

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2026-006**

RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A 36-MONTH TIME EXTENSION TO TENTATIVE MAP 2022-001 LOCATED AT THE SOUTHEAST CORNER OF THE JOHN STREET AND ABBOTT STREET INTERSECTION IN THE COMMERCIAL OFFICE – ABBOTT STREET FOCUSED GROWTH OVERLAY (CO – FG-4) AND INDUSTRIAL – GENERAL (IG) ZONING DISTRICT (TM 2026-003)

WHEREAS, on June 11, 2024, at the request of the Applicant and Property Owner, The UniKool Partners, the Salinas City Council approved Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001 to reconfigure 14 lots into 9 lots and construct a seven-phase, Mixed Use Development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 441,600 square feet of new development southeast of John Street and Abbott Street (Assessor's Parcel Numbers: 002-481-033-000, 002-371-039-000, 002-371-044-000, 002-481-035-000, 002-481-034-000, 002-481-029-000, 002-481-025-000, 002-481-030-000, 002-481-031-000, 002-481-026-000, 002-481-027-000, 002-481-028-000, and 002-481-032-000) per attached Resolution No. 22978; and

WHEREAS, on May 8, 2026, the Applicant/Subdivider submitted a 36-month Time Extension request, known as TE 2026-003, to allow additional processing time to file a Final Map for Tentative Map 2022-001 and related Planned Unit Development Permit 2020-002 and Conditional Use Permit 2022-030; and

WHEREAS, upon receipt of the application for TE 2026-003, pursuant to Municipal Code Section 31-313.1, Tentative Map 2022-001 was automatically extended 60 days to August 10, 2026; and

WHEREAS, on May 29, 2026, the City Planner determined TE 2026-003 to be complete pursuant to Municipal Code Section 31-313.2(a); and

WHEREAS, per Municipal Code Section 31-313.2(a), within 30-days of determining that the request for a tentative map extension is complete, the City Planner shall submit the application for the extension together with a report to the Planning Commission at a public hearing with a recommendation for approval or denial; and

WHEREAS, pursuant to the same Municipal Code Section, the City Council shall consider the application within 45 days of the Planning Commission recommendation. The final deadline for processing this Time Extension is July 13, 2026; and

WHEREAS, on June 3, 2026, the Salinas Planning Commission, pursuant to Municipal Code Section 31-313.2(a), held a duly noticed public hearing to consider a recommendation to the City Council of TE 2026-003 to extend the expiration date of Tentative Map 2022-001 from June 11, 2026, to June 11, 2029, pursuant to Municipal Code Section 31-401.11; and

WHEREAS, the Planning Commission 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

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that the Commission recommends that the City Council approve TE 2026-003 to extend the expiration date of Tentative Map 2022-001 from June 11, 2026, to June 11, 2029; and

BE IT FURTHER RESOLVED that the Salinas Planning Commission 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:

Previous Mitigated Negative Declaration:

1. ***On June 11, 2024, the City Council considered and adopted a Mitigated Negative Declaration (MND) along with a Mitigation Monitoring and Reporting Program for Tentative Map 2022-001 and related Planned Unit Development Permit 2020-002 and Conditional Use Permit 2022-030.***

The Time Extension does not change the scope of the project from its initial approval. Therefore, the Time Extension request does not require further environmental analysis under CEQA.

For the Time Extension to Tentative Map 2022-001:

2. ***Pursuant to Municipal Code Section 31-313.2, The City Planner, Planning Commission, and/or City Council, as applicable, may approve a request for an extension if it finds that the map is consistent with the City's General Plan and Zoning. The City may impose only those conditions of approval that were imposed for the initial map approval, unless the developer consents to the imposition of additional conditions.***

On June 11, 2024, the City Council found that the Tentative Map is consistent with the General Plan and the Zoning Code. To date, there are no substantial changes to the General Plan or the Zoning Code applicable to the project. No additional conditions of approval to Tentative Map 2022-001 are required. All remaining terms, requirements, and conditions of the Tentative Map remain in full force and effect. Pursuant to Municipal Code Section 31-313, the City may only approve a Time Extension of up to 36-months from the original 24-month approval date of a Tentative Map. Because Tentative Map 2022-001 was approved on June 11, 2024, with a 24-month expiration date on June 11, 2026, one 36-month Time Extension to June 11, 2029, may be approved by the City.

PASSED AND APPROVED this 3rd day of June 2026, by the following vote:

AYES: Chairperson McKelvey Daye, Commissioners Flores, Gutierrez, Purnell, Rocamora Jr., and Wruck

NOES: None

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Time Extension 2026-003 (Tentative Map 2022-001)
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ABSTAIN: None

ABSENT: Commissioner Mora

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 approved by the affirmative and majority vote of said Planning Commission at a meeting held on June 3, 2026, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date:

6/10/26



Courtney Grossman
Secretary

Attachments:

Exhibit 1: City Council Resolution No. 22978

Exhibit 2: Recorded Planned Unit Development Permit 2020-002, Conditional Use Permit 2022-030, and Tentative Map 2022-001 without Exhibits

RESOLUTION NO. 22978 (N.C.S.)

A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL ADOPTING THE PROPOSED MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO SECTION 15074 OF THE CEQA GUIDELINES; APPROVING PLANNED UNIT DEVELOPMENT (PUD) PERMIT 2020-002 FOR A SEVEN PHASE MASTER SITE PLAN AND ALTERNATIVE DEVELOPMENT STANDARDS; APPROVING CONDITIONAL USE PERMIT (CUP) 2022-030 FOR THE MIXED USE DEVELOPMENT AND THE DEVELOPMENT OF AN EXTENDED STAY HOTEL; AND APPROVING A TENTATIVE MAP (TM) TO RECONFIGURE 14 LOTS INTO 9 LOTS LOCATED SOUTHEAST OF THE JOHN STREET AND ABBOTT STREET INTERSECTION IN THE COMMERCIAL OFFICE – ABBOTT STREET FOCUSED GROWTH OVERLAY (CO – FG-4) AND INDUSTRIAL – GENERAL (IG) ZONING DISTRICT (PUD 2020-002, CUP 2020-030, AND TENTATIVE MAP 2022-001

WHEREAS, a May 3, 2024, letter from the attorney for Uni-Kool Partners and Cadius Partners Limited, states that Cadius Partners Limited is also the intended Applicant/Permittee for the Phase I Extended Stay Hotel Conditional Use Permit; and

WHEREAS, on May 15, 2024, the City formally noticed the continuance of this project to a May 29, 2024 Special Meeting of the Salinas Planning Commission, due to the regularly scheduled May 15, 2024 Planning Commission hearing being canceled due to a lack of quorum; and

WHEREAS, on May 29, 2024, the Salinas Planning Commission, at the request of the Applicant and Property Owner, The UniKool Partners, held a duly noticed public hearing to consider Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001 to construct a seven-phase, Mixed Use Development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 441,600 square feet of new development southeast of John Street and Abbott Street; 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, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report, determined positive findings could be established for approval of the project, adopted Resolution 2024-006 recommending that City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001; and

WHEREAS, on June 4, 2024, the Housing and Land Use Committee recommended that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and

Tentative Map 2022-001; and

WHEREAS, based on Planning Commission and Housing and Land Use Committee comments on the Affordable Housing Plan, City Staff modified the Planned Unit Development permit to clarify that the current density allowed under the current General Plan and zoning district as 197 dwelling units. Accordingly, a modification to the Rental Housing Impact Fees Plan to reflect the current density along with a modification to the number of residential dwelling units allocated to Section 8 Housing to 24 dwelling units will be executed; and

WHEREAS, City Staff further clarified that if the General Plan and underlying zoning in the future at time of submittal of the residential uses authorizes a density increase, in this case the IS-MND analyzed up to 242 dwelling units, it would also increase the residential rental units allocated to Section 8 to 29 dwelling units, which would trigger an amendment to the Planned Unit Development permit and the Rental Housing Impact Fee Plan; and

WHEREAS, the City Council held a duly noticed public hearing on June 11, 2024 and considered the Staff Report, meeting minutes, Planning Commission Resolution, public testimony, information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration and Mitigation Monitoring Program, and correspondence regarding the project.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council adopts the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001; and

BE IT FURTHER RESOLVED that the Salinas City Council 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 and Mitigation Monitoring Program:

- 1. The City Council hereby finds that a Mitigated Negative Declaration (MND) 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 Council 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 Council finds that, with the conditions of approval and the proposed mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Council's independent judgment and analysis. On this basis, the Council adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;*

The environmental impacts of the project have been analyzed in accordance with 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 because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program have been included in the project. The Initial Study - Mitigated Negative Declaration was routed to responsible agencies on February 10, 2023 and posted at the County Clerk's Office on February 10, 2023; the deadline for comments was March 13, 2023. The State Clearinghouse received the document on February 10, 2023; the deadline for Clearinghouse comments was March 13, 2023 (SCH Number 20223020282).

Public comments were received from interested parties and separate public agencies (Monterey-Salinas Transit [MST], California Department of Transportation [Caltrans], and the Monterey Bay Air Resources District [MBARD]) during the comment period as described below:

1. Comments received from Michelle Overmeyer, Director of Planning and Innovation, MST, on March 3, 2023 providing recommendations regarding a potential new bus stop to serve the project site and clarifying information regarding existing transit service near the project site.

Staff Response: Should new bus stops or new lanes associated with the project be proposed, design and construction would comply with MST's Designing for Transit Guidelines and Americans with Disabilities Act (ADA) requirements. Information regarding existing transit service was revised in the Final IS MND.

2. Comments received from Chris Bjornstad, Associate Transportation Planner, Caltrans, March 13, 2023 stating that any work that occurs within the state's right-of-way will require an encroachment permit and would be subject to the terms of that permit.

Staff Response: As summarized in the *Project Description* of the IS MND, the project does not propose work within the state's right-of-way. If work within the state's right-of-way is necessary, the project applicant would obtain an encroachment permit and would coordinate with Caltrans to determine the appropriate pathway for project review and approval.

3. Comments received from Edward Ballaron, Air Quality Planner, MBARD, March 13, 2023 stating that project fugitive dust emissions can be further mitigated with MBARD Best Management Practices; any stationary engines greater than 50 horsepower must be permitted by MBARD or registered with the California Air Resources Board; and that MBARD suggests using guidance from the Bay Area Air Quality Management District or the Sacramento Metropolitan Air Quality Management District to evaluate construction greenhouse gas emissions.

Staff Response: As described in Section 3, *Air Quality*, of the IS MND, fugitive dust emissions (PM₁₀ and PM_{2.5}) associated with the project would be well below MBARD thresholds. The project applicant would be required to comply with California Air Resources Board and MBARD permit requirements as applicable. Construction

greenhouse gas emissions were analyzed in Section 8, *Greenhouse Gas Emissions*, of the IS - MND. Page 62 details the thresholds that were used, stating that “in the absence of any adopted numeric threshold, the significance of the project’s GHG emissions is evaluated consistent with CEQA Guidelines Section 15064.4(b) by considering whether the project complies with applicable plans, policies, regulations, and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.” The project’s construction-related greenhouse gas emissions of 130 metric tons per year (reported in Table 8 of the MND), are well below Sacramento Metropolitan Air Quality Management District’s construction emission threshold of 1,100 metric tons per year.

