

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

**RESOLUTION APPROVING A PARCEL MAP TO CREATE AN APPROXIMATE 7,270
SQUARE-FOOT LOT AND ADJUST THE LOT LINES OF TWO ADJACENT LOTS,
RESULTING IN LOTS OF .6149 AND .8625 ACRES EACH LOCATED AT 210
SALINAS STREET
(RS 2015-002 - RELATED TO GPA 2015-001, RZ 2015-001, AND SPR 2016-003)**

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 Resubdivision 2015-002 to create an approximate 7,270 square-foot lot of .6149 and .8625 acres each including two (2) 30-foot wide “Not-Build” easements along the northern lot line of the proposed lot and adjacent to the south wing of an adjacent two-story vacant structure (“Old Firehouse) 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 Resubdivision 2015-002; 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 Resubdivision 2015-002; and

WHEREAS, the City Council 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

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 Resubdivision 2015-002.

NOW, THEREFORE, BE IT RESOLVED by the Salinas City Council that the Council approve Resubdivision 2015-001, and adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

Resubdivision 2015-002:

- 1. The proposed Parcel Map is consistent with the General Plan or any applicable Specific*

Plan, Precise Plan, zoning, or other applicable provisions of the Salinas Municipal Code;

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

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

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

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

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

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

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

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

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

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

5. *The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*

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

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

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

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

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

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

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

9. The land is not subject to a contract under the Williamson Act or complies with the exceptions listed in Section 66474.4(b) of the Subdivision Map Act.

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

BE IT FURTHER RESOLVED: by the Salinas City Council that the proposed Parcel Map on property owned by the City of Salinas has been determined to be proper and in the best interest as per Zoning Code Section 37-10.070.

PASSED AND ADOPTED this 17th day of May 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED

Joe Gunter, Mayor

ATTEST

Patricia Barajas, City Clerk

Attachment:

- Exhibit 1: Proposed Parcel Map (Sheet 1 of 3)
- Exhibit 2: Proposed Parcel Map (Sheet 2 of 3)
- Exhibit 3: Proposed Parcel Map (Sheet 3 of 3)
- Exhibit 4: ALTA/ACSM Land Title Survey (Sheet 1 of 2)
- Exhibit 5: ALTA/ACSM Land Title Survey (Sheet 2 of 2)