

SITE PLAN REVIEW

City of Salinas – Community Development Department – 65 West Alisal Street - Salinas, CA 93901
(831) 758-7206

SITE PLAN REVIEW NO. 2025-014

ON PROPERTY LOCATED AT: 200 Casentini Street

APN(s): 003-161-031-000

ISSUED TO: Milestone Housing Authority

ZONING DISTRICT: Residential High Density – Flood Overlay (R-H-2.1 - F)

This Site Plan Review authorizes: Construction of 88 multifamily units (87 affordable/one manager unit), consisting of five (5) three-story residential buildings, a 2,400-square-foot leasing and amenity building for a total of six (6) buildings on a 4.59-acre site on the above described property in accordance with the following exhibits:

Exhibit “A”	Standard Conditions
Exhibit “B”	Vicinity Map
Exhibit “C”	Project Plans (Sheets A0.0-C4.0)
Exhibit “D”	Plan Check Services Comments, dated September 25, 2025
Exhibit “E”	Engineer’s Report and Development Impact Fee Estimates, dated March 18, 2026
Exhibit “F”	Fire Department Comments, dated March 10, 2026
Exhibit “G”	Housing Comments, dated August 20, 2025
Exhibit “H”	Affordable Housing Plan
Exhibit “I”	Republic Services Letter of Service, dated February 20, 2025
Exhibit “J”	Biological Resources Study, dated November 24, 2025
Exhibit “K”	AB 2097 Vicinity Map
Exhibit “L”	Density Bonus Waiver Requests

All checked boxes apply to this Site Plan Review:

Site Plan Review No. ____ is void upon execution of this approval.

Comments:

1. This Site Plan Review shall expire one year after its date of approval unless one of the following occurs:
 - 1.1 A building permit has been issued and construction diligently pursued;
 - 1.2 A Certificate of Occupancy has been issued;
 - 1.3 The use is established in conformance with the provisions of the Zoning Code;
 - 1.4 The City Planner determines that substantial action has commenced to carry out the terms and intent of the Site Plan Review; or

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- 1.5 The project is one hundred percent very-low or low income or otherwise qualifying pursuant to Civil Code Section 51.3.
- 2. This Site Plan Review approval shall not be affected by changes in ownership.
- 3. This Site Plan Review approval shall lapse if the exercise of rights granted by it is discontinued for one continuous year.
- 4. Any activity that is exercised in violation of this Site Plan Review Approval, or, of any provision of the Salinas Municipal Code, may result in enforcement action by any appropriate means, including but not limited to, civil or criminal action.
- 5. DEVELOPMENT REGULATION COMPLIANCE TABLE FOR THE R-H-2.1-F DISTRICT.

Development Regulation	Standard	Existing	Proposed	Remarks
Use Classification	Must comply with Residential High Density (R-H-2.1) Zone Use Classifications	Vacant Lot	Multifamily Residential Use	Compliant
Lot Area Per Dwelling Unit – Minimum (s.f.)	2,100	Vacant Lot	88 units	Compliant. 199,940 s.f. lot, 199,940/88 units = 2,272 s.f./lot area per dwelling unit
Density	15-20 units/acre	Vacant Lot	88 units	Compliant. 88 units/4.59 acres = 19.2 dwelling units per acre
Lot Yard – Minimum (ft.)	15’	Vacant Lot	15’ for Amenity Building, other structures exceed 15’	Compliant
Interior Side Yard – Minimum (ft.)	10’	Vacant Lot	10’	Compliant
Rear Yard – Minimum (ft.)	10’	Vacant Lot	47’-11”	Compliant
Height – Maximum (ft.)	45’	Vacant Lot	42’ for multifamily dwellings, 20’ for Amenity Building	Compliant

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Development Regulation	Standard	Existing	Proposed	Remarks
Distance Between Structures – Minimum (ft.)	20’ between two buildings, two stories or more in height	Vacant Lot	26’-6”	Compliant
Landscaping Requirements	Provide landscaping plans per Sections 37-50.690 & 37-30.180 (l)	Vacant Lot	Provided in all yards and abutting the creek per the Biological Resources Study, dated November 24, 2025	Compliant
Landscaping – Minimum (Percent of Parking Lot Area)	5%	Vacant Lot	18%	Compliant
Usable Open Space per Dwelling Unit – Minimum	500 s.f. per dwelling unit, 44,000 s.f. for 88 units plus a 900 square-foot children’s play area	Vacant Lot	27,305.93 of Usable Open Space with a 928.8 s.f. children’s play area (tot lot)	Compliant, the project is 100% affordable. Pursuant to Section 37-50.060(m), a waiver has been granted to reduce usable open space in order to achieve desired density
Bedroom Mix Requirements	20% of units are required to be 3 or more bedrooms and 10% 4 or more	Vacant Lot	Proposal includes 1-, 2- and 3-bedroom units	Compliant, the project is 100% affordable. Pursuant to Section 37-50.060(m), a Density Bonus waiver provides 15 units of 1-3 bedroom mix
Driveway Length – Minimum (ft.)	20’	Vacant Lot	20’	Compliant.
Driveway Width – Minimum (ft.)	24’	Vacant Lot	24’ to 26’-6”	Compliant.