For the Planned Unit Development Permit:

2. *The location of the planned unit development is in accord with the objectives of this Zoning Code and the purposes of the district in which the site is located;*

The site is currently zoned Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4) on 13 of the 14 existing lots. Per Salinas Municipal Code (SMC) Section 37-30.190(k)(2), the purpose of the Commercial Office District is to provide areas for primarily for offices, personal services, financial services, mixed use residential, and for residential uses. In accordance with the purpose of CO-FG-4 overlay district, the proposed project would involve a mix of commercial and office, which would support future residents of the residential development within the proposed PUD.

Per SMC Section 37-40.200, the purpose of the Abbott Street Focused Growth Overlay is to focus growth at high potential, under-utilized sites ("focused growth overlay areas") within Salinas by providing standards that will enhance the city and its neighborhoods and create incentives for mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. One lot is zoned Industrial – General (IG), which SMC Section 37-30.300(e)(3) defines as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for locations in the city; and protects Salinas’ general industrial areas from competition for space from unrelated commercial uses that could more appropriately be located elsewhere in the City. The proposed project meets the purpose of the Abbott Street Focused Growth Overlay in that it involves a mix of commercial and residential development that would revitalize the existing site and be compatible with existing uses that includes a mix of commercial and industrial uses.

A portion of the site is within the City of Salinas Airport Overlay District (AR), which serves the Salinas Municipal Airport. SMC Section 37-40.410 states that the purpose of this district is to fulfill the city's obligations, in accordance with requirements of state law (Government Code Section 65302.3), to implement the airport land use compatibility policies adopted by the Monterey County Airport Land Use Commission; regulate land use development within the vicinity of Salinas municipal airport to protect it from potential encroachment by land uses which are incompatible with airport activities and which may impair the future development and use of the airport; and minimize the public's exposure to excessive noise and safety hazards that would result from incompatible land use

development within areas around airport. However, the proposed John Street and Abbott Street Mixed Use Development and associated entitlements are not located within the 1982 Salinas Muni Airport Land Use Plan (ALUP) Area of Influence. Per SMC Section 37-40.415, the city shall require the owner of any property located in the Salinas Municipal Airport "area of influence" to dedicate an aviation easement as a condition of approval of any development review application, or structure identified in SMC Section 37-40.420(a) or (b). The easement is required to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may fly over the location at low altitudes while approaching, departing, or maneuvering near the associated airport. Such easement shall include special provisions, for properties within the clear zone, required for the California International Airshow (see Figure 37-40.210). The easement shall be dedicated prior to the recordation of any land division or if there is no land division prior to the issuance of the first building permit for the development. Furthermore, the height of all structures shall not exceed the maximum allowed per the underlying zoning district.

3. *The planned unit development and the proposed conditions under which it would be developed or maintained are consistent with the Salinas general plan, applicable specific plan, and other plans and policies adopted by the Salinas city council and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the planned unit development, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and*

The project site is designated as Office and General Industrial. The project site also falls within the Abbott Street Focused Growth Overlay District, which the City’s General Plan describes as an existing urbanized area where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community. The site is zoned as Commercial Office and General Industrial, sharing the same boundaries as the General Plan designations. Salinas Municipal Code defines Commercial Office as areas primarily for offices, personal services, financial services, mixed-use residential and for residential uses (SMC Section 37-30.190(k)(2)). The code defines General Industrial as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable (SMC Section 37-30.300(e)(3)).

The following lists applicable General Plan policies intended to reduce environmental effects of projects and indicates the project’s consistency with those policies.

Policy	Consistency
Policy LU-1.1: Balanced Land Use Pattern. Achieve a balance of land uses to provide for a range of housing, jobs, libraries, and educational and recreational facilities that allow residents to live, work, shop, learn, and play in the community.	Consistent. The project would facilitate the development of an under-utilized area with a mix of uses, specifically residential and commercial.
Policy LU-1.2: Accommodate Projected Growth. Provide a plan for land uses that includes capacity to accommodate growth projected for 2020 and beyond.	Consistent. The project would develop approximately 232,800 square feet of residential uses that would assist in accommodating population growth.
Policy LU-2.1 Minimize Growth Impacts to Agricultural Lands. Minimize disruption of agriculture by maintaining a compact city form and directing urban expansion to the	Consistent. The project would involve infill development in an already urbanized area, where no active agricultural

Policy	Consistency
north and east, away from the most productive agricultural land.	lands exist.
Policy LU-2.4: In-fill Development. Utilized well-designed infill development and selective increase density within Focused Growth Areas to maintain compact city form.	Consistent. The project would involve development within the Abbott Street Focused Growth Area and would maintain compact city form.
Policy LU-2.5. Future Growth and the Environment. Ensure that negative impacts of future growth on environmental quality and quality of life are minimized and adequate levels of urban services and facilities are maintained.	Consistent. This IS MND demonstrates that the project would not have significant impacts on the environment. Mitigation measures are provided where applicable, including under <i>Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Transportation, and Tribal Cultural Resources</i> , implementation of which would ensure potential impacts are mitigated to less than significant levels. The project would involve commercial and residential development, which would contribute to the urban services and facilities within the city.
Policy LU-3.7. Revitalization of Commercial and Industrial Areas. Revitalize the existing commercial and industrial areas within the City including: the Central City and Sunset Avenue Redevelopment Project Areas; the commercial areas along North and South Main Streets, West Market and Abbott Street.	Consistent. The project would involve commercial and residential development along Abbott Street and would revitalize an existing commercial area.
Policy LU-3.8: Essential Worker Housing. Encourage the production of housing that meets the needs of agricultural and other essential workers within the community.	Consistent. The project would develop approximately 232,800 square feet of residential uses that could serve essential worker populations.

As demonstrated by the above table, the project would be consistent with the 2002 Salinas General Plan. Further, as demonstrated in the Initial Study Mitigated Negative Declaration, implementation of the project would not result in impacts that would cause a substantial adverse effect on human beings, including those related to air quality, hazardous materials, emergency response, proximity to airport activities, noise, or transportation hazards. As discussed in the Initial Study-Mitigated Negative Declaration, these impacts would be less than significant with or without mitigation. Therefore, the project would not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.

4. *The planned unit development does not represent an exception to the standards of this Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development, which strictly complies with base district property development regulations.*

The planned unit development does not represent an exception to the standards of the Zoning Code; however, it is providing an alternative resulting in superior design in comparison to development, which strictly complies with base district property development regulations. The proposed master plan is a multi-phase, mixed-use planned unit development encompassing multiple existing lots. The proposed project will comply with the density and floor area ratio (FAR) requirements in the Zoning Code; however, under the PUD alternative development standards are proposed for off-street parking, usable open space requirements, parking lot tree requirements, and the location of the hotel in the

center of the development. These alternative standards will be offset and enhanced through the superior design standards described below.

Twenty new buildings, re-use of the existing butler building, surface parking, pedestrian walking paths and plazas, internal private drives, and a new signalized intersection is planned at Abbott Street and Maple Street. This development will incorporate multiple uses including a variety of multi-family housing options, as well as a variety of supporting uses to serve and enrich this and the immediately surrounding community. This master plan provides an alternative in superior design in providing:

- a. Pedestrian-friendly community experience by offering multiple exterior plazas and walkable paths that tie the buildings together.
- b. Low impact development concepts are being meaningfully incorporated into the project to address storm water quality as well as water and energy consumption.
- c. The proposed landscaping will include a mixture of native-style plants and trees that will be watered with drip irrigation.
- d. The design aesthetic of the future buildings within this new mixed-use development is described as "Modern Latin".
- e. Locations and footprints of the future buildings shown on the master site plan are provided for conceptual reference only and each building/phase will be submitted for site plan review under separate cover.
- f. Project will continue to comply with the density Floor Area Ratio (FAR) requirements of the underlying zoning district.

For the Conditional Use Permit:

5. The proposed location of the use is in accordance with the objectives of the Salinas General Plan, this Zoning Code and the purposes of the district in which the site is located;

The site is designated as Office on 13 of the 14 existing lots, which the General Plan defines as businesses and offices where residential development of comparable impact may be considered. One lot is designated General Industrial, which the General Plan defines as “automobile dealerships and repair shops, building material sales, light manufacturing, distribution, warehousing, and wholesaling” where residential development (single room occupancies and seasonal transitional housing) may be allowed. Additionally, the site is within the Abbott Street Focused Growth Overlay District (FG-4), which the City’s General Plan describes as existing urbanized areas where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community; by selectively increasing density in a manner compatible with the surrounding neighborhoods, the pressure to develop agricultural lands is also reduced. The City is currently undertaking its General Plan Update and is evaluating increasing density and intensity of uses in the Focus Growth Overlay Districts, which includes the project site. The density and intensity allowed at the project site may increase through the future General Plan Update.

The site is currently zoned Commercial Office – Abbott Street Focused Growth Overlay

(CO – FG-4) on 13 of the 14 existing lots. Per Salinas Municipal Code (SMC) Section 37-30.190(k)(2), Commercial Office provides areas for primarily for offices, personal services, financial services, mixed use residential, and for residential uses. Per SMC Section 37-40.200, the purpose of the Abbott Street Focused Growth Overlay is to focus growth at high potential, under-utilized sites ("focused growth overlay areas") within Salinas by providing standards that will enhance the city and its neighborhoods and create incentives for mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. One lot is zoned Industrial – General (IG), which SMC Section 37-30.300(e)(3) defines as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for locations in the city; and protects Salinas' general industrial areas from competition for space from unrelated commercial uses that could more appropriately be located elsewhere in the City. In accordance with the purpose of CO-FG-4 overlay district, the proposed project would involve a mix of commercial and office, which would support future residents of the residential development within the proposed PUD.

A portion of the site is within the City of Salinas Airport Overlay District (AR), which serves the Salinas Municipal Airport. SMC Section 37-40.410 states that the purpose of this district is to fulfill the city's obligations, in accordance with requirements of state law (Government Code Section 65302.3), to implement the airport land use compatibility policies adopted by the Monterey County Airport Land Use Commission; regulate land use development within the vicinity of Salinas municipal airport to protect it from potential encroachment by land uses which are incompatible with airport activities and which may impair the future development and use of the airport; and minimize the public's exposure to excessive noise and safety hazards that would result from incompatible land use development within areas around airport. However, the proposed John Street and Abbott Street Mixed Use Development and associated entitlements are not located within the 1982 Salinas Muni Airport Land Use Plan (ALUP) Area of Influence. Per SMC Section 37-40.415, the city shall require the owner of any property located in the Salinas Municipal Airport "area of influence" to dedicate an aviation easement as a condition of approval of any development review application, or structure identified in SMC Section 37-40.420(a) or (b). The easement is required to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may fly over the location at low altitudes while approaching, departing, or maneuvering near the associated airport. Such easement shall include special provisions, for properties within the clear zone, required for the California International Airshow (see Figure 37-40.210). The easement shall be dedicated prior to the recordation of any land division or if there is no land division prior to the issuance of the first building permit for the development. Furthermore, the height of all structures shall not exceed the maximum allowed per the underlying zoning district.

6. ***The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and***

The project site is designated as Office and General Industrial. The project site also falls within the Abbott Street Focused Growth Overlay District, which the City's General Plan describes as an existing urbanized area where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community. The site is zoned as Commercial Office and General Industrial, sharing the same boundaries as the General Plan designations. Salinas Municipal Code defines Commercial Office as areas primarily for offices, personal services, financial services, mixed-use residential and for residential uses (SMC Section 37-30.190(k)(2)). The code defines General Industrial as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable (SMC Section 37-30.300(e)(3)).

The following lists applicable General Plan policies intended to reduce environmental effects of projects and indicates the project's consistency with those policies.

