



CITY OF SALINAS

COUNCIL STAFF REPORT

DATE: **MARCH 5, 2024**

DEPARTMENT: **COMMUNITY DEVELOPMENT
LIBRARY AND COMMUNITY SERVICES
PUBLIC WORKS**

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TITLE: **DETERMINATION OF ADMINISTRATIVE SITE PLAN REVIEW
AS THE ALTERNATIVE REVIEW PROCESS FOR THE
HEBBRON FAMILY CENTER**

RECOMMENDED MOTION:

It is recommended that the City Council approve a resolution determining an administrative Site Plan Review as the alternative review process for the Hebron Family Center Project based on finding the Project to be proper and in the interest of the public.

EXECUTIVE SUMMARY:

The Hebron Family Center Project (Project) is located on a 1.32-acre city-owned site containing six (6) separate and adjacent lots at 683 Fremont Street in the public/semipublic and residential low-density zoning districts (Site). The Zoning Code requires different review processes for park and recreation facilities in the Public/Semipublic (PS) District and the Residential Low Density (R-L-5.5) Districts. The PS District requires an administrative Site Plan Review (SPR), while a discretionary Conditional Use Permit (CUP) is required in residential low-density districts. To streamline the entitlement process for the Project it is recommended that the City Council determine an administrative Site Plan Review as the alternative review process for the Hebron Family Center based on finding the Project to be proper and in the interest of the public as allowed under Zoning Code Section 37-10.070.

BACKGROUND:

In July of 2019, the Salinas City Council adopted the Parks, Recreation and Libraries Master Plan (PRLMP). The PRLMP represents a community engagement effort that connected with thousands of residents and community leaders over eighteen (18) months. The PRLMP assessed the state of

existing recreation and library facilities and engaged residents to prioritize the maintenance needs. One outcome of the PRLMP was the development of a 20-year Capital Improvements Plan for Park and Facility Projects. The Hebron Family Center ranked #1 in terms of needing improvement. Rebuilding the Hebron Family Center was also identified by the community as a top priority in the Alisal Vibrancy Plan (AVP) as a vital community resource that was in serious disrepair.

The Hebron Family Center Project (Project) is located on a 1.32-acre city-owned site containing six (6) separate and adjacent lots at 683 Fremont Street in the public/semipublic and residential low density zoning districts (Site) as shown on Exhibit A – Zoning Map of Hebron Family Center. City staff is currently working with Anderson Brule Architects, Inc (ABA), on the design and the entitlement requirements for the new one-story 7,965 square-foot recreation facility with 43 off-street parking spaces, a mural, and associated site improvements. The Zoning Code requires different review processes for park and recreation facilities in the Public/Semipublic (PS) and the Residential Low Density (R-L-5.5) Districts. Per Zoning Code Section 37-30.390, Table 37-30.170, Park and Recreation Facilities uses require an administrative Site Plan Review (SPR) in the Public/Semipublic (PS) District. However, per Zoning Code Section 37-30.060, Table 37-30.30 a discretionary Conditional Use Permit (CUP) is required in the Residential Low Density (R-L-5.5) District. Pursuant to Zoning Code Section 37-10.070, since the Site is city-owned, the City Council may determine an alternative review process if the Project is found to be proper and in the public's interest. Establishing one administrative review process for the Site will streamline the Project's entitlement.

CEQA CONSIDERATION:

The City of Salinas has determined that the proposed action of determining an administrative SPR as the review process for the Hebron Family Center Project is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment.

The Project, which includes the demolition and replacement of excising structures of substantially the same size, purpose, and capacity, qualifies as a Class 2 Categorical Exemption (Section 15302 Replacement or Reconstruction) under CEQA. The City of Salinas has also determined that the Project is of no significant impact under 24 CFR 58.32 – National Environmental Policy Act. No factors were found to be significant on a stand-alone basis.

STRATEGIC PLAN INITIATIVE:

The Hebron Family Center Project furthers the City Council's Strategic Plan vision and goals of Infrastructure and Environmental Sustainability, Youth and Seniors and is identified as a PRLMP and AVP priority.

DEPARTMENTAL COORDINATION:

The Public Works, Library & Community Services and Community Development Departments are collaboratively working together to facilitate the entitlement, design, and development of the Project.

FISCAL AND SUSTAINABILITY IMPACT:

There is no direct fiscal impact to the General Fund resulting from this action. The Hebbron Family Center Project is funded through multiple funding sources including \$8.1 million from the State, just over \$2.816 million HUD CDBG Entitlement Funds, and \$1.5 million American Rescue Plan Act (ARPA) Funds.

ATTACHMENTS:

Resolution: Determination of Review Process for Hebbron Family Center
Exhibit A - Zoning Map of Hebbron Family Center