



**CITY OF SALINAS
PLANNING COMMISSION STAFF REPORT**

DATE: MARCH 4, 2026
TO: PLANNING COMMISSION
FROM: LISA BRINTON, DIRECTOR
THROUGH: GRANT LEONARD, PLANNING MANAGER
BY: JONATHAN MOORE, SENIOR PLANNER
TITLE: 2025 GENERAL PLAN ANNUAL PROGRESS REPORT AND
VISIÓN SALINAS 2040 UPDATE

RECOMMENDED MOTION:

A motion to approve a resolution recommending that City Council accept the 2025 General Plan Annual Progress Report and authorize its submittal to the State of California Department of Housing and Community Development (HCD) and the Governor’s Office of Land Use and Climate Innovation (LCI).

EXECUTIVE SUMMARY:

Sections 65400 and 65700 of the California Government Code mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor’s Office of Land Use and Climate Innovation (LCI) and the Housing and Community Development (HCD) by April 1st of each year. This annual report covers current Salinas General Plan implementation activities during the 2025 calendar year. Accomplishment highlights include the completion of the seven-acre Ensen Community Park at Carr Lake, the construction of a new Hebbbron Family Resource Center, and the continued processing of six tentative map applications for new neighborhoods in the Future Growth Area, and the release of a Public Review Draft of the 2040 General Plan. Once City Council accepts the General Plan Annual Progress Report, the report is then deemed final.

BACKGROUND:

According to California Government Code Section 65400, staff is required to prepare a General Plan Annual Progress Report (GP APR) for review by the City Council for submittal to LCI and HCD by April 1st of each year. The GP APR provides the City's legislative bodies and the state with information regarding the implementation of the current General Plan and informs the public of the progress in meeting the community's goals. The Draft 2025 GP APR is provided as Attachment 1 to this report.

There is no standardized form or format for the preparation of the General Plan APR. The GP APR is to provide enough information for decision makers to assess how the General Plan was implemented during the reporting period and should provide enough information to identify necessary "course adjustments" or modifications to the General Plan and means to improve local implementation. The GP APR is not required to incorporate all General Plan elements. The Housing Element has its own Annual Progress Report that is overseen by HCD and prepared by the Housing Division.

DISCUSSION:

2025 General Plan Accomplishment Highlights

The GP APR lists projects and accomplishments by their corresponding General Plan Element and implemented Goals/Policies. Accomplishment highlights in 2025 include:

Land Use/Community Design Elements

- The Permit Center approved over 2,900 permits and conducted more than 20,100 building inspections. Major construction and development projects included issuing planning entitlements for the change of use of a 9,000-square-foot building from retail to a dental office, approving commercial, recreational, and entertainment use for a Dave and Buster's location, issuing building permits for a new RSD Distribution concrete tilt-up warehouse, permitting a new Chick-fil-A restaurant, and approving the renovation of Fire Station 1.
- Continued additional work related to the Clean California State Beautification Program including installation of banners, the wrapping of the new trash receptacles with vinyl graphic lamination of community art and photography to be completed in Spring 2026. Continued planning for the installation of 2 monuments: one at Closter Park, and the second at the Skyway Blvd and E. Alisal roundabout to be completed by September 2026.
- Launched a comprehensive Zoning Code Update (ZCU), including development of a community engagement strategy presented to the Planning Commission and City Council. Conducted study sessions with the Planning Commission on the relationship between the General Plan and other City documents and codes, visioning for the ZCU, and recent state law changes.

Conservation/Open Space Element

- Implemented the Mills Act program through execution of one contract and completed a draft Historic Context Statement.

- Started design concepts and entitlement plans for adaptive reuse/redevelopment projects in the historic Chinatown Neighborhood.
- Completed accessibility improvements at the Closter Park Recreation Center.
- Continued partnership with Big Sur Land Trust on the development of a new 73-acre park at Carr Lake. Phase I, Ensen Community Park, a 7-acre community park, was completed and transferred to the City for ownership and maintenance in August 2025. Phase II, the restoration area, is currently under construction and is anticipated to open to the public in Summer 2026.