Policy	Consistency
Policy LU-1.1: Balanced Land Use Pattern. Achieve a balance of land uses to provide for a range of housing, jobs, libraries, and educational and recreational facilities that allow residents to live, work, shop, learn, and play in the community.	Consistent. The project would facilitate the development of an under-utilized area with a mix of uses, specifically residential and commercial.
Policy LU-1.2: Accommodate Projected Growth. Provide a plan for land uses that includes capacity to accommodate growth projected for 2020 and beyond.	Consistent. The project would develop approximately 232,800 square feet of residential uses that would assist in accommodating population growth.
Policy LU-2.1 Minimize Growth Impacts to Agricultural Lands. Minimize disruption of agriculture by maintaining a compact city form and directing urban expansion to the north and east, away from the most productive agricultural land.	Consistent. The project would involve infill development in an already urbanized area, where no active agricultural lands exist.
Policy LU-2.4: In-fill Development. Utilized well-designed infill development and selective increase density within Focused Growth Areas to maintain compact city form.	Consistent. The project would involve development within the Abbott Street Focused Growth Area and would maintain compact city form.
Policy LU-2.5. Future Growth and the Environment. Ensure that negative impacts of future growth on environmental quality and quality of life are minimized and adequate levels of urban services and facilities are maintained.	Consistent. This IS-MND demonstrates that the project would not have significant impacts on the environment. Mitigation measures are provided where applicable, including under <i>Biological Resources</i> , <i>Cultural Resources</i> , <i>Hazards and Hazardous Materials</i> , <i>Transportation</i> , and <i>Tribal Cultural Resources</i> , implementation of which would ensure potential impacts are mitigated to less than significant levels. The project would involve commercial and residential development, which would contribute to the urban services and facilities within the city.
Policy LU-3.7. Revitalization of Commercial and Industrial Areas. Revitalize the existing commercial and industrial areas within the City including: the Central City and Sunset Avenue Redevelopment Project Areas; the commercial areas along North and South Main Streets, West Market and Abbott Street.	Consistent. The project would involve commercial and residential development along Abbott Street and would revitalize an existing commercial area.
Policy LU-3.8: Essential Worker Housing. Encourage the production of housing that meets the needs of agricultural and other essential workers within the community.	Consistent. The project would develop approximately 232,800 square feet of residential uses that could serve essential worker populations.

As demonstrated by the above table, the project would be consistent with the Salinas

General Plan. Further, as demonstrated in the Initial Study-Mitigated Negative Declaration, implementation of the project would not result in impacts that would cause a substantial adverse effect on human beings, including those related to air quality, hazardous materials, emergency response, proximity to airport activities, noise, or transportation hazards. As discussed in the Initial Study-Mitigated Negative Declaration, these impacts would be less than significant with or without mitigation. Therefore, the project would not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.

7. *The proposed conditional use will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use.*

The site is currently zoned Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4) on 13 of the 14 existing lots, which allows for offices, personal services, financial services, mixed use residential, and for residential uses. One lot is zoned Industrial – General (IG). The Abbott Street Focused Growth Overlay intends to focus growth at high potential, under-utilized sites within Salinas by providing standards that will enhance the city and its neighborhoods and create incentives for mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. The proposed project would include a Planned Unit Development and be consistent with both of these zoning districts. Conditions have been recommended for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example, a condition requires all mitigation measures listed in the Mitigation Monitoring Reporting Program shall be conditions of approval.

For the Tentative Map:

8. *The proposed map is consistent with the General Plan or any applicable Specific Plan, the Zoning Code, the Subdivision Ordinance, the Subdivision Map Act, and other applicable provisions of this Code.*

The proposed Tentative Map is a request to subdivide 14 existing lots into 9 lots on a 22.74 acre site with alternative development standards, except for lot development regulations. The project includes interior private drives and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, streetlights, street trees, and street intersections.

The proposed Tentative Map is consistent with the Salinas General Plan and Zoning Code. Of the 14 lots of the project site, 13 lots are designated as Office on by the Salinas General Plan and zoned Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4). One lot is designated General Industrial by the Salinas General Plan and is zoned Industrial – General (IG) by the Salinas Zoning Map. Under the current zoning, the site only allows a net density of 10 dwelling units per net acre, or approximately 197 dwelling units. However, this a phased project over the next 10 years and the General Plan Update (GPU), which is already underway may ultimately increase allowed density. The

anticipated future General Plan use for the subject site is Mixed Use -Village Center with density allocation of 30 to 50 dwelling units per net acre. Therefore, the environmental analysis conducted assumes additional density of 242 dwelling units should it be permitted by underlying zoning in the future. No Specific Plans or Precise Plans are applicable to the site.

9. The design or improvement of the proposed subdivision is consistent with the General Plan, standard specifications, design standards, standard plans, development regulations, and any applicable Specific Plan.

There are no Specific Plans that regulate the site. The design and improvement of the proposed Map is consistent with the General Plan. The project site is designated as Office on 13 of 14 lots, with one lot being designated General Industrial by the Salinas General Plan. The proposed Mixed use Development falls within the Abbott Street Focused Growth Overlay District, which the City's General Plan describes as an existing urbanized area where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community is consistent with General Plan Goals and Policies. The project would involve commercial and residential development along Abbott Street and would revitalize an existing commercial area consistent with Land Use Goal LU-3.7.

10. The site is physically suitable for the proposed type of development.

The site is topographically flat. The project is proposing to construct a seven phase, mixed-use development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses, 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 478,800 square feet of new development. The project includes interior private drives and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, streetlights, street trees, and street intersections. Vehicular access to the project will be provided from Abbott Street, John Street, and ultimately Spicer Street with significant right-of-way improvements. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Therefore, the site is physically suitable for the proposed type of development.

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

The site is designated Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4) on 13 of the 14 existing lots, one lot is zoned Industrial – General (IG) by the Salinas Zoning Map. Under the current zoning, it only allows a net density of 10 dwelling units per net acre, or approximately 197 dwelling units. However, this a phased project over the next 10 years and the General Plan Update (GPU), which is already underway may ultimately increase allowed density. The anticipated future General Plan use for the subject site is Mixed Use -Village Center with density allocation of 30 to 50 dwelling units per net acre. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Therefore, the environmental analysis conducted assumes

additional density should it be permitted by underlying zoning in the future.

- 12. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. However, the City Council may approve a Tentative Map even it is usable to make this finding if an Environmental Impact Report was prepared for the project, and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Environmental Impact Report that would mitigate damage to the environment or to fish and wildlife and their habitat.***

The project is located on an in-fill site in an urbanized area surrounded by existing industrial development. Per the Initial Study for the project, there are no sensitive plant or animal species located on the project site. The proposed project is not expected to degrade scenic resources nor degrade the visual character of the area. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Approximately 4.89 acres/213,222 square feet of the site would be landscaped at project completion.

- 13. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.***

The site is currently underdeveloped and is proposing a seven phase, mixed-use development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses, 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 478,800 square feet of new development. The site is surrounded by industrial uses and is served by existing infrastructure. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Conditions of approval will ensure compliance with requirements of the City's Public Works Department. Therefore, the project is not likely to cause public health problems.

- 14. The design of the 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. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply only to easements established by judgment of a court of competent jurisdiction.***

The site is surrounded by industrial uses and is served by existing infrastructure. There are various easements on site, but they will not be adversely impacted by the proposed development. The proposed Tentative Map includes new public utility and common area easements and access easements.

- 15. The waste discharge from the proposed subdivision into a municipal separated sewer***

system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board. Sanitary sewers must meet acceptance by Monterey One Water.

The site is served by existing infrastructure. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Conditions of approval will ensure compliance with requirements of the City's Public Works Department and waste discharge into the sewer system would not result in violations of Regional Water Quality Control Board requirements.

16. Storm drainage system meets the City's NPDES permit and SWDS at the time of Council consideration.

The storm drainage system of the project site meets the City's NPDES permit and SWDS.

17. If the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the Tentative Map.

The site is not in agricultural use, and no Williamson Act contracts exist on the site.

18. If the Tentative Map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the Tentative Map.

The project site is not subject to the water supply requirements of Section 66473.7 of the Subdivision Map Act because the proposed project consists of less than 500 units.

PASSED AND APPROVED this 11th day of June 2024, by the following vote:

AYES: Councilmembers Barrera, Gonzalez, Osornio, Rocha, Sandoval, Valenzuela and Mayor Craig

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED:

DocuSigned by:
Kimbley Craig
E554E94F40E64G8...
Kimbley Craig, Mayor

ATTEST:

DocuSigned by:
Patricia Barajas
5BE34EC636A6432...
Patricia M. Barajas, City Clerk

Attachment A: Mitigation Monitoring and Reporting Program

**Attachment A: JOHN STREET AND ABBOTT STREET MIXED USE DEVELOPMENT PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM
(Case File: PUD 2020-002, CUP 2020-030, ER 2020-018, and TM 2022-001)**

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
AQ-1: Construction Emissions Reduction	<p>Prior to issuance of grading permits, the following measures shall be implemented:</p> <p>All mobile off-road equipment (wheeled or tracked) greater than 50 horsepower used during construction activities shall meet the USEPA Tier 4 interim standards. Tier 4 certification can be for the original equipment or equipment that is retrofitted to meet the Tier 4 interim standards.</p> <p>Alternative Fuel (natural gas, propane, electric, etc.) construction equipment shall be incorporated where available. These requirements shall be incorporated into the contract agreement with the construction contractor. A copy of the equipment's</p>	To minimize toxic air contaminant exposure to sensitive receptors.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services (Building) Divisions	During construction phase.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>certification or model year specifications shall be available upon request for all equipment on-site.</p> <p>Electricity shall be supplied to the site from the existing power grid to support the electric construction equipment. If connection to the grid is determined to be infeasible for portions of the project, a non-diesel fueled generator shall be used.</p> <p>The project would comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than five minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction.</p>				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
BIO-1: Nesting Bird Surveys and Avoidance	<p>1. For all phases of the proposed project that contain trees, construction, grading, site preparation and other ground disturbance activities required for future development, including vegetation or tree removal, shall not occur during the general avian nesting season (February 1 – August 31), if feasible. If breeding season avoidance is not feasible, the applicant shall retain a qualified biologist, as approved by the City of Salinas, to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and status of nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the</p>	<p>To avoid disturbance of nesting and special-status birds or migratory species protected by the MBTA and Sections 3503, 3503.5, and 3513 of the CFGC.</p>	<p>Applicant, or Successor in Interest.</p>	<p>Community Development Department - Current Planning Division</p>	<p>Within 14 days prior to the start of construction.</p>

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation clearance. In the event that active nests are discovered, a minimum buffer of 300 feet for raptors and 50-foot radius avoidance buffers for passerines shall be established around such active nests and no construction or personnel shall be allowed within the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between September 1 and January 31.</p>				
CUL-1: Unanticipated Discovery	If archaeological resources are encountered during ground-disturbing activities, work within	To ensure protection of on-site	Applicant, or Successor in Interest.	Community Development Department – Current Planning and	During construction phase, if archaeological resources are

