

Attachment 11 West Area Specific Plan with Errata sheet

Link to public review draft:

https://www.cityofsalinas.org/sites/default/files/draft_west_area_specific_plan_feb_27_2019_0.pdf

Errata Sheet to the Draft West Area Specific Plan

September 4, 2019

Introduction and Content

The Errata sheet consists of minor revisions to the Draft Specific Plan providing clarifications, some minor modifications as well as minor staff edits. The revisions to the Draft Specific do not change the intent or content of the document. The Errata sheet is in addition to typographical, re-ordering or similar non-substantive errors not listed.

Proposed changes are identified in Table 1, Errata Changes. Text deletions are shown with strikeout font and additions are shown with underlined font. Specific Plan table and figure modifications are listed and shown following Table 1 in the order that they are referenced in Table 1.

TABLE 1: Errata Changes

Section	Page	Modification
2.8.1	92	The design of all schools is encouraged to consider the New Urbanism design concepts, design standards and development regulations contained in the West Area Specific Plan to complement and promote compatibility with surrounding land uses. <u>Fencing shall be black coated chain link.</u>
4.8	166	If landscaping is used, evergreen plant material shall be spaced at an appropriated density to provide full screening. <u>Fencing shall be black coated chain link.</u>
2.5.3.6	88	A main pedestrian connection path will be located within a parking lot divider median landscaped with trees and shrubs in larger parking lots to enhance the safety and comfort of pedestrians. <u>For parking lot lighting, see Appendix E, Light Standards.</u>
4.5.5	156	<u>Outdoor Energy Conservation and Parking Lot Lighting</u>
4.8	166	Trees and landscaping planters shall be provided throughout the parking lots to provide shade and provide areas for bio-swales and bio-filters. <u>For parking lot lighting, see Appendix E, Light Standards.</u>
3.6	114	See Section 4.2.2 and <u>Appendix E</u> of this Specific Plan and Salinas Zoning Code Article V, Division 2: Parking, Loading and Outdoor Lighting.
3.6	116	See Section 4.2.2 and <u>Appendix E</u> of this Specific Plan and Salinas Zoning Code Article V, Division 2: Parking, Loading and Outdoor Lighting.
3.6	119	See Section 4.2.2 and <u>Appendix E</u> of this Specific Plan and Salinas Zoning Code Article V, Division 2: Parking, Loading and Outdoor Lighting.
6.4.1	231	Each of the two middle school sites is approximately 10 acres in size; the middle school site is approximately 21 acres in size. <u>Improvement of school site frontages, ROW and parkway improvements are the responsibility of the owner, developer, entity, etc. developing the land adjacent to the site, subject to review and approval by the City Engineer and City Planner.</u>
2.4.1	41	Figure updated to show current park shapes and locations.
1.3	25	Figure updated to show correct designation of the town square park
1.3	27	Figure updated to show correct district of the town square park
1.2.2.1	9	Figure updated to show north arrow.
4.2.2.1	136	Graphic updated to show dimension correctly.
4.2.2.1	136	Graphic updated to show dimension correctly.
4.2.2.1	137	Graphic added where it was missing.
4.2.3	139	Figure updated to show sound wall along Russell Road.
4.2.3.2	143	Figure updated to have consistent font

