

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2016-05**

**RESOLUTION RECOMMENDING TO THE SALINAS CITY COUNCIL APPROVAL OF
AN AMENDMENT TO THE SALINAS GENERAL PLAN TO CHANGE THE GENERAL
PLAN LAND USE DESIGNATION, THE ZONING DISTRICT BOUNDARIES, AND A
RESUBDIVISION LOCATED AT 210 SALINAS STREET
(GPA 2015-001, RZ 2015-001, AND RS 2015-002)**

WHEREAS, on April 20, 2016, the Salinas Planning Commission held a duly noticed public hearing to consider: 1. General Plan Amendment 2015-001, to change the General Plan land use designation from "Public/Semipublic" to "Mixed Use"; 2. Rezone 2015-001, to change the zoning district designation from "Public/Semipublic – Central City Overlay – Downtown Core Overlay Area" (PS-CC-DC) to "Mixed Use – Central City Overlay – Downtown Core Overlay Area" (MX-CC-DC); and 3. Resubdivision 2015-002, to create an approximate 7,270 square-foot lot (.1669-acres) containing an existing approximate 7,500 square-foot two-story structure located at 210 Salinas Street (portion of Assessor's Parcel Numbers: 002-244-098-000 and 002-244-099-000); and

WHEREAS, the Planning Commission weighed the evidence presented at the April 20, 2016 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 Planning Commission has reviewed and considered the information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that it recommends that the City Council adopt the proposed Mitigated Negative Declaration and approve General Plan Amendment 2015-001, Rezone 2015-001, and Resubdivision 2015-002 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:

For the Mitigated Negative Declaration:

The Planning Commission hereby finds that a Mitigated Negative Declaration (ND) has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder. Further, this Commission has independently reviewed and considered the information contained in the Initial Study and related environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the Commission finds that there is no substantial evidence that the project will have a significant effect on the environment and that the ND reflects the Commission's independent judgment and analysis. On this basis, the Commission recommends that the City Council adopt the

Mitigated Negative Declaration.

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An Initial Study was prepared to evaluate the potential impacts associated with the project. Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration were routed to responsible agencies and posted at the County Clerk's Office on March 18, 2016; the deadline for comments was April 18, 2016. The State Clearinghouse received the document on March 21, 2016; the deadline for Clearinghouse comments was April 19, 2016. No public comments were received on the Mitigated Negative Declaration during the review period.

For the General Plan Amendment 2015-001:

- 1. That the proposed General Plan Amendment is in conformance with all other goals, policies, programs, and land uses of the Salinas General Plan.***

The proposed Amendment is consistent with Salinas General Plan Policies. The proposed "Mixed Use" land use designation for an approximate 7,270 square-foot (.1669-acres) portion of two existing lots located at 210 Salinas Street is not expected to result in negative impacts or conflicts with surrounding properties, because future commercial uses will be compatible with neighboring commercial uses located adjacent to the east and with existing public/semipublic located adjacent to the north, west, and south.

- 2. That 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 jobs and business opportunities in Downtown Salinas and assist in the preservation of a historically significant building.

For the Rezone 2015-001:

- 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.***

Per the 2002 Salinas General Plan, the "Mixed Use" designation allows for a development, including a mixture of retail, office, and residential uses in the same building, on the same parcel, or in the same area. The proposed Rezoning of an approximate 7,270 square-foot (.1669-acres) lot from "Public/Semipublic – Central City Overlay – Downtown Core Overlay Area" (PS-CC-DC) to "Mixed Use – Central

City Overlay – Downtown Core Overlay Area” (MX-CC-DC) would be consistent with adjacent uses located east of the project site across Salinas Street and would allow future commercial uses, creation of jobs, and preservation of a historic structure.

- 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 MX-CC-DC zoning district to include the proposed lot located at 210 Salinas Street.

- 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.