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
of Cultural Resources	<p>50 feet shall be halted and the project archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archeology (National Park Service 1983) shall be contacted immediately to evaluate the find pursuant to Public Resources Code Section 21083.2. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to significant resources. If the resource is of Native American origin, implementation of Mitigation Measures TCR-1 may be required. Any reports required to document and/or evaluate unanticipated discoveries shall be</p>	cultural resources.		Permit Services (Building) Divisions	encountered during ground-disturbing activities.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>submitted to the City for review and approval and submitted to the NWIC after completion. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.</p>				
<p>HAZ-1: RWQCB Regulatory Agency Submittal</p>	<p>Prior to issuance of a grading permit, the project applicant shall retain a qualified environmental professional (EP), as defined by the American Society of Testing and Materials (ASTM) E-1527, to prepare a Phase I ESA in accordance with standard ASTM methodologies to assess the project site (including development Lots 4, 5, and 6). The project applicant shall submit the Phase I ESA to the Central Coast RWQCB project manager of the open Cleanup Program Site case. Additionally, the project applicant shall submit the following documents to the Central Coast RWQCB Cleanup project manager: Current development plan and any modifications to</p>	<p>To ensure protection from contaminated soil or groundwater.</p>	<p>Applicant, or Successor in Interest.</p>	<p>Community Development Department – Current Planning Division and Public Works Department – Development Engineering Division</p>	<p>Prior to issuance of a grading permit or other ground disturbing work.</p>

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>the development plan for Lots 1-9</p> <p>All environmental documents completed for the project (Lots 1-9), including this HMTS</p> <p>All future environmental documents completed for the project (Lots 1-9)</p> <p>Upon submittal of the information above, the Central Coast RWQCB may require actions such as: development of subsurface investigation workplans; completion of soil, soil vapor, and/or groundwater subsurface investigations; installation of soil vapor or groundwater monitoring wells; soil excavation and offsite disposal; completion of human health risk assessments; and/or completion of remediation reports or case closure documents. Subsurface soil, soil vapor, and groundwater investigations, if required, shall be</p>				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>conducted in accordance with a sampling plan that shall be reviewed and approved by the Central Coast RWQCB.</p> <p>The Central Coast RWQCB closure and agency approval documents shall be submitted and reviewed by the City prior to issuance of grading permits. It should also be noted that the Central Coast RWQCB may determine that Monterey County HMMS or the DTSC may be best suited to perform the cleanup oversight agency duties for the assessment and/or remediation of this project. Should the cleanup oversight agency be transferred from the RWQCB to the Monterey County HMMS or the DTSC, this and other mitigation measures will still apply.</p>				
HAZ-2: Subsurface Investigation	The project applicant shall retain a qualified environmental consultant (Professional Geologist [PG] or Professional Engineer [PE]) to prepare subsurface investigations, as required by the	To ensure protection from contaminated soil or groundwater.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development	Prior to issuance of a grading permit or other ground disturbing work.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>Central Coast RWQCB, prior to construction. The subsurface investigations may include sampling of the following suspect release areas:</p> <p>Stained asphalt and concrete flooring</p> <p>Drainage trench with unlined effluent ponds and discolored fluids</p> <p>Onsite hazardous materials storage and abandoned unidentified wastes</p> <p>Onsite ASTs (waste oil and ammonia)</p> <p>Former onsite USTs</p> <p>Former onsite auto repair, machine shop, and gasoline station</p> <p>Former (potentially remaining onsite) railroad tracks and spurs</p> <p>Former oil storage warehouse</p> <p>Additionally, these subsurface investigations may include, but are not limited to, completion of:</p> <p>Geophysical surveys</p> <p>Soil, soil vapor, and/or</p>			Engineering Division	

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>groundwater sampling assessments</p> <p>Laboratory analysis for TPH, VOCs, SVOCs, OCPs, and metals</p> <p>The subsurface investigations shall provide recommendations to address identified hazards and indicate when to apply those recommended actions in relation to proposed project activities. As part of the subsurface investigation, analytical results shall be screened against the San Francisco Bay RWQCB environmental screening levels (ESLs). These ESLs are risk-based screening levels for direct exposure of a construction worker under various depth and land use scenarios.</p> <p>Appropriate steps shall be undertaken to protect site workers during project construction and if necessary, the public during project operation. This would include the preparation of a Soil</p>				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>and Soil Vapor Management Plan (see Mitigation Measure HAZ-3).</p> <p>If contaminants are detected at concentrations exceeding hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), appropriate steps shall be undertaken to protect site workers during project construction and if necessary, the public during project operation (see Mitigation Measures HAZ-3, HAZ-4, and HAZ-5).</p>				
HAZ-3: Soil and Soil Vapor Management Plan	<p>The project applicant shall retain a qualified environmental consultant (PG or PE) to prepare a Soil and Soil Vapor Management Plan (SSVMP) prior to construction. Where groundwater impacts are identified during implementation of Mitigation Measure HAZ-2, a groundwater management section shall be added to the SSVMP. The SSVMP, or equivalent document, shall be prepared to address onsite handling and management of</p>	<p>To ensure protection from contaminated soil or soil vapor.</p>	<p>Applicant, or Successor in Interest.</p>	<p>Community Development Department – Current Planning Division and Public Works Department – Development and Engineering Division</p>	<p>Prior to issuance of a grading permit or other ground disturbing work.</p>

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>impacted soils, soil vapor, or other impacted wastes, and reduce hazards to construction workers and offsite receptors during construction. The plan must establish remedial measures and/or soil management practices to ensure construction worker safety, the health of future workers and visitors, and the offsite migration of contaminants from the site. These measures and practices may include, but are not limited to:</p> <ul style="list-style-type: none"> Stockpile management including stormwater pollution prevention and the installation of Best Management Practices (BMPs) Proper disposal procedures of contaminated materials Monitoring and reporting A health and safety plan for contractors working at the site that addresses the safety and health 				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>hazards of each phase of site construction activities with the requirements and procedures for employee protection</p> <p>The health and safety plan will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.</p> <p>Prior to demolition and grading (construction), the City shall confirm the Central Coast RWQCB's approval of the SSVMP. The project applicant shall review and implement the SSVMP prior to demolition and grading (construction).</p> <p>If odorous or visually stained soils, other indications of hydrocarbon piping or equipment, or debris are encountered during ground-disturbing activities, work in the immediate area shall be halted</p>				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	and a qualified environmental consultant shall be contacted immediately to evaluate the situation. Work may continue on other parts of the project while impacted soil investigation and/or remediation takes place.				
HAZ-4: Remediation	Where soil is known to be impacted, or is identified during implementation of Mitigation Measure HAZ-2 (subsurface investigation) to be present, within the construction envelope at chemical concentrations exceeding hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), the project applicant shall retain a qualified environmental consultant (PG or PE), to conduct additional analytical testing and recommend soil disposal recommendations, or consider other remedial engineering controls, as necessary. The qualified environmental consultant shall utilize	To ensure protection from and proper disposal of contaminated soil.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>the development site analytical results for waste characterization purposes prior to offsite transportation or disposal of potentially impacted soils or other impacted wastes. The qualified environmental consultant shall provide disposal recommendations and arrange for proper disposal of the waste soils or other impacted wastes (as necessary), and/or provide recommendations for remedial engineering controls, if appropriate. Remediation of impacted soils and/or implementation of remedial engineering controls may require additional delineation of impacts; additional analytical testing per landfill or recycling facility requirements; soil excavation; and offsite disposal or recycling.</p> <p>The City shall confirm the Central Coast RWQCB's approval of the development site disposal recommendations prior to transportation of waste soils offsite and review and</p>				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>approve remedial engineering controls, prior to construction. The project applicant shall review and implement the disposal recommendations prior to transportation of waste soils offsite and review and implement the remedial engineering controls prior to construction.</p>				
<p>HAZ-5: Vapor Mitigation System</p>	<p>Where soil vapor is known (or is identified during implementation of Mitigation Measures HAZ-2, HAZ-3, or HAZ-4) to be present at chemical concentrations exceeding the ESLs for sub-slab/soil gas (vapor) intrusion, the project applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a vapor mitigation system design for the proposed project.</p> <p>The plan shall include, but is not limited to:</p> <ul style="list-style-type: none"> Design specifications Material specifications Installation requirements 	<p>To ensure protection from soil vapor.</p>	<p>Applicant, or Successor in Interest.</p>	<p>Community Development Department – Current Planning and Permit Services (Building) Divisions; Public Works Department – Development Engineering Division</p>	<p>Prior to issuance of a grading permit or other ground disturbing work.</p>

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>Monitoring requirements</p> <p>The project applicant shall design and implement engineering measures or institutional controls (e.g., soil vapor barrier) to prevent potential soil vapor intrusion into new residences or businesses in accordance with the measures included in the DTSC's Vapor Intrusion Guidance Document – Final (October 2011) and Vapor Intrusion Mitigation Advisory, Revision 1 (October 2011).</p> <p>Engineering measures or institutional controls shall be submitted to the City's Permit Services Division and Current Planning Division prior to the issuance of any grading or building permits. Said engineering measures and institutional controls shall be peer reviewed by a qualified third-party contractor hired by the City at the project applicant's expense to confirm such measures and</p>				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>controls comply with applicable regulations.</p> <p>Consultation with the DTSC or a local cleanup agency may be required to confirm the appropriateness of the measures and controls.</p> <p>The project applicant and/or contractor shall retain a qualified professional to certify that the accepted measures and controls are properly constructed and functioning at each residence. Written verification shall be submitted to the City.</p> <p>The efficacy of the measures and controls shall be confirmed and certified by a qualified professional pursuant to the construction quality assurance/quality control testing guidance of the DTSC's Vapor Intrusion Guidance Document – Final (October 2011).</p> <p>The project applicant and contractor shall incorporate a sub-slab vapor barrier during construction, the implementation of which would prevent the potential for soil</p>				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>gas VOCs from migrating to indoor air.</p> <p>The City shall confirm the Central Coast RWQCB's approval of the Vapor Mitigation System Design prior to construction. The project applicant shall review the Vapor Mitigation System Design and install the system during construction.</p>				
<p>TRA-1: Office Use VMT Reduction Program</p>	<p>The applicant for future office use development shall prepare and implement a VMT Reduction Program that reduces VMT generated by the office components of the project to VMT per employee of 6.6 or less. The VMT Reduction Program shall be reviewed and approved by the City prior to approval of permits for proposed office uses. The strategies shall include the following:</p> <p>Reduce Transit Headways and Improve On-Street Bike Facilities.</p> <p>Queue jump lanes shall be installed for northbound MST buses at the Maple Street and</p>	<p>To ensure that VMT generated by office uses does not exceed 6.6 VMT per employee.</p>	<p>Applicant, or Successor in Interest.</p>	<p>Community Development Department – Current Planning and Public Works Department</p>	<p>Prior to approval of permits for proposed office uses.</p>

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>Abbott Street intersection, and bike lanes shall be installed along project site frontages with John Street and Abbott Street. The project applicant shall pay for the cost of installation of queue jump lanes and bike lanes.</p> <p>Safe and Well-Lit Access to Transit. Office uses shall include pedestrian facility improvements along street frontages, which shall include exterior lighting along project frontages served by transit.</p> <p>Preferential Carpool/Vanpool Parking Spaces. Office uses shall include reserved carpool/vanpool spaces close to the building entrances based on the City's parking requirements.</p> <p>Designated Parking Spaces for Car Sharing</p>				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>Vehicles. Office uses shall provide designated parking spaces for car sharing vehicles.</p> <p>Bike Charging Facility. Office uses shall include a secure bike charging facility on site.</p> <p>Pedestrian Network Improvements. Office uses shall involve pedestrian network improvements throughout and around the project site that encourage people to walk.</p> <p>Multimodal Wayfinding Signage. Office uses shall include multimodal wayfinding signage to orient users to locations of sustainable transportation.</p> <p>Bicycle Repair Station/Services. Office uses shall include on-site bicycle repair tools and space to use them to support on-going</p>				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	use of bicycles for transportation.				
TCR-1: Inadvertent Discoveries During Construction	<p>2. In the event that cultural resources of Native American origin are identified during grading or construction, all earth disturbing work within the vicinity of the find shall be temporarily suspended or redirected until a qualified archaeologist has evaluated the nature and significance of the find; an appropriate Native American representative, based on the nature of the find, is consulted; and mitigation measures are put in place for the disposition and</p>	To ensure the protection of on-site tribal cultural resources.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services (Building) Divisions	During the construction phase, if cultural resources of Native American origin are identified.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>protection of any find pursuant to Public Resources Code Section 21083.2. If the City, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s) prior to continuation of any earth disturbing work within the vicinity of the find. The plan shall include avoidance of</p>				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>the resource or, if avoidance of the resource is infeasible, shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or</p>				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	heritage recovery.				