3.6	114	Pavers and pervious or impervious paving or concrete are prohibited in these areas, except for an approved driveway leading to required off street parking, an entry walkway not exceeding four feet in width providing pedestrian access to the main entry feature/porch of the dwelling unit or an approved semi-private courtyard; <u>subject to approval by the City Planner and City Engineer.</u>
3.6	114	Pavers and pervious paving or concrete will count toward the hardscape maximum coverage except for the driveway serving the required off-street parking. <u>This provision applies to yard space that is outside of the required setback.</u>
3.6	117	Pavers and pervious or impervious paving or concrete are prohibited in these areas, except for an approved driveway leading to required off street parking, an entry walkway not exceeding four feet in width providing pedestrian access to the main entry feature/porch of the dwelling unit or an approved semi-private courtyard; <u>subject to approval by the City Planner and City Engineer.</u>
3.6	117	Pavers and pervious paving or concrete will count toward the hardscape maximum coverage except for the driveway serving the required off-street parking. <u>This provision applies to yard space that is outside of the required setback.</u>
2.6	89	Inclusionary housing requirements (including the Ordinance) are further discussed in the Affordable Housing component for the West Area Specific Plan as contained in Appendix H of the Specific Plan. <u>Regarding applicability of the Inclusionary Housing Ordinance, Parcelization Maps (see appendix B, Definitions) shall not be considered the first approval.</u>
1.2.3.2	15	Table updated to show correct and updated APNs.
9.3	291	<u>Parcelization Maps</u> <u>Parcelization Maps shall mean a parcel map processed administratively for the purpose of creating master parcels for sale, financing or phasing purposes and on which no development is permitted without further subdivisions or other entitlement approval.</u>
3.11	129	A detailed and complete wall plan (including the design and color of all walls) for each neighborhood or Planning Area, and, when required, noise reduction calculations shall be submitted and approved by the City Planner and City Engineer before any sound walls are constructed within a neighborhood or Planning Area. <u>The construction of walls along Russell Road shall be the responsibility of the developer.</u>

4.2.3	141	A complete wall and fence plan (including the design and color of all walls and fences) for each neighborhood or neighborhood Planning Area and, when required, noise reduction calculations shall be submitted and approved by the City Planner and City Engineer prior to any walls or fences being constructed within a neighborhood or neighborhood Planning area. <u>The construction of walls along Russell Road shall be the responsibility of the developer.</u>
4.1	132	Residential architectural design is the key to New Urbanism neighborhoods of Salinas. <u>Where the word “shall” is used, the design standard is mandatory, where “encouraged” or “should” is used, the design standard is discretionary and an alternative design solution which achieves a comparable result may be used if approved by the City Planner.</u>
5.3.2.5	200	Both sides of Russell Road will consist of an 8-foot parkway, a path 8-feet <u>wide</u> , and an 8-foot landscaped area between the path and a perimeter wall, or Type 3 wall as applicable per Community Wall Plan on the adjacent property line. <u>The owner, developer and/or entity developing along Russell Road shall be responsible for construction of walls, frontages, ROW/parkway improvements, and half the street width, as determined by the City Engineer.</u>
7.3	240	The landscape and maintenance plan must be prepared by a qualified professional and is subject to approval by the City Engineer and the City Planner (see Section 4.6 and 7.4.9 for further discussion). <u>The submittal for the map creating the basin(s) shall also include improvements of frontages, ROW/parkway, and half the street width, as determined by the City Engineer.</u>
2.8.1	91	It is anticipated that the middle school will serve primarily students residing in the Plan Area. <u>A third elementary school site had been made available for Santa Rita Union School District in the Central Area Specific Plan area across Natividad Road. As of the date of approval of this Specific Plan, a boundary adjustment had been initiated between Santa Rita Union School District and Alisal Union School District. If the districts finalize the boundary adjustment, Santa Rita Union School District would relinquish the third elementary school site to the Alisal Union School District.</u>

8.4	270	With the exception of Rogge Road, these roads will be improved by the developer and/or shall be funded proportionately by the City's Traffic Fee Ordinance in place at the time of permit issuance, or as otherwise determined in the development agreement. Fair share cost of the traffic mitigation measure improvements identified in the West Area Specific Plan Final EIR shall be collected in the same manner as TFO fees.
9.7	303	<u>m. Incorporation and development of the following APNs 211-214-025-000 and 211-214-026-000 in accordance with this Specific Plan.</u>
6.4.1	232	Table 6-4 updated to show latest student generation rates per EIR comment letters from school districts.
8.7	280	Add "... or special districts" to footnote 1 on Table 8-1
9.3	292	Development Review Applications and Building Permits Following approval of each final map, project applicants within the Plan Area may apply for the applicable development review process or building permit through the Community Development Department and Salinas Permit Center as applicable. Building Permits may not be issued until approval of the final map and the applicable Development Review Application process (SPR, CUP, etc.) is completed. <u>For projects subject to Site Plan Review (SPR), the Community Development Department shall approve, conditionally approve, or disapprove the site plan within 30 days of the application being deemed complete unless the Applicant requests an extension in writing. Other Development Review Application processes such as Conditional Use Permits are subject to the timelines established in the Permit Streamlining Act.</u> All project structures must be consistent with the approved Specific Plan, City NPDES Permit/SWDS/SWSP requirements, final map, and applicable Salinas Zoning Code requirements and must comply with all California Building Code (including CalGreen) and Fire Code requirements and all other applicable codes adopted and enforced by the City. The applicable California Building Code and Fire Code (as may be amended) shall be those in effect at the time of the building permit submittal.
8.4	273	It is expected that 47 <u>19</u> additional police officers and associated equipment/vehicles...

