

Attachment A:

Summary of Project Sites and proposed changes.

Alisal Marketplace

The purpose of the proposed General Plan Amendment and Rezone is to facilitate the redevelopment of 18 parcels (12.1 acres) adjacent to East Alisal Street between Front Street and Griffin Street (“Alisal Marketplace”) into a new mixed-use neighborhood that integrates housing and services with public open space and educational and civic buildings, including a new police station. The site is currently occupied by mostly light-industrial uses and big-box retail buildings. The City considers the Project site to have significant redevelopment potential and proposes to change the land use designation and zoning district to facilitate future mixed-use development. The Project site is also within a Federal Opportunity Zone (ID 06053014500) with access to public transit.

GPA No. 2022-002 includes a land use change from Retail and General Commercial/Light Industrial to Mixed-Use. Rezone No. 2022-002 includes a rezone from CR – Commercial Retail and IGC – Industrial General Commercial to MX – Mixed Use, consistent with the proposed land use designation. There are existing commercial uses such as adult entertainment facilities, vehicle sales and services, among other uses, which are not permitted in the MX zoning district per Salinas Zoning Code Section 37-30.240 and would become legal, non-conforming uses subject to Salinas Zoning Code Section 37-50.160. Other existing uses, such as service stations, may require a Conditional Use Permit for any proposed expansions or changes to use.

Although the Project does not involve construction or physical changes to the site, the land use and zoning district changes could facilitate the development of up to 515 housing units and 131,406 square feet of commercial uses based on MX development standards.

The Project site is generally surrounded by a mix of commercial and industrial uses. As referenced in Table 3, all properties to the north, south, east, and west are planned and zoned for commercial and industrial uses. A segment of Union Pacific Railroad is located adjacent to the west of the site.

Table 3. Land Uses and Zoning Districts Adjacent to Alisal Marketplace

Direction from the Project site	Existing Land Use	Planned Land Use	Zone District
North	Industrial (San Juanita Tostada Factory), Services (Republic Services), and Commercial (wholesale, used appliance store, and golf cart dealer)	General Industrial, General Commercial/ Light Industrial	Industrial General, Industrial

			General Commercial
South	Public (Salinas Police Department), Service (PG&E), and Commercial (auto care, gas station, tire shop)	General Commercial/ Light Industrial	Industrial General Commercial
East	Commercial (laundromat, window installation service)	General Commercial/ Light Industrial	Industrial General Commercial
West	Railroad – Union Pacific	General Commercial/ Light Industrial	Industrial General Commercial

Edge of Downtown/Front and John Streets

The purpose of the proposed General Plan Amendment and Rezone is to facilitate the redevelopment of 8 parcels (3.7 acres) adjacent to John Street between Abbott Street and Front Street (“Edge of Downtown/Front and John Streets”) into a new mixed-use neighborhood that provides higher density housing opportunities. The site is currently occupied by a mix of retail and office uses (KSBW television station). The City considers the Project site to have significant redevelopment potential. The land use and zoning district changes would extend the mixed-use land use designation and zoning of the parcels west of the site that front John Street, providing a greater opportunity for lot assemblage to make higher density housing projects economically feasible.

GPA 2022-002 includes a land use change from CR – Commercial Retail and Residential Low Density to Mixed-Use. Rezone 2022-002 includes a rezone from CR – Commercial Retail and R-L – Residential Low Density to MX – Mixed Use, consistent with the proposed land use designation. The proposed land use and zoning changes are shown in Exhibit B. The site is also located in the Downtown Neighborhood Area of the CC – Central City Overlay Zone District. No change is proposed to the Overlay. On the Project site, all existing uses are permitted in the MX zoning district per Salinas Zoning Ordinance Section 37-30.240; however, some existing uses, such as parking lots and structures, may require a Conditional Use Permit for any proposed changes to use.

Although the Project does not involve construction or physical changes to the site, the land use and zoning district changes could facilitate the development of up to 296 housing units and 161,172 square feet of commercial uses based on MX development standards.

The Project site is generally surrounded by a mix of retail, residential, commercial, and industrial uses. As referenced in Table 4, properties to the north and east are planned and zoned for

commercial and light industrial uses. Properties south and west are planned and zoned for residential and mixed uses. Abbott Street, a six-lane major arterial, serves as a defining line between the residential and mixed-use parcels and the commercial and light industrial parcels.