2024039178

Xochitl Marina Camacho
Monterey County Clerk-Recorder

10/15/2024 11:50 AM

Recorded at the request of:
CITY OF SALINAS

Titles: 1 Pages: 71

Fees: \$223.00
Taxes: \$0.00
AMT PAID: \$223.00



SPACE ABOVE FOR RECORDER'S USE ONLY

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CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901
Attn: Bobby Latino, Associate Planner

Title of Document:

**PLANNED UNIT DEVELOPMENT PERMIT NO. 2020-002; CONDITIONAL USE PERMIT
2022-030; AND
TENTATIVE MAP 2022-001
City of Salinas
Community Development Department**

WHEREAS, the Salinas City Council, at a public hearing duly noticed and held on June 11, 2024, found that the location of the Planned Unit Development Permit, Conditional Use Permit, and Tentative Map is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located; The Planned Unit Development Permit, Conditional Use Permit, and Tentative Map and the proposed conditions under which it would be developed or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the Planned Unit Development, Conditional Use Permit, and Tentative Map, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City; and the Planned Unit Development does not represent an exception to the standards of the Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development which strictly complies with base property development regulations; and that the Tentative Map is consistent with the General Plan or any applicable Specific Plan, the Zoning Code, the Subdivision Ordinance, the Subdivision Map Act, and other applicable provisions of this Code; and that the design or improvement of the proposed subdivision is consistent with the General Plan, standard specifications, design standards, standard plans, development regulations, and any applicable Specific Plan; and that the site is physically suitable for the proposed type of development; and that the site is physically suitable for the proposed density of development; and that the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and that the design of the subdivision or the type of improvements is not likely to cause serious public health problems; and that the design of the 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. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply only to easements established by judgment of a court of competent jurisdiction; and that the design of the 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. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply

only to easements established by judgment of a court of competent jurisdiction; and that the waste discharge from the proposed subdivision into a municipal separated sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board. Sanitary sewers must meet acceptance by Monterey Regional Water Pollution Control Agency (MRWPCA); and that storm drainage system meets the City's NPDES permit and SWDS at the time of Council consideration; and that if the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the Tentative Map; and that if the Tentative Map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the Tentative Map; and that the Planned Unit Development, Conditional Use Permit, and Tentative Map have been evaluated in accordance with the California Environmental Quality Act, as amended; and that the Salinas City Council has reviewed and considered an Initial Study (IS) Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

NOW, THEREFORE, the Salinas City Council hereby grants and issues Planned Unit Development Permit No. 2020-002, Conditional Use Permit 2022-030, and Tentative Map 2022-001 pursuant to *Division 13: Planned Unit Development Permits*, *Division 8: Conditional Use Permits* of Chapter 37 of the Salinas City Code and *Article 4: Tentative Maps* of Chapter 31 of the Salinas City Code upon the following terms and conditions and not otherwise, to wit:

ISSUED TO PROPERTY OWNER:

The Uni-Kool Partners
Cadius Partners Limited, Intended
Applicant/Permittee, Phase I Extended Stay
Hotel CUP

FOR:

Conceptual Master Site Plan for a seven-phase, Mixed Use Development with a 70,000 square-foot Extended Stay, Hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 441,600 square feet of new development.

**ON PROPERTY LOCATED AT
FOLLOWING APNS:**

002-481-033-000, 002-371-039-000, 002-371-044-000, 002-481-035-000, 002-481-034-000, 002-481-029-000, 002-481-025-000, 002-481-030-000, 002-481-031-000, 002-481-026-000, 002-481-027-000, 002-481-028-000, and 002-481-032-000.

ZONING DISTRICT:

CO – FG-4 (Commercial Office – Abbott Street Focused Growth Overlay) and IG - AR (Industrial – General – Airport Overlay).

ENVIRONMENTAL REVIEW ACTION & DATE: The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An MND, and a Mitigation Monitoring and Reporting Program were adopted on June 11, 2024.

EXPIRATION DATE: None, once properly established.

RIGHT TO OPERATE/DEVELOP

1. The Permittee shall have the right to develop a Conceptual Master Site Plan for a seven-phase, Mixed Use Development of a 22.74-acre site on the above-described property, which includes:
 - A Conditional Use Permit (CUP) for development of an Extended Stay Hotel consisting of 70,000 square-foot with 111 guest rooms (Phase 1);
 - A Conditional Use Permit for Mixed Use Development (Phase 2-7);
 - The seven project phases are as follows:
 - Phase 1: Development of a four-story, approximately 70,000-square foot Extended Stay Hotel with 111 guest rooms, indoor pool, and BBQ patio on a 2.3-acre parcel.
 - Phase 2: A mixed-use development with three buildings that would be approximately 23,000-square feet, 12,200-square feet, and 15,000-square feet in size with approximately 28 dwelling units on a 3-acre parcel shared with Phase 3.
 - Phase 3: A mixed-use development with retail and office use within two buildings that each would be approximately 6,400-square feet in size on a 3-acre parcel shared with Phase 2.
 - Phase 4: A mixed-use development with two retail buildings approximately 8,500-square feet and 5,500-square feet in size on a 1.3-acre parcel.
 - Phase 5: A mixed-use development with two retail buildings approximately 5,000-square feet each in size on a 1.1-acre parcel.
 - Phase 6: A mixed-use development with six retail/residential buildings approximately 128,000-square feet in size with approximately 84 residential units and one standalone residential building approximately 51,000-square feet in size with approximately 50 residential units on 3 parcels totaling 6.5 acres.
 - Phase 7: A mixed-use development with one residential building approximately 83,800-square feet in size with approximately 80 residential units and two retail/office buildings that are approximately 17,000-square feet and 20,800-square feet in size on 2 parcels totaling 4.4 acres.

- A Tentative Map to reconfigure 14 lots into 9 lots;
- An Initial Study (IS) /Mitigated Negative Declaration (MND) for the Mixed Use Development.

All in accordance with the following exhibits incorporated herein by reference and made a part of this Permit:

- Exhibit "A" Vicinity Map
- Exhibit "B" Cover Sheet (Sheet A0.00)
- Exhibit "C" Project Information (Sheet A0.10)
- Exhibit "D" Existing Overall Plan (Sheet A1.00)
- Exhibit "E" Architectural Master Plan (Sheet A1.01)
- Exhibit "F" Overall Phasing Master Plan (Sheet A1.10)
- Exhibit "G" Enlarged Site Phasing: Phase 1 (Sheet A1.11)
- Exhibit "H" Enlarged Site Phasing: Phases 2 & 3 (Sheet A1.12)
- Exhibit "I" Enlarged Site Phasing: Phases 4 & 5 (Sheet A1.13)
- Exhibit "J" Enlarged Site Phasing: Phase 6 (Sheet A1.14)
- Exhibit "K" Enlarged Site Phasing: Phase 7 (Sheet A1.15)
- Exhibit "L" Overall Site Traffic Plan (Sheet A1.20)
- Exhibit "M" Overall Conceptual Parking Plan (Sheet A1.30)
- Exhibit "N" Overall Lighting Plan (Sheet A1.40)
- Exhibit "O" Overall Conceptual Master Landscape Plan (Sheet A1.50)
- Exhibit "P" Landscaping Details (Sheet A1.51)
- Exhibit "Q" Phase 1: Conceptual Interim Improvement Site Plan (Sheet A2.00)
- Exhibit "R" Phase 1: Site Plan (Sheet 2.01)
- Exhibit "S" Extended Stay Hotel: Phase 1 Enlarged Site Plan (Sheet A2.10)
- Exhibit "T" Extended Stay Hotel: Phase 1 Conceptual Landscape Plan (Sheet A2.50)
- Exhibit "U" Extended Stay Hotel: Ground Floor Plan (Sheet A3.10)
- Exhibit "V" Extended Stay Hotel: Upper Floor (2 through 4) Plan (Sheet A3.11)
- Exhibit "W" Extended Stay Hotel: Acoustical Requirements (Sheet A3.12)
- Exhibit "X" Extended Stay Hotel: Concept Perspective Facing Abbott (Sheet A4.10)
- Exhibit "Y" Extended Stay Hotel: Concept Perspective Facing Roundabout (Sheet A4.11)
- Exhibit "Z" Extended Stay Hotel: Concept Perspective Facing John (Sheet A4.12)
- Exhibit "AA" Extended Stay Hotel: Concept Perspective Facing John/Abbott (Sheet A4.13)
- Exhibit "BB" Extended Stay Hotel: Concept Perspective Porte Cochere (Sheet 4.14)
- Exhibit "CC" Extended Stay Hotel: Concept Perspective Outdoor Patio (Sheet 4.15)
- Exhibit "DD" Extended Stay Hotel: Conceptual Section/South Elevation (Sheet A5.10)
- Exhibit "EE" Extended Stay Hotel: Conceptual East Elevation (Sheet A5.11)
- Exhibit "FF" Extended Stay Hotel: Conceptual North Elevation (Sheet A5.12)
- Exhibit "GG" Extended Stay Hotel: Conceptual West Elevation (Sheet A5.13)
- Exhibit "HH" Extended Stay Hotel: Color and Materials Board (Sheet A6.10)
- Exhibit "II" Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022
- Exhibit "JJ" Tentative Map – Site Plan (Sheet C1.0)
- Exhibit "KK" Tentative Map – Existing Site Plan (Sheet C1.1)

Exhibit “LL” Tentative Map – Site Phasing Plan (Sheet C1.2)
Exhibit “MM” Tentative Map – Site Layout Plan (Sheet C1.3)
Exhibit “NN” Tentative Map – Site Grading Plan (Sheet C1.4)
Exhibit “OO” Tentative Map – Site Utility Plan (Sheet C1.5)
Exhibit “PP” Tentative Map – Site Drainage Plan (Sheet C1.6)
Exhibit “QQ” Engineer’s Report, dated March 10, 2023
Exhibit “RR” Housing Memorandum, dated October 13, 2022
Exhibit “SS” Rental Housing Impact Fees Plan, dated September 12, 2024
Exhibit “TT” Mitigated Negative Declaration
Exhibit “UU” Mitigation Monitoring Reporting Program
Exhibit “VV” Initial Study with Appendices

2. Except for Phase 1, which is approved herein, all subsequent phases identified in the above exhibits shall be subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits herein this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with said exhibits and not by the required setbacks from proposed property lines.
3. Density shall be determined by the current General Plan and Zoning Code in effect at the time of submittal for any development that includes residential uses. Based on current General Plan and zoning densities, up to 197 dwelling units can be allowed. If project density exceeds 197, based on future density limits, and amendment to this permit will be required. If total number of units exceeds 242, subsequent CEQA may be required.
4. The Applicant/Permittee shall either execute an Affordable Housing Plan or Complete an Intent to Pay in-lieu fees or Rental Housing Impact Fees Plan prior to first approval of any residential development per Exhibit “RR” Housing Memorandum, dated October 13, 2022. The executed Rental Housing Impact Fees Plan dated September 12, 2024, is incorporated herein as Exhibit “SS” of this Permit.
5. No outdoor storage, display, or sale of merchandise of any kind will be permitted. Except, Temporary uses, in accordance with Section 37-50.300: Temporary use of land.