and Lot Standards 1 through 4

[illegible]

To Principal Structure	10	8	6	6	10	(1)(3)
To Alley-Loaded Detached or Attached Garage With or Without Second Story Living Area	15	15	15	15	15	(1)(3)(4)(8)
To Street Loaded Detached or Attached Garage With or Without Second Story Living Area	20	20	20	20	20	(1)(3)(4)(8)(12)(13)
To Unenclosed Porch or Architectural Entry Feature	10	8	5	5	10	(1)(3)(14)
To Semi-Private Courtyard	10	8	8	5	10	(1)(3)(15)
Minimum Rear Yard (Feet):						
To Principal Structure	10	10	8	8	10	(4)(17)
To Alley-Loaded Detached or Attached Garage from Public Alley With or Without Second Story Living Area	3-5 feet minimum/maximum or 20 feet or more					(4)(8)(10)(16)
To Alley-Loaded Detached or Attached Garage from Alley Easement With or Without Second Story Living Area	13-15 minimum/maximum or 30 feet or more					(4)(8)(11)(17)
To Street-Loaded Detached or Attached Garage with Second Story Living Area	10	8	5	5	-	(4)(8)(12)(13)(17)
To Street-Loaded Detached or Attached Garage without Second Story Living Area	3	3	3	3	-	(3)(4)(8)(12)(13)(16)(18)(19)
Maximum Height (Feet):	36	36	36	36	36	(5)(16)
Distance Between Structures:	6	6	6	6	6	(17)
Driveway Length:						
To Street-Loaded Detached or Attached Garage	20	20	20	20	-	(3)(8)(12)(13)(17)
To Alley-Loaded Detached or Attached Garage from Public Alley With or Without Second Story Living Area	3-5 feet minimum/maximum or 20 feet or more					(4)(8)(10)(16)(17)
To Alley-Loaded Detached or Attached Garage from Alley Easement With or Without Second Story Living Area	13-15 feet minimum/maximum or 30 feet or more					(4)(8)(11)(16)
Non-Residential FAR	0.40	0.40	0.40	0.40	0.40	
Usable Open Space Area per Dwelling Unit – Minimum	See Table 3-5 of this Specific Plan					(3)(4)(24)
Stormwater and Water Quality Management	See Chapter 7 of this Specific Plan					
Landscaping	See Salinas Zoning Code Article V, Division 4: Landscaping and Irrigation and footnotes (3) and (4) below.					
Fences, Walls and Hedges	See Specific Plan Section 4.2.3 and Zoning Code Section 37-50.090					
Off Street Parking, Loading, and Outdoor Lighting	See Section 4.2.2 and Appendix E of this Specific Plan and Salinas Zoning Code Article V, Division 2: Parking, Loading and Outdoor Lighting.					
Driveway and Corner Visibility	See Salinas Zoning Code Section 37-50.460 Driveway and Corner Visibility.					