For the Resubdivision 2015-002:

- 1. The proposed Parcel Map is consistent with the General Plan or any applicable Specific Plan, Precise Plan, zoning, or other applicable provisions of the Salinas Municipal Code.***

The site is currently designated as Public/Semipublic use by Figure LU-3 of the Salinas General Plan and is zoned “Public/Semipublic – Central City Overlay – Downtown Core Overlay Area” (PS-CC-DC). The related General Plan and Zoning Code Amendments would change the designation and zoning to “Mixed Use” and “Mixed Use – Central City Overlay – Downtown Core Overlay Area” (MX-CC-DC) respectively. The proposed Parcel Map would be consistent with this land use designation and zoning. The development standards of the proposed Parcel Map and the minimum development standards of the proposed MX-CC-DC District are shown by the table below:

Zoning Code Development Standards (MX-CC-DC District)				
Development Standard	Minimum Standard	Proposed Parcel One	Proposed Parcel Two	Proposed Parcel Three
Lot Size Minimum (square feet)	7,500 s.f.	26,785 s.f.	7,270 s.f.	37,571 s.f
Lot Width-Minimum	50 feet	141.32 feet	75 feet	198.05 feet
Lot Depth-Minimum	100 feet	189.81 feet	96.98 feet	189.76 feet
Lot Frontage-Minimum	40 feet	141.32 feet	75 feet	198.05 feet
Floor Area Ratio (FAR)-Maximum	4.0 (for non-residential development only in MX District)	.00	1.04	.56

The proposed Parcels One and Three will comply with the minimum development standards of the MX-CC-DC District; however, the proposed Parcel Two, which contains the existing two-story vacant structure, will not meet the minimum development standards for minimum lot size or lot depth due to the shape and size of the existing vacant structure. Since the property is currently City-owned land, the City Council may approve the proposed Parcel Map as per Zoning Code Section 37-10.070, as to be proper and in the public interest. There are no Specific or Precise Plans applicable to the site.

The Parcel Map would also include two 30-foot wide “No-Build” easements located along the northern lot line of the proposed lot and adjacent to the south wing of the adjacent Old Firehouse structure that would allow for unimpeded safety access to the north and south side of the structure.

2. *The design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.*

Salinas General Plan Policy CD-2.5 calls for design that maximize “eyes on the street”. The proposed exterior design of the existing structure will include upgraded windows, facades, and entrances, which will encourage visibility. These proposed changes adhere to the design requirements of the Salinas Zoning Code, which are based upon General Plan design requirements. There is no Specific Plan applicable to the site.

3. *The site is physically suitable for the type of development.*

The site is substantially flat and developed with an existing vacant building. The site does not contain any known features that would render it physically unsuited for development. The site is rectangular in shape and is physically suited for the proposed development.

4. *The site is physically suitable for the proposed density of development.*

A maximum Floor Area Ratio (FAR) of 4.0 for non-residential development only is allowed in both the Salinas General Plan Mixed Use land use designation and the MX-CC-DC Zoning District. There is currently one building each on proposed Parcels 2 and 3, and a parking lot on Parcel 1. The FAR's of all of the proposed parcels will be in compliance with the maximum allowed FAR. The density of the site is therefore physically suitable for the proposed Parcel Map.

5. *The design of the re-subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The site is developed with an existing two-story vacant building, a former armory building, and a parking lot, and are surrounded by developed properties; no environmental damage or injury to fish or wildlife are expected with the proposed project.

6. *Neither design of the re-subdivision nor the type of improvements are likely to cause serious public health problems.*

The site is presently developed with an existing two-story vacant building, a former armory building, and a parking lot, and are located on an existing developed site, which is surrounded by existing commercial and public/semipublic uses. No public health problems are anticipated as a part of the proposed project.

7. *The design of the re-subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

Subdivision of the property will not conflict with any known easements.

8. *The waste discharge from the proposed Parcel Map into a community sewer system will not result in violations of existing requirements prescribed by the Regional Water Quality Control Board.*

The site is presently developed with an existing two-story vacant building, a former

armory building, and a parking lot, and are located on an existing developed site, which is surrounded by existing commercial and public/semipublic uses. Any future development/property owner will be required to connect to the City's Sanitary Sewer System and comply with the City's regulations to ensure that the City's Sewer System is sufficient to prevent any violations of the existing requirements prescribed by the Regional Water Quality Control Board.

9. The land is not subject to a contract under the Williamson Act and does not fall within the exceptions listed in Section 66474.4(b) of the Subdivision Map Act.

There are no Williamson Act contracts associated with the subject site, and the site is not agricultural land, subject to the exceptions articulated in Section 66474.4(b).