ALTERNATIVE DEVELOPMENT STANDARDS

6. Per Section 37-60.980(a), the following development regulations shall be prescribed with this Planned Unit Development Permit:
 - a. Utilize the Mixed-Use Building Incentives, SMC Section 37-30.260 as the basis for the off-street parking requirements, except for the proposed Extended Stay Hotel.
 - b. Utilize the Mixed-Use Building Incentives, SMC Section 37-30.260 as the basis for Usable Open Space requirements.
 - c. Utilize the Mixed-Use Building Incentives, SMC Section 37-30.260 as the basis for waiving the three- and four- bedroom dwelling unit mix requirement.

- d. Eliminate the development standard for the Phase 1 Hotel structure to be sited along street frontage per SMC Section 37-30.280(c)(1).
- e. Provide more than the minimum of one tree for every five spaces in landscape islands; however, reduce and/or eliminate island minimum dimension of five feet exclusive of curbs per SMC Section 37-50.690(g)(4).

AVIGATION EASEMENT

- 2. Prior to the recordation of any land division the Applicant or successor in interest, shall record an avigation easement on the property. The easement is required to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may fly over the location at low altitudes while approaching, departing, or maneuvering near the associated airport. Furthermore, the height of all structures shall not exceed the maximum allowed per the underlying zoning district. Development and review of the avigation easement shall be coordinated with the Public Works Department Salinas Airport Division/Airport Manager.

PHASED IMPROVEMENTS

- 3. Each phase shall include site improvements wherein safety and aesthetics are provided to a level of acceptable community standard. The applicant, or successor in interest, shall implement site improvements in accordance with following phases:

Phase	Action	Timing for Implementation
1	<p>Submit detailed plans for Phase 1 improvements as described below for review and approval by the Community Development Department:</p> <ul style="list-style-type: none"> a. All improvements identified in Exhibit “R” Phase 1: Site Plan. b. Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase and along the John Street and Abbott Street frontage in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way. c. Proposed parking lot layout (off-street parking spaces and drive aisles) along the edges of Phase 1 shall include the following: <ul style="list-style-type: none"> i. Concrete curbs and end islands consistent with SMC Section 37-50.520(d). ii. Minimum 5-foot-wide perimeter landscape planter consistent with SMC Section 37-50.690(g)(2)(B). 	<p>Submittal of plans demonstrating compliance prior to issuance of a building permit for Phase 1.</p>

Phase	Action	Timing for Implementation
	<p>iii. Temporary fencing to screen and control unauthorized access to remainder Phases.</p> <p>d. To enhance aesthetics of the site, provide an interim Landscaping and Irrigation Plan for the project perimeter along the John Street and Abbott Street frontages (directly behind City and/or Caltrans right-of-way) to include clean up and maintenance of existing trees and shrubs along with the addition of ground cover.</p> <p>e. Demonstrate coordination with Caltrans to develop, install, and maintain Landscaping and Irrigation in the Caltrans right-of-way along John Street frontage.</p> <p>f. Landscaping and Irrigation Plan for Phase 1 development shall comply with the requirements of the PUD.</p>	
	<p>Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.</p>	<p>Prior to final inspection and/or certificate of occupancy.</p>
	<p>Phase 1 Improvements shall be installed.</p>	<p>Prior to final inspection and/or certificate of occupancy for Phase 1.</p>
<p>2</p>	<p>Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 2 development shall comply with the requirements of the PUD.</p>	<p>Prior to issuance of a building permit for Phase 2.</p>
	<p>The Rental Housing Impact Fees Plan will be reviewed as part of Site Plan Review application for Phase 2 and modified as needed to reflect the actual number of units and Section 8 units per phase.</p> <p>Submission of a revised "Attachment A - Placement of Units to be Offered to Section 8 Program through the Inclusionary Housing Ordinance" for Phase 2.</p>	<p>Prior to approval of a Site Plan Review for Phase 2.</p>

Phase	Action	Timing for Implementation
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO base Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 2.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 2.
	Payment of Rental Housing Impact Fees for Phase 2.	Prior to issuance of a building permit for Phase 2.
	Phase 2 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 2.
3	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 3 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 3.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 3.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 3.

Phase	Action	Timing for Implementation
	Phase 3 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 3.
4	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 4 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 4.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 4.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 4.
	Phase 4 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 4.
5	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 5 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 5.

Phase	Action	Timing for Implementation
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 5.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 5.
	Phase 5 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 5.
6	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 6 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 6.
	The Rental Housing Impact Fees Plan will be reviewed as part of Site Plan Review application for Phase 6 and modified as needed to reflect the actual number of units and Section 8 units per phase. Submission of a revised "Attachment A - Placement of Units to be Offered to Section 8 Program through the Inclusionary Housing Ordinance" for Phase 6.	Prior to approval of a Site Plan Review for Phase 6.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 6.
	Payment of Rental Housing Impact Fees for Phase 6.	Prior to issuance of a building permit for Phase 6.

Phase	Action	Timing for Implementation
	Submit detailed plans identifying required extension of the private drive to Spicer Street.	Prior to issuance of a building permit for Phase 6.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 6.
	Phase 6 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy.
7	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 7 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 7.
	<p>The Rental Housing Impact Fees Plan will be reviewed as part of Site Plan Review application for Phase 7 and modified as needed to reflect the actual number of units and Section 8 units per phase.</p> <p>Submission of a revised "Attachment A - Placement of Units to be Offered to Section 8 Program through the Inclusionary Housing Ordinance" for Phase 7.</p>	Prior to approval of a Site Plan Review for Phase 7.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 7.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 7.

Phase	Action	Timing for Implementation
	Payment of Rental Housing Impact Fees for Phase 7	Prior to issuance of a building permit for Phase 7.
	An Amendment or Minor Modification to Conditional Use Permit (CUP) 2018-010 shall be submitted and approved. Per Condition No. 7 of CUP 2018-010 (The Salinas Valley Memorial Hospital System [SVMH] Master Plan), "in the event the off-site parking lot located at 241 Abbott Street is no longer available for use by Salinas Valley Memorial Healthcare System, an Amendment or Minor Modification to this Conditional Use Permit shall be submitted to the Community Development Department."	Prior to issuance of a building permit for Phase 7.
	Phase 7 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 7.

CONDITIONAL USE PERMIT - MIXED USE DEVELOPMENT CONDITIONS

9. This Planned Unit Development Permit authorizes Mixed Use Building incentives for Usable Open Space pursuant to SMC Section 37-30.620(b), which is 100 sq ft of Usable Open Space per dwelling unit for studio, one-bedroom and two-bedroom units, 300 sq ft per dwelling unit for three-bedroom units, and 400 sq ft per dwelling unit for four- or more bedroom units. To meet this standard, each dwelling unit is required to provide a balcony/terrace of at least 60 sq ft, which is directly accessible to the dwelling unit. This open space shall meet certain design and dimensional criteria and cannot include stormwater treatment areas.
10. This Planned Unit Development Permit authorizes Mixed Use Building incentives pursuant to SMC Section 37-60.980(a), which waives the three- and four-bedroom mix requirement.
11. Picnic areas with table and seats (with an eight-seat minimum requirement) are required for commercial and mixed uses that have thirty employees or less pursuant to SMC Section 37-40.240(e). For commercial and mixed uses that have more than thirty employees, a minimum of sixteen seats shall be provided. Such picnic areas shall count toward the required landscaping area.

CONDITIONAL USE PERMIT - EXTENDED STAY HOTEL CONDITIONS

12. Per SMC Section 37-50.085 the following development regulations are required for new Extended Stay, Hotel development:
 - a. Maximum Stay. Length of stay per occupant(s) shall not exceed ten

- months within a three hundred sixty-five-day period.
- b. Parking Requirements. For new construction, 1.25 off-street parking spaces per guest room shall be provided plus one parking space per fifty square feet of banquet seating area. In addition, parking for other uses and facilities shall be provided as required by SMC Section 37-50.360: Off-street parking and loading spaces regulations. For conversion of an existing hotel/motel to extended stay, with no additional guest rooms, existing parking spaces shall be retained, and no additional parking spaces would be required.
 - c. Floor Area. A minimum one hundred fifty square feet per room, including bathroom. Kitchen floor area is not included in the minimum calculation.
 - d. Bathroom. Each room shall contain a bathroom including a toilet, sink, and shower or tub.
 - e. Common Area. A minimum of five hundred square feet of common area shall be provided, which could include a dining area.
 - f. Laundry Facilities. Laundry facilities consisting of individual or common washer and dryer shall be provided. A minimum of one washer and one dryer shall be provided for every twenty-five (25) rooms.
13. A minimum of 125 on-site parking spaces shall be provided for the Extended Stay Hotel use, including on-site parking spaces designated for people with disabilities shall be provided in accordance with *Division 18: Off-Street Parking and Loading Regulations*. Bicycle parking (rack) shall be provided in accordance with SMC Section 37-50.400.
 14. Provide a minimum of one, 12 foot by 35-foot loading area and one, 12 foot by 50-foot loading area per SMC Section 37-50.360(d). The areas to be clearly identified on the site plan as a painted crosshatched pattern. Per SMC Section 37-30.280(u), loading facilities and related service areas must be located away from and screened from view of streets, parks, plazas, and landscaped walkways, and shall generally be located within the interior of the development, whenever feasible.
 15. Per Figure N-1 Future Noise Contour and Impact Areas of the 2002 City of Salinas General Plan, the subject site is located in the future Community Noise Equivalent Level (CNEL) contours in the 65 range. Per Table N-3 Noise/Land Use Compatibility Matrix of the 2002 City of Salinas General Plan, the 65 CNEL range is in Zone B – Conditionally Acceptable, which further states that new construction or development shall be undertaken only after a detailed noise analysis is prepared and noise reduction measures are identified and included in the project design. Per California Building Code, interior noise levels attributable to exterior sources should not exceed 45 db in any habitable room. The noise metric needs to be either the day-night average sound level (Ldn) or the CNEL, consistent with the noise element of the local general plan, per 1207.11.2 Allowable interior noise levels of Article 4 and Section 1092 of California Administrative Code, Title 25. Exhibit “II” Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022, demonstrates compliance with the noise regulations.

16. Development shall be in compliance with Exhibits “S” through “II” and Exhibit “QQ” Engineer’s Report, dated March 10, 2023.

ENGINEERING AND NPDES REQUIREMENTS

17. The development shall conform with requirements found in Exhibit “QQ” Engineer’s Report, dated March 10, 2023, and to all National Pollutant Discharge Elimination System (NPDES) and Low Impact Development (LID) requirements and standards in effect and required by the City Engineer when building permits are issued. The project will require a Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to be incorporated into the project.

ENVIRONMENTAL MITIGATIONS

18. All mitigation measures listed in the Mitigation Monitoring Reporting Program shall be conditions of approval as incorporated herein by reference as Exhibit “UU.”