Table 4. Land Uses and Zoning Districts Adjacent to Edge of Downtown

Direction from the Project site	Existing Land Use	Planned Land Use	Zone District
North	Green Space/Park, Industrial (building materials supplier) and Commercial (garden equipment store)	Park, General Commercial/ Light Industrial	Park, Industrial General Commercial
South	Single-Family and Multi-Family Residences, Commercial (motel)	Residential Low Density, Mixed Use	Residential Low Density, Mixed Use
East	Commercial (auto repair shop, auto body shop), Industrial (storage)	General Commercial/ Light Industrial, Office	Industrial General Commercial, Commercial Office
West	Commercial (auto repair shop, gas station), Single-Family and Multi-Family Residences	Residential Medium Density, Residential Low Density, Mixed Use	Residential Medium Density, Residential Low Density, Mixed Use

Foods Co Shopping Center

The purpose of the proposed General Plan Amendment and Rezone is to facilitate the development of 8 parcels (13.5 acres) on the southeast corner of East Alisal Street and South Sanborn Road (“Foods Co Shopping Center”) into mixed-use villages with critically needed housing units. The site is currently developed with big-box retail buildings, including Foods Co, Fallas Discount Store, and smaller retail and commercial services. Recently, several big box retail establishments either declared bankruptcy or were at risk of declaring bankruptcy. In consideration of these conditions, the Advance Planning and Project Implementation and Housing staff reviewed conditions for the appropriate moment to re-imagine these properties.

GPA 2022-002 includes a land use change from CR – Commercial Retail to Mixed-Use. Rezone 2022-002 includes a rezone from CR – Commercial Retail to MX – Mixed Use, consistent with the proposed land use designation. The proposed land use and zoning changes are shown in Exhibit B. On the Project site, there are existing restaurant and financial services with drive-through uses and vehicle related sales and service uses, among other uses, that are not permitted in the MX zoning district per Salinas Zoning Code Section 37-30.240 and would become legal, non-conforming uses subject to Salinas Zoning Code Section 37-50.160. Other existing uses, such as service stations, may require a Conditional Use Permit for any proposed changes to use. Although the Project does not involve construction or physical changes to the site, the land use and zoning district changes could facilitate the development of up to 576 housing units and 147,015 square feet of commercial use based on MX development standards.

The Project site is generally surrounded by a mix of commercial and residential uses. As referenced in Table 5, properties to the south, east, and west are planned and zoned for residential uses, and properties to the north and west are planned and zoned for retail uses. El Sausal Middle School is located north of the Project site across from East Alisal Street.

Table 5. Land Uses and Zoning Districts Adjacent to Foods Co Shopping Center

Direction from the Project site	Existing Land Use	Planned Land Use	Zone District
North	Commercial (auto parts store, shopping mall), Services (loan agency, tax preparation service), School (El Sausal Middle School)	Retail, Public/Semipublic	Commercial Retail, Public/Semipublic
South	Apartments, Single-Family Residences	Residential High Density, Residential Low Density	Residential High Density, Residential Low Density
East	Religious (Vineyard Christian Fellowship), Single-Family Residences	Residential High Density, Residential Low Density	Residential High Density, Residential Low Density
West	Commercial (supermarket, grocery), Services (ATM), Single-Family Residences	Retail, Residential Low Density	Commercial Retail, Residential Low Density

Traffic- Foods Co Shopping Center

Concerns about increased parking and traffic were raised at the Planning Commission hearing for the proposed rezone request. Included in the CEQA analysis for this rezone application is a comparison of traffic generated by existing allowed uses and uses that will be allowed when the property is rezoned. This analysis is described below.

Existing Trip Generation. Table 6 below provides the land uses and size of all existing structures on the Project site, as well as the trip generation of each use. ITE land use code 820 – Shopping Center was used to describe the site’s existing commercial uses, including Foods Co, restaurants, bank, and other services. The existing operations of the Project site are estimated to generate 5,996 Average Daily Trips (ADT).

Table 6. Existing Trip Generation

ITE Land Use	Commercial (Square Footage)	Trip Generation (ADT)	Trip Generation (ADT)
820 - Shopping Center (>150k)	162,019	37.01	5,996

Trip Generation of Proposed Project. Table 7 below provides the Project trip generation anticipated with max buildout of the site if rezoned. The ITE land use that was used for this analysis is the Mid Rise with Ground Floor Commercial land use (ITE Code 231, 10th Edition). A Mid Rise with Ground Floor Commercial is a mixed-use multifamily housing building with between four and 10 floors of residential living space and commercial space open to the public on the ground level. The proposed Project is anticipated to generate 1,982 ADT.

Table 7 Trip Generation of Proposed Project

ITE Land Use	Residential (DU)	Trip Generation (ADT)	Trip Generation (ADT)
231- Mid Rise with Ground Floor Commercial	576	3.44	1,982

As demonstrated above, full buildout under the implementation of the proposed Project will generate 4,014 less ADT than existing operations on the Project site. Thus mixed use projects developed under the proposed zoning will result in less traffic generated from shopping center uses within the footprint of the existing buildings.

