

**North**

**Vicinity Map**

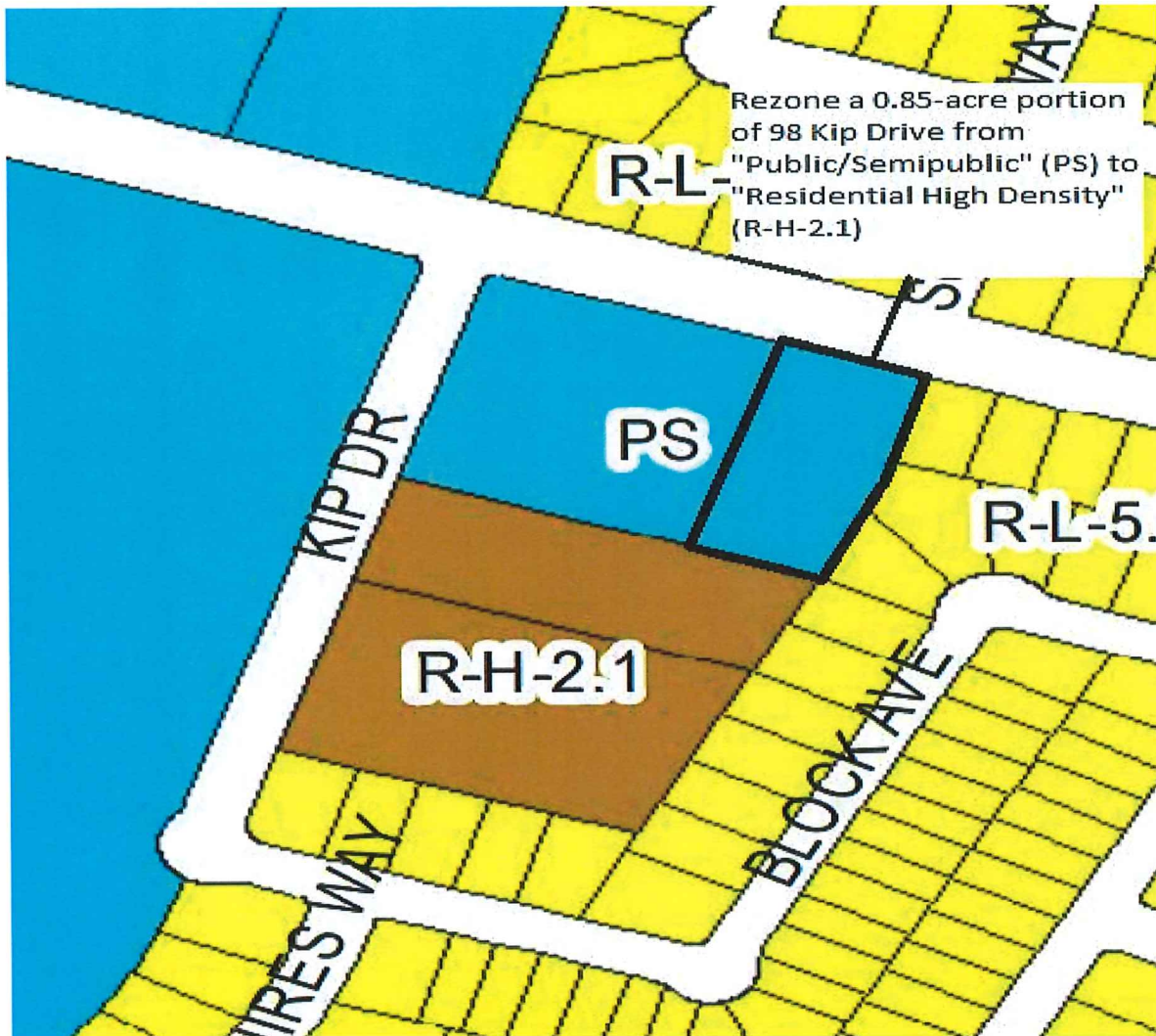


**GENERAL PLAN AMENDMENT 2023-001, REZONE 2023-001, CONDITIONAL USE PERMIT 2022-059, RESUBDIVISION 2022-006  
98 Kip Drive**



North

## Rezoning Map



### REZONE 2023-001

(Related to General Plan Amendment 2023-001)

Project Description: Change the zoning of a 0.85-acre portion of 98 Kip Drive (APN: 261-661-011-000) from Public/Semipublic (PS) to Residential High Density (R-H-2.1).