FINAL MAP REFERENCE AND CONDITIONS

19. The following language shall appear prominently in the Owners Certificate of the Final Map: “The development and use of this property is subject to the terms and conditions of Planned Unit Development Permit No. 2020-002 and Conditional Use Permit 2020-030 issued by the Council of the City of Salinas on N/A, 2024 and filed for record in the Official Records of Monterey County and to all conditions and standards contained therein.”
20. The permittee shall also request that the preceding language be included in the final subdivision public report of the California Department of Real Estate and shall provide verification to the Community Development Department that each subsequent purchaser has been informed of the PUD permit and its conditions prior to the close of each escrow.
21. A Final Map shall be in compliance with Tentative Map Exhibits “JJ” through “PP” and Exhibit “QQ” Engineer’s Report, dated March 10, 2023. The Final Map providing for the subdivision of the subject property pursuant to Municipal Code Section 31-402 shall be approved by the City Council and recorded by the County Recorder prior to issuance of any building permits.

PARKING REQUIREMENTS

22. This Planned Unit Development Permit authorizes the Mixed Use Building incentives for off-street parking requirement found in SMC Section 37-30.620(c), which is 1 parking space per 400 square feet of nonresidential floor area, except for the proposed Extended Stay Hotel.
23. Prior to issuance of a building permit for each phase and subject to review and approval

by the City Planner, design and color of the bicycle racks shall be consistent throughout the Project. Bicycle parking (rack) shall be provided in accordance with SMC Section 37-50.400.

24. All off-street parking and loading areas shall be graded, paved, drained, landscaped, striped, and maintained in accordance with *Division 18: Off-Street Parking and Loading Regulations*, of the Salinas City Code.

PARKING LOT DESIGN

25. Prior to issuance of a building permit for each phase and subject to review and approval by the City Planner, design and color of the pavement treatment shall be consistent throughout the Project. Colored, textured pavement paving shall be provided at a minimum depth of ten feet at all primary vehicular driveway entrances and exits (immediately behind the street right-of-way line) to the development.
26. SMC Section 37-50.460 requires clear visibility for the areas between 3 feet and 10 feet above the driveway grades, which lie 15 feet from the intersection of the edge of the driveway and the property line measured along both the driveway and the property line. Visibility triangles need to be placed on the site plan for all driveways and corners located on the subject and adjacent properties.
27. Allowable parking space overhang needs to be clarified on the site plan. Use a dotted line to delineate the maximum allowable three-foot parking space overhang and standard 19-foot space depth for standard stalls. Per SMC Section 37-50.690(g)(3), planters should be expanded three feet to allow the parking space to overhang the planter (i.e., $5' + 3' = 8'$). Three feet is the maximum allowable overhang fronting the right-of-way per SMC Section 37-50.690(g)(2)(C).

DESIGN GUIDELINES

28. Structures shall be sited along street frontage per SMC Section 37-30.280(c)(1), except for Phase 1 Hotel structure which has been exempted from this requirement as part of this Planned Unit Development Permit.
29. Placement of structures, entrances, and open space areas such as plazas and courtyards shall be oriented to provide direct access to public sidewalks and streets to the maximum extent possible to facilitate pedestrian access and movement between adjacent uses per SMC Section 37-30.280(c)(2).
30. Buildings shall be sited in a manner that maximizes visibility of plazas, courtyards, streets, and alleys to provide opportunities for people engaged in their normal behavior to observe the spaces around them per SMC Section 37-30.280(c)(4).
31. The main building entrance or entrances shall be oriented to the street or plazas, as

applicable, to maximize natural surveillance and provide "eyes on the street." The main entries to buildings shall be clearly demarcated, visible, and accessible from the street and/or pedestrian walkways. Main entries shall be recessed or framed by a sheltering element such as an awning, arcade, porch, or portico. Such entrances shall open directly to the outside and shall not require a pedestrian to first pass through a garage, parking lot, or loading area to gain access to the entrance from the street. Secondary building entries may be from parking areas per SMC Section 37-30.280(f)(1).

32. For buildings that do not contribute to frontage along build-to lines or are not located along pedestrian-oriented street frontages or public open space areas such as plazas, the following shall apply:
 - a. The primary building entry and windows shall be generally visible from the street(s).
 - b. The main entrance shall open directly onto a publicly accessible connecting walkway. This walkway shall connect directly to the sidewalk or pedestrian walkway of an adjacent street.
 - c. Building facades that are visible from the street shall not have a section of blank wall exceeding thirty linear feet without being interrupted by a window, entry, or a section of lattice with vines, or other architectural feature.
33. Vary the planes of the exterior walls in depth and/or direction. Wall planes shall not run in a continuous direction for more than fifty feet without an offset proportional to the building size or an architectural feature such as a column to provide visual interest per SMC Section 37-30.280(i)(2).
34. At a minimum, the roofline at the top of the structure shall not run in a continuous plane for more than fifty feet without offsetting or jogging the roof plane per SMC Section 37-30.280(j)(2).
35. All new uses shall be oriented and designed to enhance pedestrian movement to and between adjacent uses and public streets per SMC Section 37-30.280(p)(1).
36. Colored, textured paving shall be used to delineate pedestrian crossings at circulation drives and parking aisles per SMC Section 37-30.280(p)(4).

SITE FURNISHINGS

37. Prior to issuance of a building permit for each phase and subject to review and approval by the City Planner, furnishings such as parking lot and building lighting, recycling and solid waste enclosures, bike racks, benches, trash receptacles, etc. shall be provided in appropriate areas to enhance the visitor and employee experience of a future project. Site furnishings shall be constructed of durable commercial grade materials and complement the architectural style of the buildings. Consistent furnishing design theme that is complementary to the architectural theme is required. Site furnishings located in the public street right-of-way shall be approved by the City.

SIGNS

38. Per SMC Section 37-570(b), a Master Sign Plan shall be required for any site having two or more nonresidential tenants and shall be submitted and approved by the City Planner prior to issuance of any Sign Permit.
39. Sign Permits issued in accordance with *Article 5, Division 3: Signs*, of the Salinas City Code, shall be required for all signs.
40. Signs shall not be located above the building roof.
41. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with Article 5, Division 3: Signs of the Salinas Zoning Code, as may be amended from time to time.

LIGHTING

42. Prior to issuance of a building permit, new illuminated parking areas require a photometric lighting plan per SMC Section 37-50.480 to be submitted by the Project Applicant for review and approval by the City Planner. All proposed exterior lighting shall be in conformance with SMC Section 37-30.280(x). Light standards shall not exceed 25 feet in height and 2.4 foot-candles maximum average at ground level with no more than 0.5 foot-candles at a residential property line. Design of the light standards shall be consistent throughout the development:
 - a. No roof floodlighting will be allowed on any structure.
 - b. Parking lot lighting shall be shielded to confine light spread to within the site boundaries and shall not exceed 25 feet in height.

BUILDING MATERIALS AND COLORS

43. Prior to issuance of a building permit, all exterior building materials and colors shall be identified on the building plans and on color elevations to be submitted by the Applicant for review and shall be approved by the Community Development Department.

LANDSCAPING AND IRRIGATION

44. Prior to issuance of a building permit, Landscaping and Irrigation shall comply with the requirements of the State of California "Model Water Efficient Landscape Ordinance" (AB 1881), Article V, Division 4 of the Salinas Zoning Code, and the Abbott Street

Landscape Palette. The landscape and irrigation plans shall include the following:

- a. Per Zoning Code SMC Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1) grasses and groundcovers, 2) shrubs, and 3) trees.
 - i. Landscape plans shall show the location, type, size, and names of all plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).
 - ii. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.
 - iii. Parking lot landscaping shall provide the following per SMC Section 37-30.280(q)(8):
 1. Where parking lots abut streets, a minimum eight-foot-wide landscaped frontage shall be provided on the site, adjacent to the sidewalk. Landscaped frontages are not required when parking lots are sited behind buildings or plazas.
 2. A minimum number of shade trees are required, equivalent to one tree per five parking stalls.
 3. Trees in parking lots shall be spread uniformly (in an orchard parking lot landscaping design) throughout the parking area and may not be located only at the end of parking rows.
 4. Trees planted along connecting walkways and adjacent landscaped frontages may also contribute to the one-per-five requirement for parking lots.
 5. Trees in parking lots must be set into a tree well or planter having a minimum interior dimension of five feet (exclusive of curbs).
 6. Trees adjacent to walkways and in plazas shall be protected by attractive bollards, raised concrete curbing or tree guards designed to be compatible with the development.
 7. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.
 - iv. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas.
 - v. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).
 - vi. Per SMC Section 37-50.700(d)(5), all trees and shrubs shall be staked as shown in Figure 37-50.150 (Landscape Staking Detail).

- vii. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.
- viii. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- ix. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten percent.
- x. Plant material shall conform to the following spacing standards:
 - 1. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub.
 - 2. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards.
 - 3. A minimum of ten feet between center of trees or large shrubs and fire hydrants.
 - 4. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.
- b. Street trees are required at a maximum of 60-ft along street frontages per Engineering.

RECYCLING AND SOLID WASTE DISPOSAL AREA

- 45. Prior to issuance of a building permit, written confirmation from the City's waste disposal service provider, is required to ensure that the recycling and solid waste provisions of the project will meet the service needs of the City's waste disposal service provider. Recycling and solid waste enclosures shall be provided with capacity adequate to achieve 50 percent recycling of the total recyclable wastes generated onsite. Instructional signs shall be provided for use of recycling bins and containers. The enclosures shall be constructed with a six-foot high solid masonry wall and screened from public view with a minimum two-foot-wide perimeter planter. Colors and materials of the enclosures shall match those of the primary structures (example: exterior plaster - stucco) and shall include a consistent design throughout the Project. Doors of the enclosures shall be constructed of a solid material and colored to match the buildings (chain-link fencing with slats is not allowed). The enclosures shall be designed to allow walk-in access without having to open the main enclosure gate. Details of the enclosure need to be shown on the plan.

COMMON AREA MAINTENANCE AGREEMENT

46. Prior to recordation of the Final Map, a Common Area Maintenance Agreement shall be reviewed by the City for all privately owned lands and private easements, together with their associated improvements, will be maintained by the individual parcel owners or other private entities through a Common Area Maintenance Agreement. Other public and quasi-public utilities including water, electrical, gas, and communications facilities will be owned and maintained by their respective public utility companies. Prior to issuance of a building permit, City reviewed Common Area Maintenance Agreement shall be recorded.

MAINTENANCE

47. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.

PUBLIC IMPROVEMENTS

48. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

UTILITIES/EQUIPMENT SCREENING

49. All new utility lines shall be placed underground, and all power transformers shall be placed underground, where permitted by the utility company. Where transformers must be pad-mounted above ground, they shall be located away from the general public view or shall be effectively concealed by landscaping, or a screen fence of a design approved by the utility company and the City Planner.
50. All new mechanical equipment and appurtenances (i.e., gas, water meters, electrical boxes, HVAC systems, refrigeration equipment, etc.), building or ground mounted, shall be screened from public view and adjacent properties. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans and are subject to the approval of the City Planner.

PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS

51. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain necessary permits or licensing from city, county, regional, state, or federal agencies.
52. This Permit may be subject to water and sanitary sewer allocations. The Permittee will

proceed at their own risk as water and sanitary sewer allocation may not be available at the time requested.

MODIFICATION OF APPROVED USE AND PLANS

53. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Permit. The City Planner may approve minor modifications to this Permit if the City Planner finds the modification to be in substantial compliance with the original approval.