Signs	See Salinas Zoning Code Article V, Division 3: Signs.
Outdoor Facilities	See Salinas Zoning Code Section 37-50.170 Outdoor Storage and Display.
Accessory Uses and Structures	See Salinas Zoning Code Section 37-50.010 Accessory Uses and Structures.
Screening of Mechanical Equipment	See Salinas Zoning Code Section 37-50.240 Screening of Mechanical Equipment.
Recycling and Solid Waste Disposal	See Salinas Zoning Code Section 37-50.200 Recycling and Solid Waste Disposal Regulations.
Performance Standards	See Salinas Zoning Code Section 37-50.180 Performance Standards.
Planned Unit Developments	See Salinas Zoning Code Article VI, Division 13: Planned Unit Development Permits.
Nonconforming Uses and Structures	See Salinas Zoning Code Section 37-50.160 Nonconforming Uses and Structures.
Recreational Vehicles, Prohibited Vehicles and Equipment	See Zoning Code Section 37-50.190 Recreational Vehicles, Prohibited Vehicles and Equipment Parking and Storage
Vehicle Trip Reduction	See Zoning Code Section 37-50.330 Vehicle Trip Reduction
Swimming Pools, Spas, and Hot Tubs	See Zoning Code Section 37-50.010(k) Swimming Pools, Spas, and Hot Tubs
Accessory Dwelling Units	See Salinas Zoning Code Section 37-50.250 Accessory Dwelling Units
Temporary Use of Land	See Zoning Code Section 37-50.300 Temporary Use of Land

(1) Architectural features can project two feet into front, corner or interior side yard setbacks that are 5 feet or more.

(2) To maintain the required densities, percentages and variety of lot sizes, once subdivided, no further subdivision shall be allowed without a “major” Specific Plan amendment and subsequent CEQA evaluation. This does not apply to dedicated school sites in accordance with Chapter 31 of the Salinas Municipal Code.

(3) Front and corner side yards and any additional yard space located in front of the street façade of a dwelling and side yard fence are required to be landscaped with a mix of vegetation and other pervious materials as approved by the City Engineer and City Planner. Pavers and pervious or impervious paving or concrete are prohibited in these areas, except for an approved driveway leading to required off-street parking, an entry walkway not exceeding four feet in width providing pedestrian access to the main entry feature/porch of the dwelling unit or an approved semi-private courtyard; subject to approval by the City Planner and City Engineer. Parking in required front, corner or interior side yards is prohibited except on the approved driveway leading to required off-street parking (garage).

(4) Rear yard and interior side yard hardscape/impervious improvements are limited to a total of 50% of the total square footage of the yard or 500 square feet, whichever is less (not including building/structure footprints and driveways approved by the City Planner and City Engineer serving the required parking). Pavers and pervious paving or concrete will count toward the hardscape maximum coverage except for the driveway serving the required off-street parking. This provision applies to yard space that is outside of the required setback.

(5) See Salinas Zoning Code Section 37-50.080: Exceptions to Height Limits.

(6) See Salinas Zoning Code Section 37-50.060: Density Bonus.

(7) Minimum lot sizes may be reduced when the exclusive use of such lots is intended for utility substations, pumping stations, and similar features.

(8) Refer to Section 4.2.2, Garages and Driveways of the Specific Plan. All garages shall have roll-up doors and must be set back a minimum of five feet from the street façade of the principal dwelling.

(9) Frontage minimum of 30 feet accommodates curved streets and knuckle corners.

(10) Standard 20-foot wide minimum public alley. Rear lot line measured at the edge of ROW.

(11) Rear lot line measured at center line of standard 20-foot-wide minimum alley easement.

(12) Minimum 20-foot driveway length to street property line as measured from garage door.

(13) No street-loaded garages allowed for duplex/triplex dwellings.

(14) An unenclosed porch or architectural entry feature shall be at least sixty square feet with a minimum unobstructed dimension of six feet.

(15) Subject to the approval of the City Planner and to promote eyes on the street and encourage an engaging streetscape, the front setback may be reduced to a minimum of five feet for an outdoor courtyard not exceeding a maximum of 100 square

(17) Rear lot line measured from edge of the ROW.

Lot Standards 4 through 7, Single-Family Attached Dwellings, and Duplex/Triplex Dwellings

[illegible]