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CITY OF SALINAS  
Community Development Department  
65 West Alisal Street, Salinas, CA 93901

**(MITIGATED) NEGATIVE DECLARATION**

The project described below has been reviewed in accordance with the California Environmental Quality Act (CEQA) and has been determined to have an insignificant effect upon the environment.

**Project's Common Name:** St. George's Senior Apartments

**File No.(s):** General Plan Amendment 2023-001, Rezone 2023-001, Conditional Use Permit 2022-059, Resubdivision 2022-006, and Minor Modification 2022-019

**Project Applicant:** CHISPA Incorporated

**Project Location:** 98 Kip Drive (APN: 261-661-011-000) in the Public/Semipublic (PS) Zoning District

**Project Description:** The project includes construction of a three-story, 36-unit, 36-foot high, one (1) bedroom multi-family residential use, 100% affordable senior housing project consisting of the following applications:

1. General Plan Amendment 2023-001 (GPA 2023-001); Request to change the General Plan designation of a 0.85-acre portion of a 2.3-acre lot from "Public/Semipublic" to "Residential High Density";
2. Rezone 2023-001 (RZ 2023-001); Request to rezone the same above referenced 0.85-acre portion of a 2.3-acre lot from "Public/Semipublic (PS)" to "Residential High Density (R-H-2.1)";
3. Conditional Use Permit 2022-059 (CUP 2022-059); Request to construct a 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 100% density bonus, a manager's unit, 31 off-street parking spaces with a five (5) space (14%) Parking Reduction, concession and waiver requests for usable open space, density, and off-street parking, and alternative means of compliance for landscaping along the east property line;
4. Resubdivision 2022-006 (RS 2022-006); Request for a parcel map (vesting tentative parcel map) to subdivide a 2.3-acre lot into two (2) lots of 1.45 and 0.85 acres each; and

**Exhibit** 3

5. Minor Modification to Conditional Use Permit 1977-031 (MM 2022-019); Request to delete the terms and conditions of Conditional Use Permit 1977-031 (CUP 1977-031), from the proposed 0.85-acre lot, which currently applies the entire 2.3-acre lot.

**Determination:** The attached Initial Study has been prepared for the above project in accordance with the California Environmental Quality Act and procedures established in the *CEQA Guidelines* adopted by the City of Salinas. On the basis of the Initial Study, the City of Salinas makes the following determination:

- ☐ The above project will not have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby approved.
- ☒ The above project could have a significant effect on the environment, but WILL NOT have a significant effect in this case because the attached mitigation measures have been made by or agreed to by the applicant which will avoid the effects or mitigate the effects to a point where clearly no significant effects will occur. Furthermore, there is no substantial evidence before the City of Salinas that the proposed project, as revised, may have a significant effect on the environment. A (MITIGATED) NEGATIVE DECLARATION is hereby approved.

Mitigation measures, if any, included in the project to avoid potentially significant effects:

(See attached Mitigation Monitoring Program)

Further information about this project and about its probable environmental impact will be on file in the Community Development Department, 65 West Alisal Street, Salinas, CA 93901.

COURTNEY GROSSMAN  
Planning Manager

By

  
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Thomas Wiles  
Senior Planner

Date: January 10, 2024

Attach: Mitigation Monitoring and Reporting Program

**ST. GEORGE'S SENIOR APARTMENTS  
MITIGATION MONITORING AND REPORTING PROGRAM  
98 KIP DRIVE**

(General Plan Amendment 2023-001, Rezone 2023-001, Conditional Use Permit 2022-059,  
Resubdivision 2022-006, and Minor Modification 2022-019)

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
CU-1 Cultural Resources and TCR-1 Tribal and Cultural Resources	In the event that cultural materials are encountered during development, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2.	Ensure protection of on-site cultural resources.	Applicant, or Successor in Interest.	Public Works Department and Community Development Department.	During construction phase.
TR-1 Transportation	Pay all applicable traffic impacts fees as determined by the City Engineer.	Ensure that potential traffic impacts are reduced to a level of insignificance.	Applicant, or Successor in Interest.	Public Works Department and Community Development Department.	Prior to issuance of a building permit.

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