Circulation Element

- Completed the Alisal Safe Routes to School project, constructing a Pedestrian Hybrid Beacon (PHB) at Williams Rd between Monte Bella Blvd and Del Monte Ave.
- Completed the Main St at Lamar St Pedestrian Crosswalk Enhancements, improving existing pedestrian facilities by installing an overhead Rectangular Rapid Flashing Beacon (RRFB).
- City began the update to its Traffic Calming Policy to improve the efficiency of the program.

Safety Element

- Partnered with Monterey County Public Health Department to start a 2026-2030 update to the Comprehensive Strategic Plan on Violence Prevention.
- Completed an academy of 15 recruits with the addition being supported by a grant which covers the costs of nine (9) of the positions.
- Led the annual My Life Story Conference for professionals who work with violence and justice system impacted youth and their families to hear from their clients in a conference setting to learn how to improve our practices.

Economic Development Element

- Created and staffed a new Deputy Director of Economic Development position.
- Developed a 2-Year Economic Development Work Plan.
- Re-established ongoing dialogue with economic development stakeholders.

General Plan Update

2025 Progress

Staff conducted multiple General Plan Update study sessions:

- [City Council – January 27 – Economic Development](#)
- [Joint City Council/Planning Commission – June 10 – Pre Draft Study Session](#)
- [Planning Commission – October 1 – Study session on General Plan requirements and relation to other local planning documents.](#)

The City completed internal reviews of the final administrative and screencheck drafts of the General Plan and worked with the consultant to produce the [Public Review Draft Visión Salinas](#)

[2040 General Plan](#), released in December. City leadership and staff continue to meet with SPARC and other economic development shareholders to advance an updated Economic Development Element (EDE). Legal counsel reviewed administrative drafts of the Climate Action Plan (CAP) and the Environmental Impact Report (EIR) for the General Plan and CAP. Staff is also working with the consultant team to address comments on these documents in preparation for their public review drafts.

2026 Efforts and Next Steps

The City will host a workshop event on the Draft Plan on Saturday, March 7, 2026, from 9:00 AM to Noon, at One Main Street. This event was rescheduled from February because of scheduling conflicts. Staff is also presenting the General Plan at City committees/commissions over the first quarter of the year:

- [1/21 - Planning Commission](#)
- [2/2 - Historic Resources Board](#)
- [2/23 - Public Art Commission](#)
- 2/26 - Airport Commission
- 3/11 - Library and Community Services Commission
- 3/12 - Traffic and Transportation Commission
- 3/25 - Police Community Advisory Committee

Engagement may extend to additional study sessions, presentations, or pop-ups as necessary. Once this round of outreach is complete, staff will incorporate feedback into a second draft of the General Plan, which would include an updated EDE and be released with the public review draft EIR. The Public Review draft CAP may be completed before these documents and released in March. The EIR release will start a mandatory 45-day comment period. Below is a projected timeline for General Plan Update progress in 2026.

Projected General Plan Update Timeline 2026			
Q1	Q2	Q3	Q4
<ul style="list-style-type: none"> • Planning Commission and other 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 	<ul style="list-style-type: none"> • Revise documents following comment period • Publish revised General Plan, CAP, and EIR 	<ul style="list-style-type: none"> • Start approval process: <ul style="list-style-type: none"> ○ Monterey County Airport Land Use Commission ○ Planning Commission ○ Traffic and Transportation Commission ○ City Council

CEQA CONSIDERATION:

This is an administrative report and not a project as defined by CEQA Guidelines Section 15378. Therefore, no environmental assessment is required.

ATTACHMENTS:

1. Planning Commission Resolution Recommending Acceptance and Submittal of the 2025 General Plan Annual Progress Report
2. 2025 Draft General Plan Annual Progress Report