To Principal Structure	3	3	1.5	1.5	3	0/3	(1)(3)(4)(18)(20)(21)
To Alley-Loaded Attached or Detached Garage with Second Story Living Area	5	5	5	5	5	5	(1)(3)(4)(8)(18)(20)(21)
To Alley-Loaded Detached or Attached Garage Without Second Story Living Area	3	3	3	3	3	3	(1)(3)(4)(8)(18)(20)(21)
To Street-Loaded Attached or Detached Garage with minimum 20' Front Setback With or Without Second Story Living Area	3	3	3	3	-	-	(1)(3)(4)(8)(12)(13)(15)(20)(21)
Corner Lots:							
To Principal Structure	6	5	5	5	5	5	(1)(3)(21)
To Alley-Loaded Attached or Detached Garage With or Without Second Story Living Area	11	11	11	11	11	11	(1)(3)(8)(18)(21)
To Street Loaded Attached or Detached Garage With or Without Second Story Living Area	11	11	11	11	11	11	(1)(3)(8)(12)(13)(15)
To Unenclosed Porch or Architectural Entry Feature	5	5	5	5	5	5	(1)(3)(14)(21)
To Semi-Private Courtyard	5	5	5	5	5	5	(1)(3)(15)(21)
Minimum Rear Yard (Feet):							
To Principal Structure	8	8	8	8	3	3	(4)
To Street-Loaded Attached or Detached Garage With or Without Second Story Living Area	5	5	5	5	-	-	(3)(4)(8)(12)(13)(15)(17)(18)(21)
To Alley-Loaded Attached or Detached Garage from Public Alley With or Without Second Story Living Area	3-5 feet minimum/maximum or 20 feet or more						(3)(4)(8)(10)(16)(17)(18)(21)
To Alley-Loaded Attached or Detached Garage from Alley Easement With or Without Second Story Living Area	13-15 minimum/maximum or 30 feet or more						(3)(4)(8)(11)(16)(17)(18)(21)
Maximum Height (Feet):	36	36	36	36	36	36	(5)
Distance Between Structures:	4	3	3	3	3	3	
Driveway Length (Feet):							
To Street-Loaded Attached or Detached Garage With or Without Second Story Living Area	20	20	20	20	20	-	(3)(4)(8)(13)(15)(18)(21)

To Alley-Loaded Detached or Attached Garage from Public Alley With or Without Second Story Living Area	3-5 feet minimum/maximum or 20 feet or more						(3)(4)(8)(10)(16) (17)(18)(21)
To Alley-Loaded Garage Detached or Attached Garage from Alley Easement With or Without Second Story Living Area	13-15 minimum/maximum or 30 feet or more						(3)(4)(8)(11)(16) (17)(18)(21)
Non-Residential FAR	0.40	0.40	0.40	0.40	0.40	0.40	
Usable Open Space per Dwelling Unit–Minimum	See Table 3-5 of this Specific Plan						(3)(4)
Stormwater and Water Quality Management	See Chapter 7 of this Specific Plan						
Landscaping	See Salinas Zoning Code Article V, Division 4: Landscaping and Irrigation and footnotes (3) and (4) below.						
Fences, Walls and Hedges	See Specific Plan Section 4.2.3 and Zoning Code Section 37-50.090.						
Off Street Parking, Loading, and Outdoor Lighting	See Section 4.2.2 and Appendix E of this Specific Plan and Salinas Zoning Code Article V, Division 2: Parking, Loading and Outdoor Lighting.						
Driveway and Corner Visibility	See Salinas Zoning Code Section 37-50.460 Driveway and Corner Visibility.						
Signs	See Salinas Zoning Code Article V, Division 3: Signs.						
Outdoor Facilities	See Salinas Zoning Code Section 37-50.170 Outdoor Storage and Display.						
Accessory Uses and Structures	See Salinas Zoning Code Section 37-50.010 Accessory Uses and Structures.						
Screening of Mechanical Equipment	See Salinas Zoning Code Section 37-50.240 Screening of Mechanical Equipment.						
Recycling and Solid Waste Disposal	See Salinas Zoning Code Section 37-50.200 Recycling and Solid Waste Disposal Regulations.						
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Recreational Vehicles, Prohibited Vehicles and Equipment	See Zoning Code Section 37-50.190 Recreational Vehicles, Prohibited Vehicles and Equipment Parking and Storage						
Vehicle Trip Reduction	See Zoning Code Section 37-50.330 Vehicle Trip Reduction						
Swimming Pools, Spas, and Hot Tubs	See Zoning Code Section 37-50.010(k) Swimming Pools, Spas, and Hot Tubs						
Accessory Dwelling Units	See Salinas Zoning Code Section 37-50.250 Accessory Dwelling Units						
Temporary Use of Land	See Zoning Code Section 37-50.300 Temporary Use of Land						
Condominium Conversions	See Zoning Code Section 37-50.050 Condominium Conversions						

