



## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901  
(831) 758-7387 • (831) 775-4258 (Fax) • [www.ci.salinas.ca.us](http://www.ci.salinas.ca.us)

\_\_\_\_\_, 2024

CHISPA Incorporated  
c/o Dana Cleary  
295 Main Street, Suite 100  
Salinas, CA 93901

**SUBJECT: MINOR MODIFICATION 2022-019; A MINOR MODIFICATION TO  
CONDITIONAL USE PERMIT 1977-031 (CUP 1977-031); REQUEST TO  
DELETE THE TERMS AND CONDITIONS OF CUP 1977-031 FROM A  
0.85-ACRE PORTION OF THE 2.3-ACRE SUBJECT PROPERTY  
LOCATED AT 98 KIP DRIVE IN THE PUBLIC/SEMIPUBLIC (PS)  
DISTRICT**

Dear Ms. Cleary:

This correspondence responds to your request to modify CUP 1977-031 to remove the terms and conditions of the permit from a 0.85-acre portion of the 2.3-acre subject property that is governed by the CUP as referenced above. The referenced 0.85-acre portion is the project site for a proposed three-story, 36-unit, 36-foot high, one (1) bedroom multi-family residential use, 100% affordable senior housing project (St. Georges Senior Apartments) with a density bonus that was approved by Conditional Use Permit 2022-059 (CUP 2022-059). In addition, the 0.85-acre portion was redesignated from “Public/Semipublic” to “Residential High Density” by General Plan Amendment 2023-001 and rezoned from “Public/Semipublic (PS)” by Rezone 2023-001 (RZ 2023-001). Finally, the 0.85-acre portion is part of approved Resubdivision 2022-006 (RS 2022-006), a parcel map to subdivide the 2.3-acre subject property into two (2) lots of 1.45 and 0.85 acres each.

The City of Salinas is pleased to report that we have completed our review of your request to modify the CUP 1977-031. Because the proposed modification is substantially in compliance with the original approval and conditions of the CUP, the request for Minor Modification is hereby approved based on the following findings and conditions:

1. A *Religious Assembly use*, as defined by Zoning Code Section 37-10.420, is subject to approval of a Conditional Use Permit (CUP) in the subject existing Public/Semipublic (PS) District. The existing Religious Assembly use was permitted by CUP 1977-031. The Applicant is requesting the Minor Modification to CUP 1977-031 to remove the terms and conditions of the CUP from a 0.85-acre portion of the 2.3-acre site to allow for a density bonus for a multi-family residential use, 100% affordable senior housing project

(St. Georges Senior Apartments) with a density bonus, which requires a CUP per Zoning Code section 37-50.060.

2. Per Condition No. 5 of CUP 1977-031, Minor Modifications may be approved by the City Planner where the modification is consistent with the intent and purpose of the original CUP approval.
3. This Minor Modifications may be approved by the City Planner provided that related General Plan Amendment 2023-001, Rezone 2023-001, Conditional Use Permit 2022-059, and Resubdivision 2022-006 are approved by the City of Salinas.
4. This Minor Modification shall expire one year after its execution date unless one of the following conditions are met:
  - a. A Building Permit is issued and construction diligently pursued; or
  - b. The use is established; or
  - c. The City Planner determines that other substantial action has been commenced to carry out the terms and intent of this Permit.

Please be advised that the Minor Modification was approved by action of the Salinas City Council on (DATE) and shall become effective immediately.

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 30 days of issuance. ***It is the applicant's responsibility to track the 30-day expiration date. No notice will be sent.***

The Minor Modification is hereby approved as set forth in the attached exhibits. All remaining terms, requirements, and conditions of CUP 1977-031 remain in full force and effect. Please acknowledge your acceptance of this Minor Modification by signing the enclosed copy of this letter and returning it to our office. If I can be of further assistance, please call me at (831) 758-7206.

Sincerely,

Courtney Grossman  
Planning Manager

*This Minor Modification to CUP 1977-031 is hereby acknowledged and accepted:*

Dated: \_\_\_\_\_

\_\_\_\_\_  
Pfianna Cline, Chair  
CHISPA, Incorporated, Permittee

Dated:\_\_\_\_\_

\_\_\_\_\_  
Geoffrey Morgan, President/CEO  
CHISPA, Incorporated, Permittee

**CONSENT** *is hereby granted to the Permittee to carry out the terms and conditions of this Minor Modification to Conditional Use Permit 1977-031.*

**PROPERTY OWNER:      Rector, Wardens, and Vestryman of St. George's**

Dated:\_\_\_\_\_

\_\_\_\_\_  
Richard C. Smith, Senior Warden  
Rector, Wardens, and Vestryman of St. George's  
Parish, Property Owner

Dated:\_\_\_\_\_

\_\_\_\_\_  
Joan Dresser  
Rector, Wardens, and Vestryman of St. George's  
Parish, Property Owner

**Attachment: Exhibit 1: Conceptual Vesting Tentative Parcel map dated June 26, 2023**

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