



May 6, 2026

City of Salinas
200 Lincoln Avenue
Salinas, CA 93901

RE: ID#26-195 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 - Flood Overlay (R-H-2.1 - F) Zoning District Continued to May 20, 2026

Dear Members of the Planning Commission:

Monterey-Salinas Transit District (MST) provides public transportation throughout Monterey County and operates an extensive fixed-route transit network, including the Salinas Transit Center within the City of Salinas. MST currently serves two (2) bus stops within walking distance of 200 Casentini Street, located along Rico Street. These stops are served daily by Line 44, which operates at 30-minute frequencies between the Salinas Transit Center and Northridge Mall on weekdays and Westridge on weekends.

MST strongly supports affordable multifamily housing projects located near existing transit services. Locating affordable housing near transit is a proven strategy for promoting mobility and access, as transit connects residents to employment opportunities, educational institutions, medical services, and other essential services.

MST offers the *Group Discount Program*, which provides 31-Day MST GoPasses at a significantly reduced cost. Residential housing complexes where at least 50% of residents qualify as low-income, farm workers, or other disadvantaged groups may purchase monthly bus passes in bulk at a 50% discount when committing to a full year of passes for all units. The program also applies to housing complexes serving seniors and individuals with disabilities. MST strongly encourages the developer and future property management to participate in this program upon the completion of the project. If you have any questions about the above, please do not hesitate to contact me at movermeyer@mst.org or 831-264-5877.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Overmeyer", with a stylized flourish at the end.

Michelle Overmeyer
Director of Planning & Innovation

CC: Tony Barrera, Councilmember and MST Director
Lisa Brinton, Salinas Community Development Director

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