PASSED AND ADOPTED this 20th day of April 2016, by the following vote:

AYES: Chairperson Meeks, Commissioners Anzo, Hill, Huerta, Nohr

NOES: None

ABSTAIN: None

ABSENT: Commissioner Ibarra

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 20, 2016 and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

4/28/16

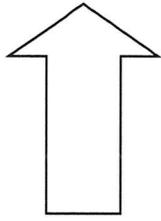


Courtney Grossman
Secretary

Attach:

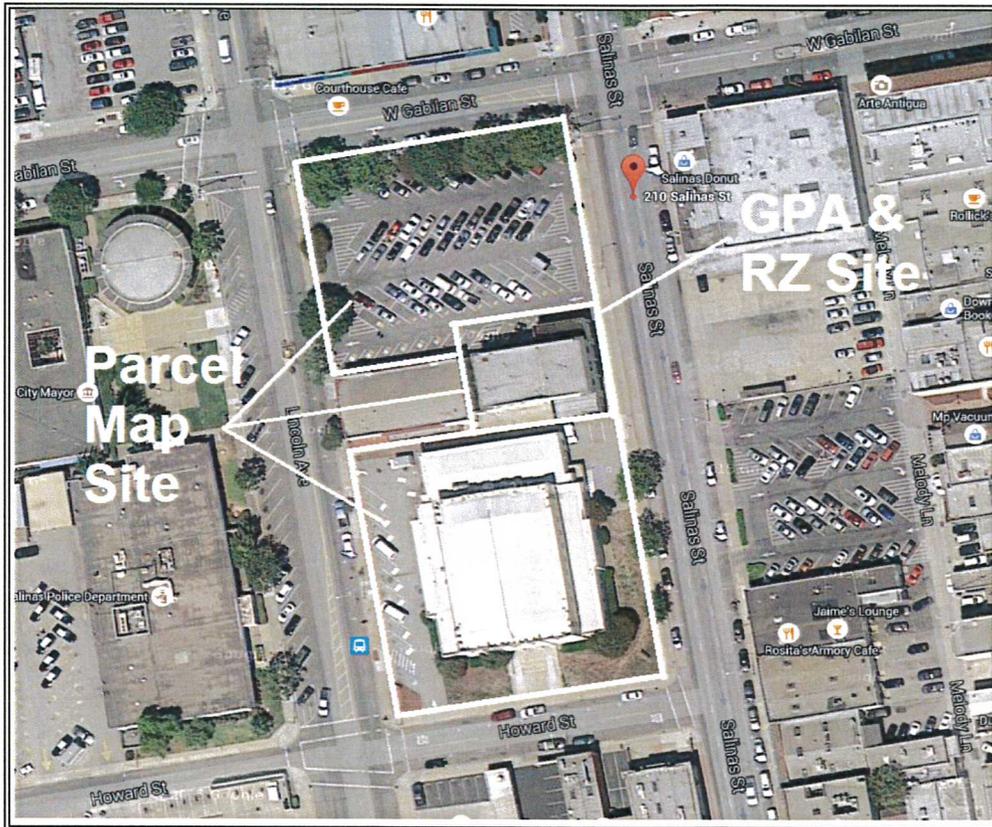
- Exhibit A: Vicinity Map
- Exhibit B: Proposed General Plan Amendment Map for 210 Salinas Street
- Exhibit C: Proposed Rezone Map for 210 Salinas Street
- Exhibit D: Proposed Parcel Map (Sheet 1 of 3)

- Exhibit E: Proposed Parcel Map (Sheet 2 of 3)
- Exhibit F: Proposed Parcel Map (Sheet 3 of 3)
- Exhibit G: ALTA/ACSM Land Title Survey (Sheet 1 of 2)
- Exhibit H: ALTA/ACSM Land Title Survey (Sheet 2 of 2)



