

ORDINANCE NO. _____ (N.C.S.)

**AN ORDINANCE AMENDING THE ZONING MAP BY RECLASSIFYING A
PROPOSED APPROXIMATE 7,270 SQUARE-FOOT LOT (.1669-ACRES)
LOCATED AT 210 SALINAS STREET FROM “PUBLIC/SEMIPUBLIC –
CENTRAL CITY OVERLAY – DOWNTOWN CORE OVERLAY AREA” (PS-
CC-DC) TO “MIXED USE – CENTRAL CITY OVERLAY – DOWNTOWN
CORE OVERLAY AREA” (MX-CC-DC)
(RZ 2015-001 – RELATED TO GPA 2015-001 AND RS 2015-002)**

WHEREAS, on May 17, 2016, the Salinas City Council, at the request of the City of Salinas, Property Owner, held a duly noticed public hearing to consider a Rezone (Rezone 2015-001) to change the Zoning designation of a proposed approximate 7,270 square-foot lot (.1669-acres) from “Public/Semipublic – Central City Overlay – Downtown Core Overlay Area” (PS-CC-DC) to “Mixed Use – Central City Overlay – Downtown Core Overlay Area” (MX-CC-DC) located at 210 Salinas Street (portion of APN’s: 002-244-098-000 and 002-244-099-000); and

WHEREAS, on April 20, 2016, the Salinas Planning Commission, held a duly noticed public hearing to consider Rezone 2015-001; 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, considered the staff report, determined that positive findings could be made for approval of the project, adopted Resolution No. 2016-05 recommending adoption of the related Mitigated Negative Declaration and approval of Rezone 2016-001; and

WHEREAS, on May 17, 2016, the City Council weighed the evidence presented at the public hearing, including the staff presentation and the Staff Report which is on file at the Salinas City Clerk’s Office and the Community Development Department, and all public testimony and documentary evidence introduced and received at the public hearing, together with the record of environmental review; and

WHEREAS, the City Council has reviewed and considered the information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration; and

WHEREAS, by Resolution adopted by the City Council on May 17, 2016, the City Council adopted the Mitigated Negative Declaration prepared for Rezone 2015-001; and

WHEREAS, the proposed Rezone would change the zoning designation of the proposed lot from “Public/Semipublic – Central City Overlay – Downtown Core Overlay Area” (PS-CC-DC) to “Mixed Use – Central City Overlay – Downtown Core Overlay Area” (MX-CC-DC), as further described above and shown on Exhibit 1, attached hereto and incorporated herein by reference; and

WHEREAS, the proposed Rezone has been found to be consistent with the goals, policies, and programs of the Salinas General Plan; and

WHEREAS, 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:

Rezone 2015-001:

- 1. The amendment is consistent with the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.***

Per the 2002 Salinas General Plan, the “Mixed Use” designation allows for a development, including a mixture of retail, office, and residential uses in the same building, on the same parcel, or in the same area. The proposed Rezoning of an approximate 7,270 square-foot (.1669-acres) lot from “Public/Semipublic – Central City Overlay – Downtown Core Overlay Area” (PS-CC-DC) to “Mixed Use – Central City Overlay – Downtown Core Overlay Area” (MX-CC-DC) would be consistent with adjacent uses located east of the project site across Salinas Street and would allow future commercial uses, creation of jobs, and preservation of a historic structure.

- 2. The amendment will not have the effect of reversing the policies of the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.***

There are no policies within the Salinas General Plan that would be reversed as a result of this amendment. There are no Specific Plans or Precise Plans applicable to the site.

- 3. The amendment would not create an isolated district unrelated to adjacent zoning districts.***

The proposed zoning amendment will not create an unrelated zoning district because the rezoning would extend the boundary of the existing and contiguous MX-CC-DC zoning district to include the proposed lot located at 210 Salinas Street.

- 4. The City has the capability to provide public utilities, roads, and services to serve the uses allowed by the proposed amendment.***

Salinas is an urbanized area and public infrastructure is presently in place to serve most uses. The proposed Rezoning would not create the need for additional infrastructure.

NOW, THEREFORE, THE SALINAS CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:

SECTION 1. The City of Salinas's Zoning Map, a copy of which is on file with the City Clerk of the City of Salinas and which copy constitutes the original record, is hereby amended to reflect the following:

That certain real property located in the City of Salinas, County of Monterey, State of California, and shown and designated on that certain map attached hereto as Exhibit 1 and made a part hereof, entitled "Rezone Map – Rezone 2015-001" and which real property, an proposed approximate 7,270 square-foot lot (.1669-acres), which is currently a portion of APNs 002-244-098-000 and 002-244-099-000 located at 210 Salinas Street and now classified in the Public/Semipublic – Central City Overlay – Downtown Core Overlay Area (PS-CC-DC) Zoning District, is hereby reclassified as shown on the attached to Mixed Use – Central City Overlay – Downtown Core Overlay Area (MX-CC-DC) Zoning District.

SECTION 2. The aforesaid map and all notations, references and other information shown thereon shall be as much a part of this ordinance as if the matters and information shown on said map were fully described herein.

SECTION 3. This ordinance shall take effect and be in force thirty days from and after its adoption.

SECTION 4. The Salinas City Clerk is hereby directed to cause the following summary of the ordinance to be published by one insertion in *The Californian*, a newspaper of general circulation published and circulated in the City of Salinas and hereby designated for that general purpose by the Salinas City Council:

"The City of Salinas's Zoning Map has been amended by reclassifying an approximate proposed 7,270 square-foot (.1669-acres) lot, which is currently a portion of two existing lots located at 210 Salinas Street from "Public/Semipublic – Central City Overlay – Downtown Core Overlay Area" (PS-CC-DC) to "Mixed Use – Central City Overlay – Downtown Core Overlay Area" (MX-CC-DC). This Ordinance goes into effect 30 days after adoption. For additional detail concerning this amendment, contact the Community Development Department, 65 West Alisal Street, Salinas, CA 93901."

This ordinance was introduced and read on May 17, 2016, and passed and adopted on June 14, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Joe Gunter
Mayor

ATTEST:

Patricia Barajas
City Clerk

EFFECTIVE DATE: _____

Attachments: Exhibit 1: Proposed Rezone Map 210 Salinas Street

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