

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

RESOLUTION APPROVING AN AMENDMENT TO THE SALINAS GENERAL PLAN TO CHANGE THE GENERAL PLAN DESIGNATION OF AN EXISTING 7.67 ACRE-LOT LOCATED AT 295 SUN WAY (RELATED TO RZ 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 General Plan Amendment 2017-001 to change the General Plan designation of an approximate 7.67-acre lot from Park to General Commercial/Light Industrial located at 295 Sun Way (APN: 003-212-017-000); and

WHEREAS, on September 12, 2019, the Salinas Traffic and Transportation Commission, held a duly noticed public hearing to consider General Plan Amendment - GPA 2017-001; and

WHEREAS, at the September 12, 2019 hearing, the Salinas Traffic and Transportation Commission considered the traffic impacts of the General Plan Amendment 2017-001 and made a recommendation to City Council for approval; and

WHEREAS, on November 6, 2019, the Salinas Planning Commission, held a duly noticed public hearing to consider General Plan Amendment 2017-001; 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. 2019-15 recommending adoption of the related Mitigated Negative Declaration and approval of General Plan Amendment 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 General Plan Amendment 2017-001.

NOW, THEREFORE, BE IT RESOLVED by the Salinas City Council that General Plan Amendment 2017-001 is hereby approved, and the following findings are hereby adopted as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

General Plan Amendment 2017-001:

- 1. The proposed general plan amendment is consistent with all other goals, policies, programs, and land uses of applicable elements of the general plan;*

The proposed Amendment is consistent with Salinas General Plan Policies. The location is not suitable for a park because the site is surrounded by industrial uses, US 101, and PGE power lines. Consistent with Community Design Policy CD-2.4, the requirements of the property owner and City to change the designation of the property in response to conditions of the lease encourages the rehabilitation of an industrial property. The Mitigation Monitoring and Reporting Program and the proposed mitigation measures ensure traffic Level of Service (LOS) D or better for all intersections and roadways (including U.S. Highway 101) consistent with Circulation Policy C-1.2 and C-2.2. Furthermore, the Mitigation Monitoring and Reporting Program and the proposed mitigation measures will require future development to contribute to financing of street improvements required to meet the demand generated by the project consistent with Circulation Policy C-1.4. The proposed "General Commercial/Light Industrial" land use designation is not expected to result in negative impacts or conflict with surrounding properties, because future industrial uses will be compatible with neighboring uses located adjacent to the south and west.

- 2. The proposed general plan amendment promotes the public necessity, convenience, and general welfare.*

The General Plan Amendment promotes the public necessity, convenience and general welfare because the proposal will create a General Plan and Zoning designation to allow for future development creating jobs and business opportunities.

PASSED AND APPROVED this 3rd day of December 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED

Joe Gunter, Mayor

ATTEST

Patricia M. Barajas, City Clerk

Attachment:

Exhibit A: Proposed General Plan Amendment 2017-001 Map for 295 Sun Way

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