- (1) Architectural features can project two feet into front, corner or interior side yard setbacks that are 5 feet or more.
- (2) To maintain the required densities, percentages and variety of lot sizes, once subdivided, no further subdivision shall be allowed without a “major” Specific Plan amendment and subsequent CEQA evaluation. This does not apply to subsequent subdivisions in accordance with Section 3.9.3, Mixed Use Commercial to Residential Flexibility, of this Specific Plan, or dedicated school sites in accordance with Chapter 31 of the Salinas Municipal Code. Front and corner side yards and any additional yard space located in front of the street façade of a dwelling and side yard fence are required to be landscaped with

a mix of vegetation and other pervious materials as approved by the City Engineer and City Planner. Pavers and pervious paving or concrete are prohibited in these areas, except for an approved driveway leading to required off-street parking, an entry walkway as approved by the City Engineer and City Planner not exceeding four feet in width providing pedestrian access to the main entry feature/porch of the dwelling or an approved semi-private courtyard. Parking in required front, corner or interior side yards is prohibited except on the approved driveway leading to required off-street parking (garage).

- (3) Front and corner side yards and any additional yard space located in front of the street façade of a dwelling and side yard fence are required to be landscaped with a mix of vegetation and other pervious materials as approved by the City Engineer and City Planner. Pavers and pervious or impervious paving or concrete are prohibited in these areas, except for an approved driveway leading to required off-street parking, an entry walkway not exceeding four feet in width providing pedestrian access to the main entry feature/porch of the dwelling unit or an approved semi-private courtyard; subject to approval by the City Planner and City Engineer. Parking in required front, corner or interior side yards is prohibited except on the approved driveway leading to required off-street parking (garage).
- (4) Rear yard and interior side yard hardscape/impervious improvements are limited to a total of 50% of the total square footage of the yard or 500 square feet, whichever is less (not including building/structure footprints and driveways approved by the City Planner and City Engineer serving the required parking). Pavers and pervious paving or concrete will count toward the hardscape maximum coverage except for the driveway serving the required off-street parking. This provision applies to yard space that is outside of the required setback.
- (5) See Salinas Zoning Code Section 37-50.080: Exceptions to Height Limits.
- (6) See Salinas Zoning Code Section 37-50.060: Density Bonus.
- (7) Minimum lot sizes may be reduced when the exclusive use of such lots is intended for utility substations, pumping stations, and similar features.
- (8) Refer to Section 4.2.2, Garages and Driveways of the Specific Plan. All garages shall have roll-up doors and must be set back a minimum of five feet from the street façade of the principal dwelling.
- (9) Frontage minimum of 30 feet accommodates curved streets and knuckle corners.
- (10) Standard 20-foot-wide minimum public alley. Rear lot line measured at the edge of ROW. All garages must be set back a minimum of five feet from the street façade of the principal structure.
- (11) Rear lot line measured at center line of standard 20-foot wide minimum alley easement.
- (12) Minimum 20-foot driveway length to street property line as measured from garage door.
- (13) No street-loaded garages allowed for duplex/triplex dwellings.
- (14) An unenclosed porch or architectural entry feature shall be at least sixty square feet with a minimum unobstructed dimension of six feet.
- (15) Subject to the approval of the City Planner and to promote eyes on the street and encourage an engaging streetscape, the front setback may be reduced to a minimum of five feet for an outdoor courtyard not exceeding a maximum of 100 square feet (of pavers or pervious concrete) in area and surrounded by landscaping and enclosed by a wall exceeding thirty-six inches in height to a maximum of forty-two inches in height. Rear lot line measured from edge of the ROW.
- (16) If second story living area is provided, the rear setback shall be five feet or 15 feet, as applicable.
- (17) Rear lot line measured from edge of the ROW.
- (18) Where private drives and alleys are provided, curbs shall be painted red and appropriate signage for parking restrictions shall be provided as determined by the City Engineer, City Planner, and Fire Chief.
- (19) The minimum lot frontage requirement for single-family attached dwellings shall be twenty feet except that the minimum lot frontage requirement may be waived for single-family attached dwellings (townhomes and rowhouses) located on lots, which do not front a street.
- (20) 0 foot interior side yard setback if abutting a single-family attached dwelling.
- (21) For lots that do not have street frontage (such as green court housing products, etc.) the location of required front, side, and rear yards will be determined by the City Planner.
- (22) For Custom Dwellings located on a private drive, the alley easement development regulations shall apply.

