

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2019-15**

Resolution Recommending to the Salinas City Council Approval of an Amendment to the Salinas General Plan to Change the General Plan Land Use Designation and the Zoning District Boundaries Located at 295 Sun Way
(GPA 2017-001 and RZ 2017-002)

WHEREAS, on November 6, 2019, the Salinas Planning Commission, at the request of the Applicant/Property Owner, Simas-East Market Street LLC, held a duly noticed public hearing to consider General Plan Amendment 2017-001 (GPA 2017-001) to change a 7.67-acre site from Park to General Commercial/Light Industrial and a Rezone 2017-002 (RZ 2017-002) to change a 7.67-acre site from Parks to Industrial - General Commercial located at 295 Sun Way (Assessor's Parcel Number 003-212-017-000); 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

WHEREAS, the Planning Commission has reviewed and considered the information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that it recommends that the City Council adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve General Plan Amendment 2017-001 and Rezone 2017-002 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:

For the Mitigated Negative Declaration:

*The Planning Commission 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 Commission 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 Commission 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 Commission's independent judgment and analysis.** On this basis, the Commission adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.*

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (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 Program have been included in the project (see attached Initial Study and Mitigated Negative Declaration). The Initial Study and Mitigated Negative Declaration were routed to responsible agencies (including State Clearinghouse) and posted at the County Clerk's Office on September 26, 2019; the deadline for comments was October 28, 2019. Monterey County Planning Department and Monterey Bay Air Resources District (MBARD) provided "No Comments" on the Mitigated Negative Declaration during the review period.

Correspondence was received from Transportation Agency for Monterey County (TAMC). Paraphrased comments from the agencies are shown below:

1. TAMC: Consider adding a bike lane between the right turn lane and through-lane on Natividad at East Laurel Drive.

Staff Response: The intersection of Natividad Road at East Laurel Drive is in the City's Traffic Improvement Program (Project 61). The project is responsible for payment of traffic impacts fees, which represents the project's fair-share contribution towards this improvement.

2. TAMC: Consider providing median pedestrian refuge for longer crosswalks, especially where a third lane is added.

Staff Response: Pedestrian refuge islands will be considered where feasible at every location where project impacts require mitigation measure improvements.

For the General Plan Amendment:

1. ***The proposed general plan amendment is consistent with all other goals, policies, programs, and land uses of applicable elements of the general plan;***

The proposed Amendment is consistent with Salinas General Plan Policies. Consistent with Community Design Policy CD-2.4, the requirements of the property owner and City to rezone the property in response to conditions of their lease encourages the rehabilitation of an industrial property. The Mitigation Monitoring and Reporting Program and the proposed mitigation measures ensure traffic Level of Service (LOS) D or better for all intersections and roadways (including U.S. Highway 101) consistent with Circulation Policy C-1.2 and C-2.2. Furthermore, the Mitigation Monitoring and Reporting Program and the proposed mitigation measures will require future development to contribute to financing of street improvements

required to meet the demand generated by the project consistent with Circulation Policy C-1.4. The proposed "General Commercial/Light Industrial" land use designation is not expected to result in negative impacts or conflict with surrounding properties, because future industrial uses will be compatible with neighboring uses located adjacent to the south and west.

2. The proposed general plan amendment promotes the public necessity, convenience, and general welfare.

The General Plan Amendment promotes the public necessity, convenience and general welfare because the proposal will create a General Plan and Zoning designation to allow for future development creating jobs and business opportunities.

For the Rezone:

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;

The proposed Amendment is consistent with Salinas General Plan Policies. Consistent with Community Design Policy CD-2.4, the requirements of the property owner and City to rezone the property in response to conditions of their lease encourages the rehabilitation of an industrial property. The proposed Rezoning of an approximate 7.67-acre lot from "Parks" to "Industrial-General Commercial" would be consistent with adjacent uses located south and west of the project site and would allow future industrial uses and creation of jobs.

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 IGC base zoning district to include the proposed lot located at 295 Sun Way.

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.

PASSED AND ADOPTED this 6th day of November 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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 adopted by the affirmative and majority vote of said Planning Commission at a meeting held on November 6, 2019, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

Courtney Grossman
Secretary

Attach:

- Exhibit A: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- Exhibit B: Proposed General Plan Amendment 2017-001 Map for 295 Sun Way
- Exhibit C: Proposed Rezone 2017-002 Map for 295 Sun Way