North

Vicinity Map



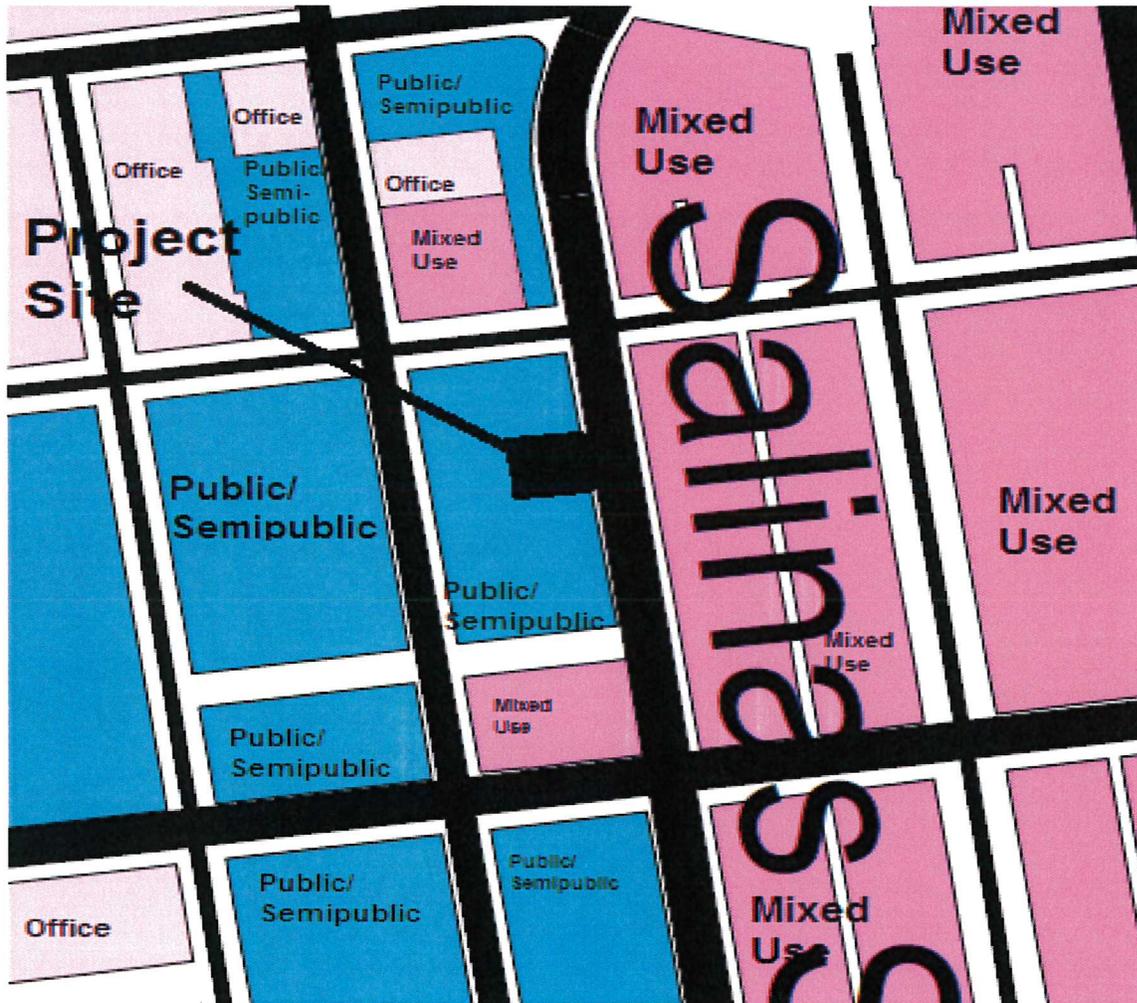
**GENERAL PLAN AMENDMENT 2015-001, REZONE 2015-001, RESUBDIVISION 2015-002, & SITE PLAN REVIEW 2016-003
210 Salinas Street**

