

**SALINAS PLANNING COMMISSION  
RESOLUTION NO. 2019-004**

Resolution Recommending City Council Approve a Specific Plan Amendment to the  
Gateway Center Specific Plan  
Located at 101, 103, 105, 107, and 111 East Boronda Road (SPA 2019-001)

**WHEREAS**, on October 11, 2011, the City Council adopted the Gateway Center Specific Plan (SPEC 2010-001) per Resolution 20112; and

**WHEREAS**, on February 1, 2019, Rexford Title, Inc. (Property Owner) and Cloverfield Management, LLC (Applicant) submitted an application for consideration and approval to amend the Gateway Center Specific Plan (SPA 2019-001) with respect to architectural design, sign standards, and pedestrian lighting requirements located at 101, 103, 105, 107, and 111 East Boronda Road; and

**WHEREAS**, the City has evaluated the Specific Plan Amendment (SPA 2019-001) pursuant to the California Environmental Quality Act (CEQA) and has determined that it is categorically exempt (Class 5) from further environmental analysis per CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

**WHEREAS**, on April 3, 2019, the Salinas Planning Commission held a duly noticed public hearing to review and consider the Specific Plan Amendment (SPA 2019-001); and

**WHEREAS**, the Salinas Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department along with record of environmental review; and

**NOW, THEREFORE, BE IT RESOLVED** that the Salinas Planning Commission recommends that the City Council adopt the Specific Plan Amendment (SPA 2019-001); and

**BE IT FURTHER RESOLVED** that the Salinas Planning Commission adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

1. ***The proposed location of the development and proposed conditions under which it will be operated or maintained is consistent with the goals and policies embodied in the Salinas General Plan and other applicable plans and policies adopted by the City Council.***

The amendment to the Gateway Center Specific is located within an approved development area within the Future Growth Area (FGA) located north of East Boronda Road. In accordance with the General Plan, the FGA is subject to the adoption of Specific Plans by the City Council prior to development. The Gateway Specific Plan was adopted on October 11, 2011 by City Council. The maximum square footage of retail/commercial uses does not change with this amendment; therefore, it will not exceed the amount of retail development capacity.

Per Section 3.3.1 and Section 3.3.2 of the Gateway Center Specific Plan, the proposed alternative building design will be substantially consistent as it will incorporate the following: a recurring design theme, mostly similar materials/textures/colors, and a transition between buildings while using elements of the conceptual elevation. The proposed alternative pedestrian lighting will be compliant with Section 3.4.2 Lighting of the Gateway Center Specific Plan in that pedestrian connector paths will be adequately lit and the proposed lighting will not exceed 40 watts.

2. ***The development will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to such a development, nor detrimental to properties or improvements in the vicinity or the general welfare of the city.***

The Specific Plan Amendment does not propose any further development and is only amending the design standards of the Gateway Center Specific Plan.

The existing use is a commercial shopping center with parking lot and retention/detention basin improvements. A similar shopping center use is located directly to the south. The site is separated from existing residential uses to the west and south by major arterial roadways. Future development and uses in the project area will be required to comply with Zoning Code performance standards and other standards to ensure no adverse impacts to adjacent uses.

3. ***The Specific Plan and resulting development will be consistent with the provisions of Article 8 of Chapter 3 of California Government Code, commencing with Section 65450 as may be subsequently amendment by the State of California.***

The California Government Code sections referenced above include Sections 65450 through 65457. Of these, Section 65454 is directly applicable to the adequacy of the Specific Plan Amendment and to discretionary actions related to its implementation.

California Government Code Section 65454 requires that a specific plan may not be adopted or amended unless it is consistent with the City's General Plan. As described in Finding No. 1 of this resolution, the amendment to the Gateway Center Specific Plan has been found to be consistent with the Salinas General Plan.

**PASSED AND ADOPTED** this 3rd day of April 2019, by the following vote:

AYES: Chairperson Nohr, Planning Commissioners Anzo, Meeks, Hernandez, Griffin, Ottone, and Giffin

NOES: None

ABSTAIN: None

ABSENT: None

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and adopted by the affirmative and majority vote of said Planning Commission at a meeting held on April 3, 2019, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: \_\_\_\_\_

\_\_\_\_\_  
Courtney Grossman  
Secretary

Exhibit A: Amended Figure 3.9 of the Gateway Center Specific Plan

Exhibit B: Amended Section 3.4.1 Project Signage of the Gateway Center Specific Plan (Changes in Underline and Strikethrough)

Exhibit C: Amended Figure 3.11 of the Gateway Center Specific Plan