VIOLATION; REVOCATION

54. Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, in the discretion of the City Attorney, violations of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas City Council in accordance with *Article VI, Division 18: Enforcement and Penalties*, of the Salinas Zoning Code or such codes as may be subsequently adopted.

SUBSTANTIAL ACTION TIME LIMIT

55. This Permit shall expire one year after its approval date unless:
- a. A Building Permit has been issued and substantial vertical construction diligently pursued for Phase 1; or
 - b. A certificate of occupancy has been issued for Phase 1; or
 - c. The City Planner determines that other substantial action has been commenced to carry out the terms and intent of this Permit.

PERMIT VALIDATION

56. Pursuant to Zoning Code Section 37-60.1040, this Permit shall be null, and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to the City of Salinas Community Development Department within 90 days of approval. *It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.*

STANDARD CONDITIONS

57. Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement**, and **Section 1-8.2: Liability for costs**, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers,

attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.

58. The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
59. Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
60. Development for each Phase shall be in accordance with the project plans and conditions of approval contained in this permit. No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

NOTICE OF CHALLENGE LIMITATIONS

61. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

EXECUTIONS

THIS PLANNED UNIT DEVELOPMENT PERMIT 2020-002, CONDITIONAL USE PERMIT 2022-030, AND TENTATIVE MAP 2022-001 *was approved by action of the Salinas City Council on June 11, 2024, and shall become effective immediately:*

Effective Date: June 11, 2024



Lisa Brinton

Community Development Department Director

(All Signatures Listed Below Must Be Notarized)

CONSENT is hereby granted to the Permittee to carry out the terms and conditions of this PLANNED UNIT DEVELOPMENT PERMIT 2020-002, CONDITIONAL USE PERMIT 2022-030, AND TENTATIVE MAP 2022-001 .

Dated: 10/4/24

William Colesberry
William Colesberry, Managing General Partner
The Uni-Kool Partners, a California General Partnership
(re), Property Owner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

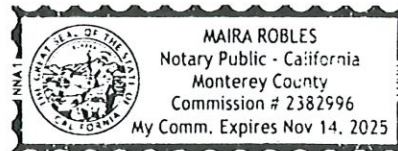
STATE OF CALIFORNIA
COUNTY OF MONTEREY

On October 4 2024, before me, Maira Robles - Notary Public, personally appeared William Colesberry, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maira Robles



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City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901

* Tel. (831) 758-7206 * Fax (831) 758-7215

**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "A" Vicinity Map**

Exhibit "A" Vicinity Map was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "A" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "A"



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**Planned Unit Development Permit No. 2020-002;
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Exhibit "B" Cover Sheet (Sheet A0.00)**

Exhibit "B" Cover Sheet (Sheet A0.00) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "B" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "B"



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**Planned Unit Development Permit No. 2020-002;
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Exhibit "C" Project Information (Sheet A0.10)**

Exhibit "C" Project Information (Sheet A0.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "C" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "C"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "D" Existing Overall Plan (Sheet A1.00)**

Exhibit "D" Existing Overall Plan (Sheet A1.00) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "D" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "D"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "E" Architectural Master Plan (Sheet A1.01)**

Exhibit "E" Architectural Master Plan (Sheet A1.01) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "E" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "E"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "F" Overall Phasing Master Plan (Sheet A1.10)**

Exhibit "F" Overall Phasing Master Plan (Sheet A1.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "F" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "F"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "G" Enlarged Site Phasing: Phase 1 (Sheet A1.11)**

Exhibit "G" Enlarged Site Phasing: Phase 1 (Sheet A1.11) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "G" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "G"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "H" Enlarged Site Phasing: Phases 2 & 3 (Sheet A1.12)**

Exhibit "H" Enlarged Site Phasing: Phases 2 & 3 (Sheet A1.12) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "H" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "H"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "I" Enlarged Site Phasing: Phases 4 & 5 (Sheet A1.13)**

Exhibit "I" Enlarged Site Phasing: Phases 4 & 5 (Sheet A1.13) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "I" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "I"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "J" Enlarged Site Phasing: Phase 6 (Sheet A1.14)**

Exhibit "J" Enlarged Site Phasing: Phase 6 (Sheet A1.14) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "J" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "J"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "K" Enlarged Site Phasing: Phase 7 (Sheet A1.15)**

Exhibit "K" Enlarged Site Phasing: Phase 7 (Sheet A1.15) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "K" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "K"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "L" Overall Site Traffic Plan (Sheet A1.20)**

Exhibit "L" Overall Site Traffic Plan (Sheet A1.20) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "L" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "L"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "M" Overall Conceptual Parking Plan (Sheet A1.30)**

Exhibit "M" Overall Conceptual Parking Plan (Sheet A1.30) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "M" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "M"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "N" Overall Lighting Plan (Sheet A1.40)**

Exhibit "N" Overall Lighting Plan (Sheet A1.40) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "N" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "N"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "O" Overall Conceptual Master Landscape Plan (Sheet A1.50)**

Exhibit "O" Overall Conceptual Master Landscape Plan (Sheet A1.50) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "O" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "O"



City of Salinas

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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "P" Landscaping Details (Sheet A1.51)**

Exhibit "P" Landscaping Details (Sheet A1.51) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "P" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "P"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "Q" Phase 1: Conceptual Interim Improvement Site Plan (Sheet A2.00)**

Exhibit "Q" Phase 1: Conceptual Interim Improvement Site Plan (Sheet A2.00) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "Q" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "Q"



City of Salinas

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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "R" Phase 1: Site Plan (Sheet 2.01)**

Exhibit "R" Phase 1: Site Plan (Sheet 2.01) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "R" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "R"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "S" Extended Stay Hotel: Phase 1 Enlarged Site Plan (Sheet A2.10)**

Exhibit "S" Extended Stay Hotel: Phase 1 Enlarged Site Plan (Sheet A2.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "S" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "S"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "T" Extended Stay Hotel: Phase 1 Conceptual Landscape Plan (Sheet A2.50)**

Exhibit "T" Extended Stay Hotel: Phase 1 Conceptual Landscape Plan (Sheet A2.50) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "T" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "T"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "U" Extended Stay Hotel: Ground Floor Plan (Sheet A3.10)**

Exhibit "U" Extended Stay Hotel: Ground Floor Plan (Sheet A3.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "U" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "U"



City of Salinas

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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "V" Extended Stay Hotel: Upper Floor (2 through 4) Plan (Sheet A3.11)**

Exhibit "V" Extended Stay Hotel: Upper Floor (2 through 4) Plan (Sheet A3.11) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "V" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "V"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "W" Extended Stay Hotel: Acoustical Requirements (Sheet A3.12)**

Exhibit "W" Extended Stay Hotel: Acoustical Requirements (Sheet A3.12) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "W" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "W"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "X" Extended Stay Hotel: Concept Perspective Facing Abbott (Sheet A4.10)**

Exhibit "X" Extended Stay Hotel: Concept Perspective Facing Abbott (Sheet A4.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "X" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "X"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "Y" Extended Stay Hotel: Concept Perspective Facing Roundabout (Sheet A4.11)**

Exhibit "Y" Extended Stay Hotel: Concept Perspective Facing Roundabout (Sheet A4.11) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "Y" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "Y"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "Z" Extended Stay Hotel: Concept Perspective Facing John (Sheet A4.12)**

Exhibit "Z" Extended Stay Hotel: Concept Perspective Facing John (Sheet A4.12) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "Z" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "Z"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "AA" Extended Stay Hotel: Concept Perspective Facing John/Abbott (Sheet A4.13)**

Exhibit "AA" Extended Stay Hotel: Concept Perspective Facing John/Abbott (Sheet A4.13) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "AA" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "AA"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "BB" Extended Stay Hotel: Concept Perspective Porte Cochere (Sheet 4.14)**

Exhibit "BB" Extended Stay Hotel: Concept Perspective Porte Cochere (Sheet 4.14) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "BB" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "BB"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "CC" Extended Stay Hotel: Concept Perspective Outdoor Patio (Sheet 4.15)**

Exhibit "CC" Extended Stay Hotel: Concept Perspective Outdoor Patio (Sheet 4.15) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "CC" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "CC"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "DD" Extended Stay Hotel: Conceptual Section/South Elevation (Sheet A5.10)**

Exhibit "DD" Extended Stay Hotel: Conceptual Section/South Elevation (Sheet A5.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "DD" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "DD"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "EE" Extended Stay Hotel: Conceptual East Elevation (Sheet A5.11)**

Exhibit "EE" Extended Stay Hotel: Conceptual East Elevation (Sheet A5.11) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "EE" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "EE"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "FF" Extended Stay Hotel: Conceptual North Elevation (Sheet A5.12)**

Exhibit "FF" Extended Stay Hotel: Conceptual North Elevation (Sheet A5.12) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "FF" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "FF"



City of Salinas

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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "GG" Extended Stay Hotel: Conceptual West Elevation (Sheet A5.13)**

Exhibit "GG" Extended Stay Hotel: Conceptual West Elevation (Sheet A5.13) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "GG" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "GG"



City of Salinas

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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "HH" Extended Stay Hotel: Color and Materials Board (Sheet A6.10)**

Exhibit "HH" Extended Stay Hotel: Color and Materials Board (Sheet A6.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "HH" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "HH"



City of Salinas

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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "II" Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022**

Exhibit "II" Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "II" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "II"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "JJ" Tentative Map – Site Plan (Sheet C1.0)**

Exhibit "JJ" Tentative Map – Site Plan (Sheet C1.0) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "JJ" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "JJ"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "KK" Tentative Map – Existing Site Plan (Sheet C1.1)**

Exhibit "KK" Tentative Map – Existing Site Plan (Sheet C1.1) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "KK" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "KK"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "LL" Tentative Map – Site Phasing Plan (Sheet C1.2)**

Exhibit "LL" Tentative Map – Site Phasing Plan (Sheet C1.2) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "LL" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "LL"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "MM" Tentative Map – Site Layout Plan (Sheet C1.3)**

Exhibit "MM" Tentative Map – Site Layout Plan (Sheet C1.3) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "MM" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "MM"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "NN" Tentative Map – Site Grading Plan (Sheet C1.4)**

Exhibit "NN" Tentative Map – Site Grading Plan (Sheet C1.4) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "NN" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "NN"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "OO" Tentative Map – Site Utility Plan (Sheet C1.5)**

Exhibit "OO" Tentative Map – Site Utility Plan (Sheet C1.5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "OO" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "OO"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "PP" Tentative Map – Site Drainage Plan (Sheet C1.6)**

Exhibit "PP" Tentative Map – Site Drainage Plan (Sheet C1.6) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "PP" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "PP"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "QQ" Engineer's Report, dated March 10, 2023**

Exhibit "QQ" Engineer's Report, dated March 10, 2023 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "QQ" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "QQ"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "RR" Housing Memorandum, dated October 13, 2022**

Exhibit "RR" Housing Memorandum, dated October 13, 2022 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "RR" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "RR"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-00
Exhibit "SS" Rental Housing Impact Fees Plan, dated September 12, 2024**

Exhibit "SS" Rental Housing Impact Fees Plan, dated September 12, 2024 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "SS" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "SS"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-00
Exhibit "TT" Mitigated Negative Declaration**

Exhibit "TT" Mitigated Negative Declaration was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "TT" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "TT"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-00
Exhibit "UU" Mitigation Monitoring Reporting Program**

Exhibit "UU" Mitigation Monitoring Reporting Program was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "UU" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "UU"



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**Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-00
Exhibit "VV" Initial Study with Appendices**

Exhibit "VV" Initial Study with Appendices was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "VV" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "VV"