Exhibit A



North

General Plan Amendment Map



General Plan Amendment 2015-001

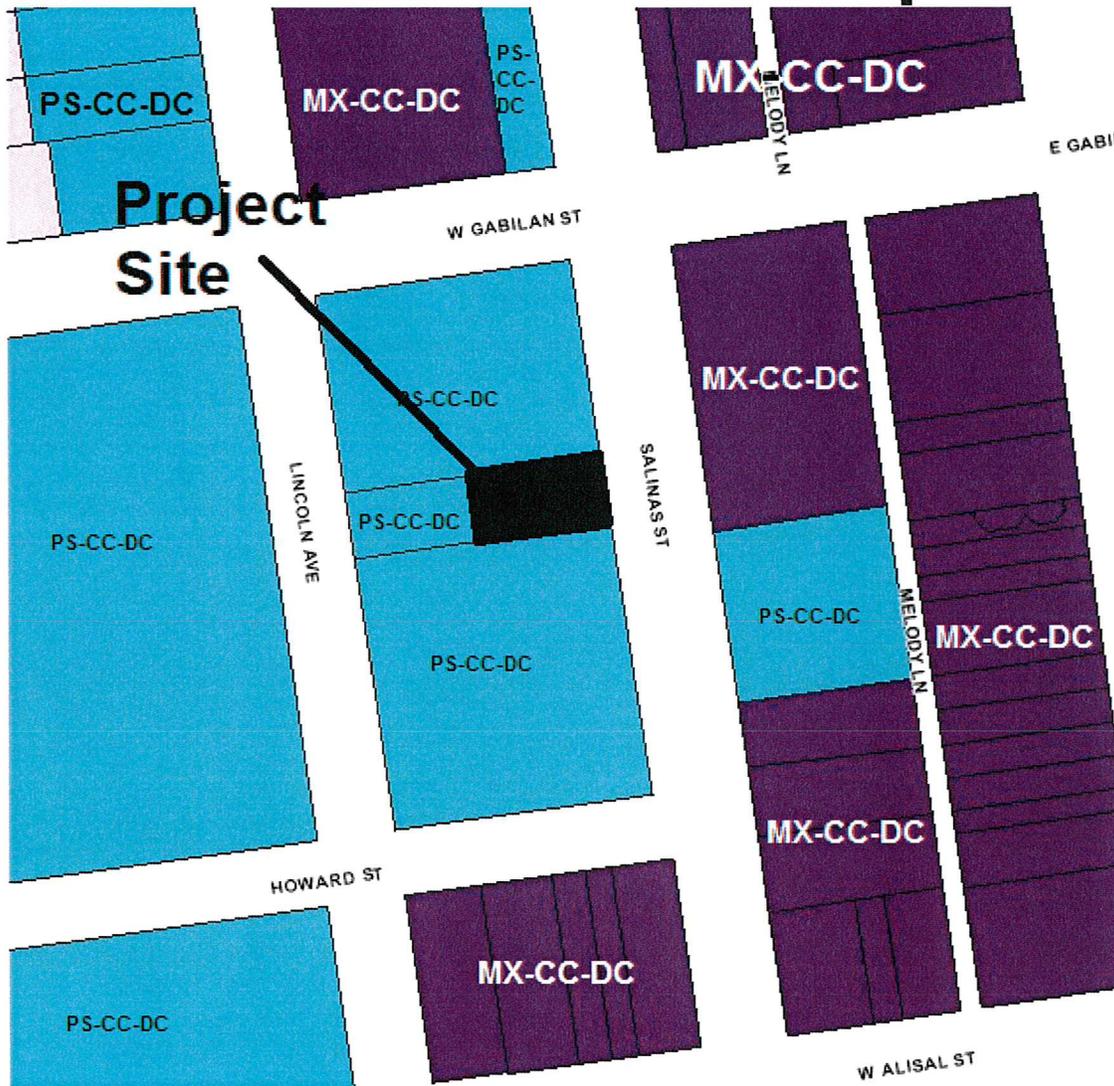
(Related to Rezone 2015-001 and Resubdivision 2015-002)

Project Description: Change the General Plan designation of 210 Salinas Street (portion of APNs: 002-244-098-000 and 002-244-099-000) from "Public/Semipublic" to "Mixed Use".