Laurel West Shopping Center

The purpose of the proposed General Plan Amendment and Rezone is to facilitate the development of 6 parcels (16.2 acres) east of North Davis Road between West Laurel Drive/Calle Del Adobe and Larkin Street (“Laurel West Shopping Center”) into mixed-use villages with critically needed housing units. The site is currently developed with big-box retail buildings, including Kmart (permanently closed), and smaller retail and commercial services. Recently, several big box retail establishments either declared bankruptcy or were at risk of declaring bankruptcy. In consideration

of these conditions, the Advance Planning and Project Implementation and Housing staff reviewed conditions for the appropriate moment to re-imagine these properties.

GPA 2022-002 includes a land use change from Retail to Mixed-Use. Rezone 2022-002 includes a rezone from CR – Commercial Retail to MX – Mixed Use, consistent with the proposed land use designation. The proposed land use and zoning changes are shown in Exhibit B. On the Project site, there are existing restaurant and financial services with drive-through uses and service station with vehicle washing uses, among other uses, which are not permitted in the MX zoning district per Salinas Zoning Code Section 37-30.240 and would become legal, non-conforming uses subject to Salinas Zoning Code Section 37-50.160. Other existing uses, such as service stations, may require a Conditional Use Permit for any proposed changes to their use.

Although the Project does not involve construction or physical changes to the site, the land use and zoning district changes could facilitate the development of up to 691 housing units and 176,418 square feet of commercial uses based on MX development standards.

The Project site is generally surrounded by a mix of residential, commercial, and service uses. As referenced in Table 8, all properties to the north are planned and zoned for retail. Properties south and east are planned and zoned for residential uses, and properties west of the Project site are planned and zoned for a mix of retail, public/semipublic, and residential uses.

Table 8. Land Uses and Zoning Districts Adjacent to Laurel West Shopping Center

Direction from the Project site	Existing Land Use	Planned Land Use	Zone District
North	Ponding Basin	Retail	Commercial Retail
South	Single-Family Dwellings	Residential Medium Density	Residential Medium Density
East	Single-Family Dwellings	Residential Medium Density	Residential Medium Density
West	Commercial (IHOP, Carl's Jr.), Service (US Postal Service), Apartments	Retail, Public/Semipublic, Residential Medium Density	Commercial Retail, Public/Semipublic, Residential Medium Density

Sears (Northridge Mall)

The purpose of the proposed General Plan Amendment and Rezone is to facilitate the development of 1 parcel (8.41 acres; portion) on the northwest corner of North Main Street and Madrid Street

(“Sears (Northridge Mall)”) into mixed-use villages with critically needed housing units. The site is currently developed with a big-box retail building. Recently, the big box retail establishment on site had declared bankruptcy and is permanently closed. In consideration of these conditions, the Advance Planning and Project Implementation and Housing staff reviewed conditions for the appropriate moment to re-imagine these properties.

GPA 2022-002 includes a land use change from Retail to Mixed-Use. Rezone 2022-002 includes a rezone from CR – Commercial Retail to MX – Mixed Use, consistent with the proposed land use designation. The proposed land use and zoning changes are shown in Exhibit B. GPA 2022-002 and Rezone 2022-002 would only apply to an 8.41-acre portion of the 10.2 acre site. The remaining 1.79 acres would maintain the Retail land use and CR – Commercial Retail zoning designation.

Although the Project does not involve construction or physical changes to the site, the land use and zoning district changes could facilitate the development of up to 435 housing units and 111,078 square feet of commercial uses based on MX development standards.

The Project site is generally surrounded by a mix of residential and retail uses. As referenced in **Table 9** all properties to the north and east are planned and zoned for retail, and properties to the south and west are planned and zoned for residential uses.

Table 9. Land Uses and Zoning Districts Adjacent to Sears (Northridge Mall)

Direction from the Project site	Existing Land Use	Planned Land Use	Zone District
North	Retail (Northridge Mall)	Retail	Commercial Retail
South	Apartments	Residential High Density	Residential High Density
East	Retail, Restaurants	Retail	Commercial Retail
West	Apartments	Residential High Density	Residential High Density

At the Planning Commission hearing for the proposed rezone request, concerns were raised concerning existing retail type uses that would no longer be permitted in the MX zone district that are currently permitted in the existing CR zone district. It should be noted that new drive-through uses and vehicle service-related uses such as vehicle washing uses and repair shops, among others, would not be permitted in the MX zone district per Salinas Zoning Code Section 37-30.240. However, all existing uses would be allowed to continue to operate and would become legal, non-conforming uses subject to Salinas Zoning Code Section 37-50.160. It should be noted that the MX zone district allows most retail uses, restaurants and entertainment uses (CUP).