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Development Regulation	Standard	Existing	Proposed	Remarks
Off-Street Parking -Minimum (spaces)	AB2097 (no minimum required)	Vacant Lot	152 parking stalls provided, including 64 tandem stalls (tandem stalls subject to Density Bonus Waiver)	Site is located within ½ mile of bus stop pursuant to AB2097. Therefore, provided parking is considered optional but must comply with Zoning Code Standards. See Exhibit “K”
Tandem Parking	Allowed per Density Bonus Section of the Zoning Code (Sec. 37-50.060(j)(6)(D))	Vacant Lot	152 parking stalls provided, including 64 tandem stalls	Compliant, the Applicant requested a waiver as part of the Density Bonus
Recycling and Solid Waste Enclosure	Required to comply with City Standard Plan and Sec. 37-50.200	Vacant Lot	Two recycling and solid waste enclosures provided on site, including pedestrian entrance	Compliant. Republic Services Letter provided as Exhibit “I”

6. **ENGINEERING REQUIREMENTS.** Prior to Final Occupancy, the conditions stated in the attached Engineer’s Report, dated March 18, 2026 (Exhibit “E”) need to be addressed. Any 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.
7. **FIRE DEPARTMENT COMMENTS.** Prior to Final Occupancy, the comments stated in the attached Fire Department Memorandum, dated March 10, 2026 (Exhibit “F”) need to be addressed.
8. **PLAN CHECK COMMENTS.** Prior to Final Occupancy, the comments stated in the attached Plan Check Services Memorandum dated March 18, 2026 (Exhibit “D”) need to be addressed.
9. **DENSITY BONUS WAIVERS.** The Applicant has requested the following Density Bonus waivers pursuant to Zoning Code Section 37-60.980(a) and state housing law:

Waiver No. 1: Article V; Division 2; Section 37-50.360; Table 37-50.100, parking spaces per unit type. The project provides a total of 88 units (including one manager unit) with 24 One-Bedroom Units, 24 Two-Bedroom Units, and 40 Three Bedroom Units. Per Table 37-50.100 of the SMC Section 37-50.360, based on the unit mix, the required number of

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parking spaces is 164 spaces. The applicant is providing 152 parking spaces, reflecting a twelve (12) stall deficit in the total number of required parking spaces. Pursuant to California Assembly Bill 2097 (AB 2097), public agencies or cities are prohibited from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. The closest bus stops within a half-mile radius of the subject property are along N. Main Street.

Waiver No. 2: Zoning Code Section 37-50.060 reducing the Open Space requirements. The Zoning Code requires 500 square-feet of Usable Open Space, along with a 900 square-foot children's play area, for developments with more than twenty dwelling units in the R-H-2.1 Zoning District. The proposal includes 88 units, which would require 44,000 square-feet of Usable Open Space. The Applicant is proposing 27,908 square feet of Usable Open Space, with the reduction of 16,092 square feet, the site gained 15 residential dwelling units.

Waiver No. 3: Zoning Section 37-50.060 waiving the four-bedroom dwelling unit mix requirement. Per Zoning Code Section 37-30.170, Table 37-30.80 requires 10% of units in a residential project with over 10 units containing four (4) or more bedrooms, which would require nine (9) four-bedroom units (10% of 88 units). The provision of the four-bedroom units would require an adjustment to building design. The waiver would allow fifteen (15) units of one-bedroom to three-bedroom mix.

Waiver No. 4: Allowing tandem parking to satisfy on-site parking requirements. Per Zoning Code Section 37-50.060(j)(6)(D), tandem parking may be provided on site for projects utilizing Density Bonus. This Site Plan Review authorizes a waiver to allow 64 tandem parking stalls at this development.

10. DENSITY BONUS HOUSING AGREEMENT. Per Section 37-50.070(n), prior to the approval of any building permit for a residential development subject to a density bonus and this section, a density bonus housing agreement shall be executed by the city and the applicant and the density bonus housing agreement shall be recorded against the entire residential development property to ensure that the agreement will be enforceable upon any successor in interest. The density bonus housing agreement shall run with the land and bind future owners and successors in interest as required to ensure compliance with the provisions of this section. The execution of said covenant needs to be coordinated through the Housing Division of the Community Development Department (65 West Alisal Street, 831-758-7334).
11. DRIVEWAY ENTRANCES. Colored, textured pavement shall be provided at a minimum depth of ten feet at all primary vehicular driveway entrances and exits (immediately behind the street right-of-way line) to the development.
12. BUILDING MATERIALS AND COLORS. Prior to issuance of a building permit, all exterior building materials and colors shall be identified on the building plans. Building materials and colors shall be substantially compatible with the building materials and colors shown on Exhibit "C," Sheets A2.0-A2.4, subject to review and approval by the

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Community Development Department.