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North Rezone Map



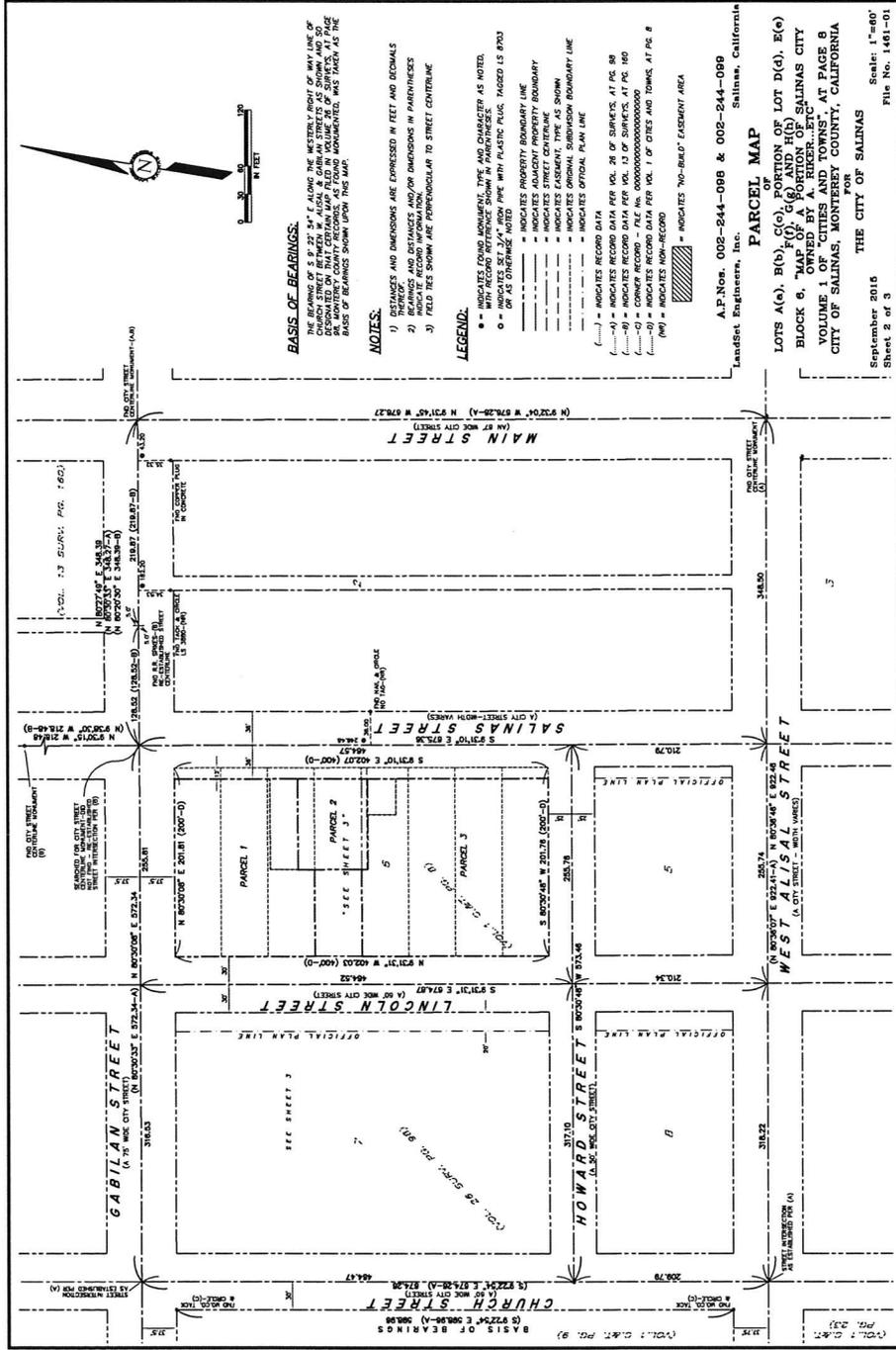
Project Site

Rezone 2015-001

(Related to General Plan Amendment 2015-001 and Resubdivision 2015-001)

Project Description: Change the Zoning designation of 210 Salinas Street (portion of APNs: 002-244-098-000 and 002-244-099-000) from "Public/Semipublic – Central City Overlay – Downtown Core Overlay Area" (PS-CC-DC) to "Mixed Use – Central City Overlay – Downtown Core Overlay Area" (MX-CC-DC)

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GUY R. ORTAIDO
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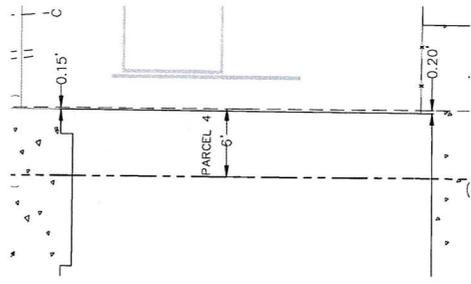
APPROVED BY:



ALTA / ACSM LAND TITLE SURVEY
"OLD FIRE STATION NO. 1"
LOTS A, B, C, AND PORTION OF LOT D
VOLUME 1 OF CITIES AND TOWNS, AT PAGE 8
THE CITY OF SALINAS, A MUNICIPAL CORPORATION

SCALE: 1"=10'
DATE: JULY 2013
JOB NO: 1481-01
SHEET 2 OF 2 SHEETS

NO.	DATE	BY	REVISION
1	7/15/13	GR	RELEASED TO CLIENT



- LEGEND:**
- PROPERTY BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - OLD BOUNDARY OF -ADJ/PROPERTY LINE
 - STREET CENTERLINE
 - BUILDING LINE
 - CHALK LANY FENCE
 - STOP SIGN LINE
 - SMARTWAY SIGN LINE
 - WALKER LINE
 - UTILITY LINE
 - ELECTRICAL LINE
 - COMMUNICATING LINE
 - TELEPHONE LINE
 - PARKWAY STRIPING
 - ASPHALT CONCRETE SURFACE
 - BRICK SURFACE
 - CONCRETE SURFACE
 - FINISH FLOOR ELEVATION
 - ROCK LINE ELEVATION BUILDING LINE
 - SMARTWAY CONTROL POINT
 - DOWNSPOUT
 - TITLE REPORT EXCEPTION NUMBER

