

ORDINANCE NO. _____ (N.C.S.)

**AN ORDINANCE AMENDING THE ZONING MAP BY RECLASSIFYING A
94,235 SQUARE FEET (2.16 ACRES) OF A 401,197 (9.21 ACRES) LOT FROM
“INDUSTRIAL-GENERAL COMMERCIAL” TO “MIXED ARTERIAL
FRONTAGE” (RELATED TO GPA 2017-002)**

WHEREAS, on December 3, 2019, the Salinas City Council, at the request of the City of Salinas, Applicant/Property Owner, held a duly noticed public hearing to consider Rezone 2017-001 to change the Zoning designation of 94,235 square feet (2.16 acres) of a 401,197 (9.21 acres) lot from “Industrial-General Commercial” to “Mixed Arterial Frontage” located at 10 Simas Street (APN: 003-091-011-000); and

WHEREAS, on November 6, 2019, the Salinas Planning Commission, held a duly noticed public hearing to consider Rezone 2017-002; and

WHEREAS, the Planning Commission considered a Mitigated Negative Declaration prepared for this project and independently determined that all impacts were adequately addressed in accordance with the California Environmental Quality Act; and

WHEREAS, on November 6, 2019, the Salinas Planning Commission weighed the evidence presented at said public hearing, considered the staff report, determined that positive findings could be made for approval of the project, adopted Resolution No. 2019-016 recommending adoption of the related Mitigated Negative Declaration and approval of Rezone 2017-001; and

WHEREAS, the City Council 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, the City Council has reviewed and considered the information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration; and

WHEREAS, by Resolution adopted by the City Council on December 3, 2019, the City Council adopted the Mitigated Negative Declaration prepared for Rezone 2017-001.

NOW, THEREFORE, BE IT RESOLVED by the Salinas City Council that the Council approve Rezone 2017-002, and 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:

Rezone 2017-001:

1. **The amendment is consistent with the Salinas general plan, any applicable specific plan, and other plans and policies adopted by the Salinas city council;**

The proposed Amendment is consistent with Salinas General Plan Policies. Consistent with Land use Policy LU-3.7, the Amendment allows for a formerly vacant 18,150 square foot theater building to be revitalized into a viable compliant use. The infill development of establishing the religious assembly use in the former vacant theater building with no proposed exterior modifications is consistent with scale and character of the existing Industrial Complex development on-site and conforms to Community Design Policy CD-2.3. The proposed “Arterial Frontage” land use designation is not expected to result in negative impacts or conflict with surrounding properties, because the adjacent lots to the west are designated the same “Arterial Frontage”.

2. The amendment will not have the effect of reversing the policies of the Salinas general plan, any applicable specific plan, and other plans and policies adopted by the Salinas city council;

There are no policies within the Salinas General Plan that would be reversed as a result of this amendment. There are no Specific Plans or Precise Plans applicable to the site.

3. The amendment would not create an isolated district unrelated to adjacent zoning districts;

The proposed zoning amendment will not create an unrelated zoning district because the rezoning would extend the boundary of the existing and contiguous MAF base zoning district to include the proposed portion of the lot located at 10 Simas Street. The rezone results in an extension of the existing MAF zone to the west of the site.

4. The city has the capability to provide public utilities, roads, and services to serve the uses allowed by the proposed amendment.

Salinas is an urbanized area and public infrastructure is presently in place to serve most uses. The proposed Rezoning would not create the need for additional infrastructure.

NOW, THEREFORE, THE SALINAS CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:

SECTION 1. The City of Salinas's Zoning Map, a copy of which is on file with the City Clerk of the City of Salinas and which copy constitutes the original record, is hereby amended to reflect the following:

That certain real property located in the City of Salinas, County of Monterey, State of California, and shown and designated on that certain map attached hereto as Exhibit 1 and made a part hereof, entitled “Rezone Map – Rezone 2017-001” and which real property,

approximately 94,235 square feet (2.16 acres) of a 401,197 (9.21 acres) lot (APN: APN: 003-091-011-000) located at 10 Simas Street and now classified in the Industrial-General Commercial (IGC) Zoning District, is hereby reclassified as shown on the attached “Rezone Map – Rezone 2017-001” into the Mixed Arterial Frontage (MAF) Zoning District.

SECTION 2. The aforesaid map and all notations, references and other information shown thereon shall be as much a part of this ordinance as if the matters and information shown on said map were fully described herein.

SECTION 3. This ordinance shall take effect and be in force thirty days from and after its adoption.

SECTION 4. The Salinas City Clerk is hereby directed to cause the following summary of the ordinance to be published by one insertion in the *Californian*, a newspaper of general circulation published and circulated in the City of Salinas and hereby designated for that general purpose by the Salinas City Council:

“The City of Salinas’s Zoning Map has been amended by reclassifying approximately 94,235 square feet (2.16 acres) of a 401,197 (9.21 acres) lot from the Industrial-General Commercial (IGC) Zoning District to the Mixed Arterial Frontage (MAF) Zoning District on property located at 10 Simas Street. This Ordinance goes into effect 30 days after adoption. For additional detail concerning this amendment, contact Community Development Department, 65 West Alisal Street, Salinas, CA 93901.”

This ordinance was introduced and read December 3, 2019 and passed and adopted on December 17, 2019, by the following vote:

AYES:

NOES:

ABSENT:

Joe Gunter
MAYOR

ATTEST:

Patricia Barajas
City Clerk

EFFECTIVE DATE: January 16, 2020

Attachment: Exhibit A: Proposed Rezone Map 2017-001 Map for 10 Simas Street