13. **SCREENING OF EQUIPMENT.** Prior to issuance of a building permit, per Section 37-50.240, ground mounted and roof top equipment must be screened from view, subject to verification on building plans and final inspection. All ground-mounted equipment, including transformers, backflow prevention devices, and fire check valves, shall be screened with five-gallon or larger shrubs and shall be painted dark green.
14. **OUTDOOR STORAGE AND DISPLAY.** No outdoor repairs, servicing, storage, display, or sale of merchandise of any kind shall be permitted.
15. **PHOTOMETRIC LIGHTING PLAN.** Prior to issuance of a Building Permit, illuminated parking areas require a photometric lighting plan per Section 37-50.480 to be submitted by the Project Applicant for review and approval by the City Planner. Light standards shall not exceed 25 feet in height and 2.4 foot-candles maximum average at ground level with no more than 0.5 foot-candles at a residential property line.
16. **BIOTIC RESOURCES STUDY.** The project site is adjacent to Natividad Creek. Pursuant to General Plan Implementation Program COS-17 and Zoning Code Section 37-50.180(h), 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. Furthermore, pursuant to BMP 4.6 of the City's Stormwater Management Plan, a minimum of 30 feet of undisturbed soil and riparian vegetation from the Reclamation Ditch shall be required to provide a filter strip to minimize erosion and sedimentation in the Reclamation Ditch. A Biological Survey Report was prepared on November 24, 2025, by Harris & Associates on behalf of the City Planner, contained in Exhibit "J". The Biological Survey Report indicates no impacts to aquatic resources are anticipated because no aquatic resources are on site. The cement-lined channel of Natividad Creek is not within the project site, and no direct or indirect impacts are anticipated because of project development.
17. **FINAL LANDSCAPE PLANS.** Prior to the issuance of a Building Permit, the applicant shall submit detailed final landscape and irrigation plans for review and approval by the Community Development Department. Landscaping shall comply with the requirements of the State of California "Model Water Efficient Landscape Ordinance" (AB 1881) and *Article V, Division 4* of the Salinas Zoning Code. Final landscape and irrigation plans shall include the following:
 - a. Per Zoning Code Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1) grasses and groundcovers, 2) shrubs, and 3) trees.
 - b. Landscape plans shall show the location, type, size, and names of all

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plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).

- c. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.
- d. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas. Plant material visible along the street frontage shall be compatible with the existing landscaping installed adjacent to the site.
- e. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).
- f. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.
- g. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.
- h. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- i. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten-percent.
- j. Per Zoning Code Section 37-50.400(d)(4), plant material shall conform to the following spacing standards:
 - i. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub;
 - ii. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards;
 - iii. A minimum of ten feet between center of trees or large shrubs and fire hydrants;
 - iv. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub

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and a minimum of ten feet for residential uses.

18. OFF-STREET PARKING. Assembly Bill 2097 (AB 2097) prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project that is located within ½ mile of a major transit stop. See Exhibit “K”, which identifies a major transit stop within ½ mile of the subject site. Therefore, if provided, the off street parking for this project is considered optional, but if provided, must meet the development standards including, but not limited to, minimum dimensions, landscaping requirements, and lighting. Note that tandem parking stalls are authorized by this Site Plan Review per Waiver No. 4.
19. SIGNS. Signs are subject to review and approval of a separate Sign Permit.
20. COMPLETION OF IMPROVEMENTS. Prior to final inspection by the Project Planner, all improvements shown on the approved project plans, and/or required with this Site Plan Review approval, shall be installed by the Applicant or their designee. A Planning Inspection Fee (per inspection) must be received prior to final inspection. The initial Planning Inspection Fee is due at time of Building Permit Issuance.
21. COMPLIANCE WITH PLANNED UNIT DEVELOPMENT 1992-006 (PUD 1992-006). This Site Plan Review shall not be effective until the effective date of the related Planned Unit Development (PUD 2025-003), which amends PUD 1992-006.
22. DAYCARE CENTER. A related 4,335 square-foot daycare center is proposed on the southeastern portion of the site, adjacent to Casentini Street. The daycare center is subject to approval of a Conditional Use Permit in the R-H-2.1 District per Code Section 37-50.160, Table 37-30.70. The daycare center is subject to Conditional Use Permit 2025-025 (CUP 2025-025).
23. Pursuant to Zoning Code Section 37-60.310, this Site Plan Review shall be null and void and all terms and requirements shall have no force or effect unless this Site Plan Review is signed by the Permittee(s) and returned to City of Salinas Community Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

This Site Plan Review is approved and executed as authorized by the City in accordance with *Article VI, Division 5: Site Plan Review*, of the Salinas Zoning Code, and all exhibits attached hereto.

Effective Date: June 16, 2026

By: _____
Son Pham Gallardo
Senior Planner

ACCEPTANCE BY APPLICANT/PROPERTY OWNER
(Please sign and return the original to the Community Development Department)

Milestone Housing Group
Applicant

Date

Housing Authority of the County of Monterey
Property Owner

Date