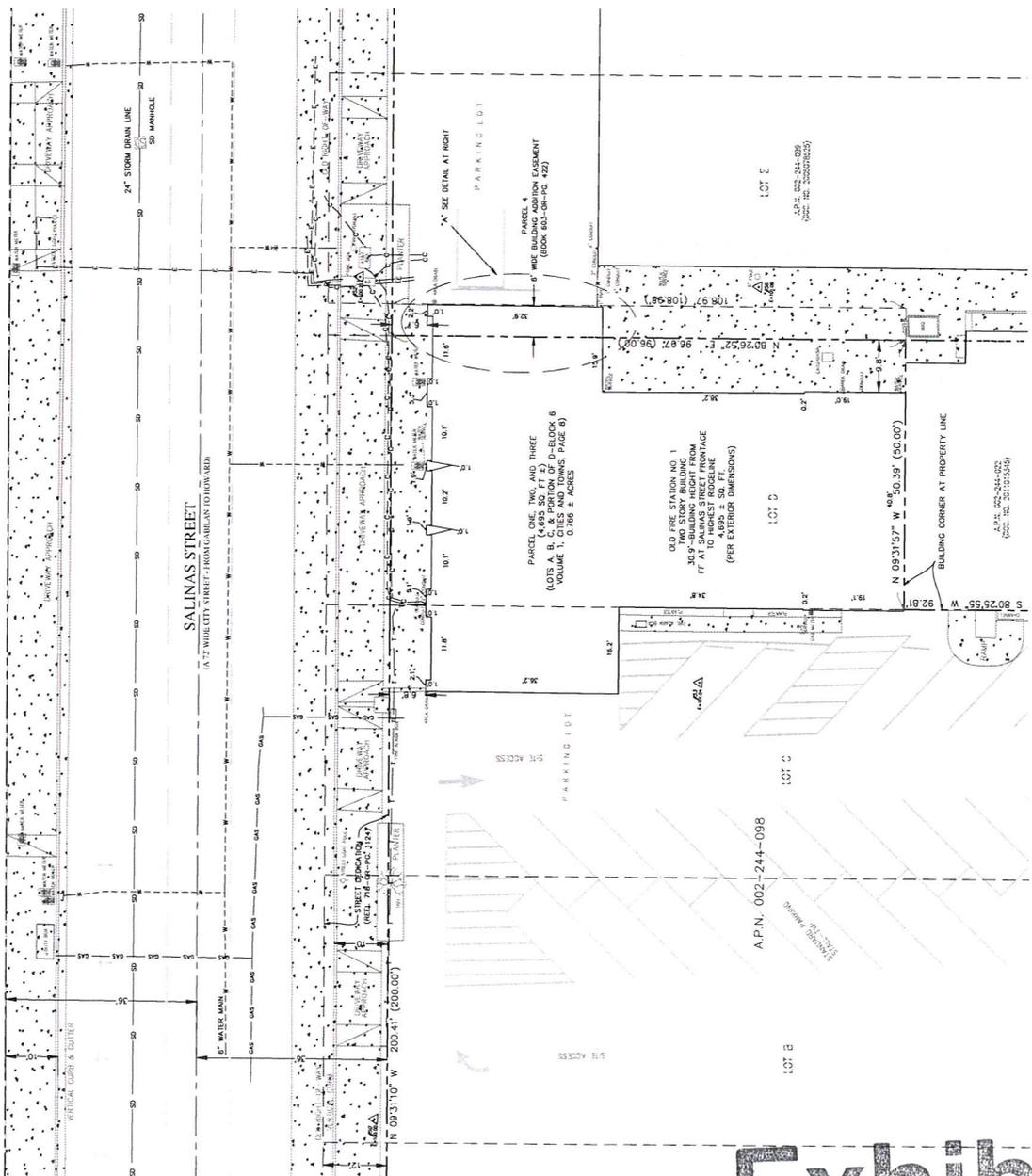


Exhibit H