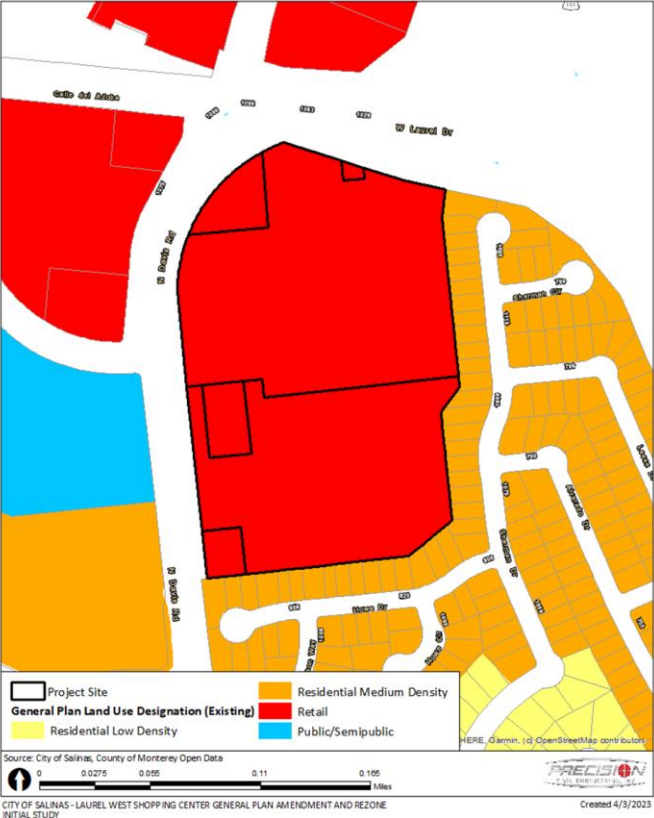


Rezoning

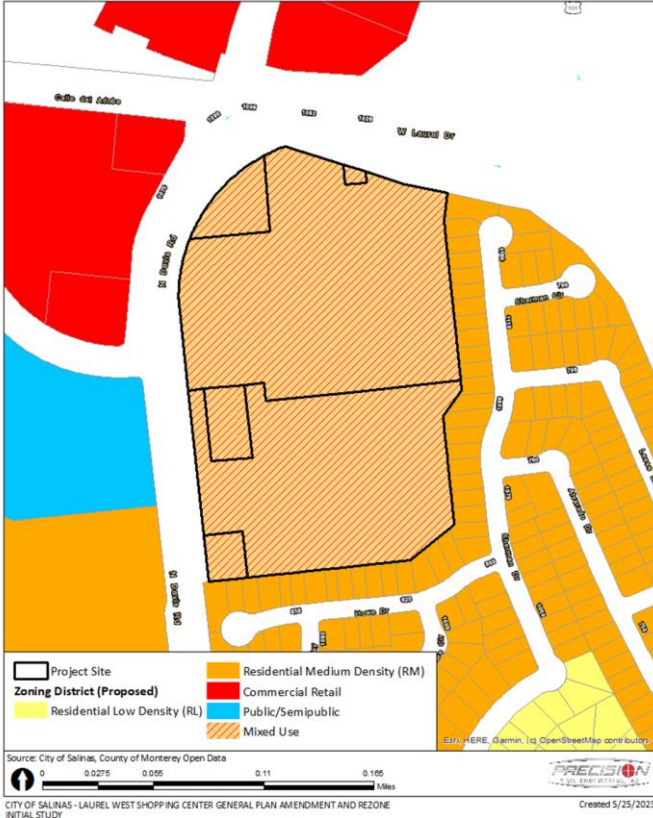
Laurel West Shopping Center



Parcel Map

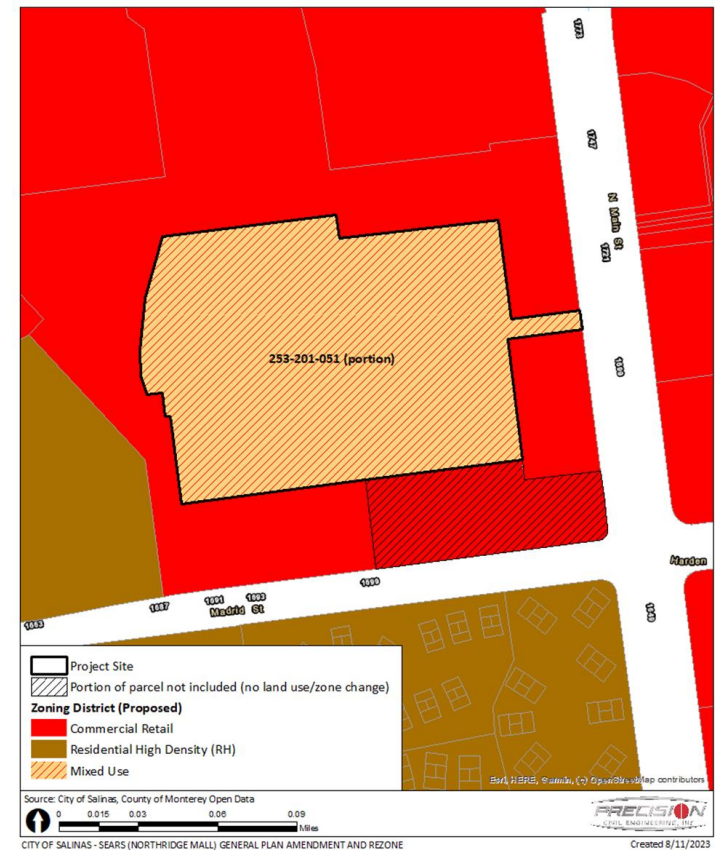
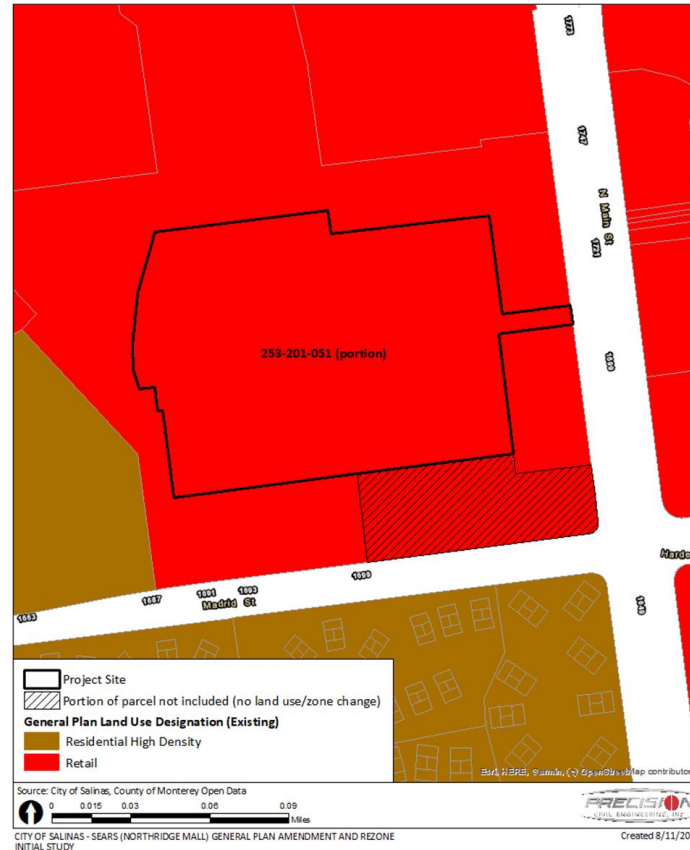


Current Designation



Rezoning

Sears at Northridge Mall (Portion)



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, 2nd 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 Emission: (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 • Sand City • 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

Planning Commission – Sept. 6, 2023

- 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
 - legal, non-conforming
- Previous owner was interested in Mixed Use and housing.



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



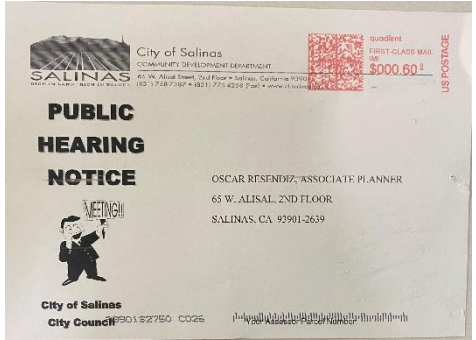
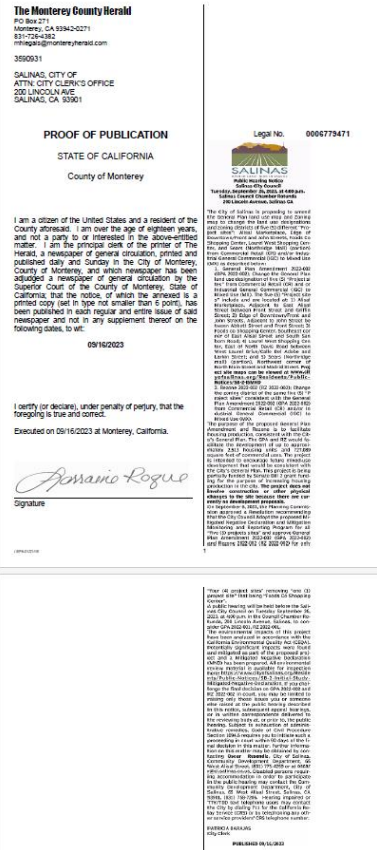
Housing and Land Use Committee – Sept. 19, 2023

- Comments and discussion about two sites.

Foods Co. Site Concerns	Sears Site Concerns
Change may lead to increased traffic in an already congested neighborhood and lead to increased parking demands along adjacent residential streets that already experience heavy parking demands.	Change may limit business opportunities at the site because Mixed-Use zoning restricts certain uses.
<ul style="list-style-type: none">• Notification of changes to land use designation/zoning• Preclude housing opportunities in the future at those sites• SB-2 grant application obligations to fulfill under the grant to further the production of housing.	

Recommendation

- Recommending that the City Council take the following two actions:
 1. Approve a resolution affirming the findings, adopting the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and adopting General Plan Amendment (GPA 2022-002) changing the General Plan Land Use Designations of five (5) “Project sites”; Alisal Marketplace, Edge of Downtown/Front and John Streets, Foods Co Shopping Center, Laurel West Shopping Center, and Sears (Northridge Mall) (portion) from Commercial Retail (CR) and/or Industrial General Commercial (IGC) to Mixed Use (MX); and
 2. Adopt an Ordinance to Rezone the same five (5) “Project sites” from Commercial Retail (CR) and/or Industrial General Commercial (IGC) to Mixed Use (MX) (RZ 2022-002).



Thank you, Questions?