Table 3-4
Multifamily Development Regulations for Neighborhood General 1 (NG-1),
Neighborhood General 2 (NG-2)
and Village Center

Development Regulations	Multifamily Land Use Category					Notes
	Village Center (VC) Stand Alone Residential	Village Center (VC)	NG-2 at Minimum 30 du/nra	NG-2	NG-1	
Minimum Lot Size (Square Feet):	10,000	No Minimum	10,000	7,200	10,000	(3)(4)(6)

Maximum Lot Size:	-	-	-	-	-	(3)(4)(6)
Minimum Lot Area per Dwelling Unit:	1,000	-	1,000	1,800	2,900	(3)(4)(6)
Minimum Lot Dimensions (Feet):						
Width	90	-	90	90	90	(9)
Width, Corner Lot	95	-	95	95	95	(9)
Depth	100	-	100	100	100	(9)
Frontage	80	-	35	35	35	(8)(9)
Minimum Front Yard (Feet):	10	-	10	15	15	(8)
Minimum Side Yard Per Story (Feet):						
Interior Lots	10/20 max.	-	10/20 max.	10/20 max.	10/20 max.	(1)(8)(10)
Corner Lots	10	-	10	15	15	(1)(8)
Minimum Rear Yard (Feet per Story):	10/20 max.	5	10/20 max.	10/20 max.	10/20 max.	(10)
Minimum Building Setback (Feet) to Private Drive	0	5	0	5	5	
Maximum Height (Feet):	55	55	55	45	36	(2)
Distance Between Structures	6	-	10	10	10	(7)
Maximum FAR	NA	1.0	-	-	-	(11)
Landscaping (percent of lot area)	5%	5%	5%	5%	5%	
Bedrooms per Dwelling Unit (Percent of Total Dwelling Units):						
3 or more bedrooms	-	-	-	20%	20%	
4 or more bedrooms	-	-	-	10%	10%	
Usable Open Space Area per Dwelling Unit–Minimum	SEE TABLE 3-5					
On-Site Parking Requirements (Parking Spaces):						
Studio Units	1	1	1	-	-	(5)(10)
One Bedroom Units	1.5	1	1	-	-	(5)(10)
Two Bedroom Units	2	1.5	1.5	-	-	(5)(10)
Three Bedroom Units	2	2	2	-	-	(5)(10)
Four Bedroom Units	3	3	3	-	-	(5)(10)
Guest Parking	1 per 15 units	0	1 per 15 units	-	-	(5)(10)
Landscaping	See Salinas Zoning Code Article V, Division 4: Landscaping and Irrigation.					
Fences, Walls and Hedges	See Salinas Specific Plan Section 4.5.1.					
Off Street Parking, Loading, and Outdoor Lighting	See Section 4.2.2 and Appendix E of this Specific Plan and Salinas Zoning Code Article V, Division 2: Parking, Loading and Outdoor Lighting.					
Driveway and Corner Visibility	See Salinas Zoning Code Section 37-50.460 Driveway and Corner Visibility.					
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Screening of Mechanical Equipment	See Salinas Zoning Code Section 37-50.240 Screening of Mechanical Equipment.					

Temporary Use of Land	See Zoning Code Section 37-50.300 Temporary Use of Land
Recreational Vehicles, Prohibited Vehicles and Equipment	See Zoning Code Section 37-50.190 Recreational Vehicles, Prohibited Vehicles and Equipment Parking and Storage
Swimming Pools, Spas, and Hot Tubs	See Zoning Code Section 37-50.010(k) Swimming Pools, Spas, and Hot Tubs
Vehicle Trip Reduction	See Zoning Code Section 37-50.330 Vehicle Trip Reduction
Condominium Conversions	See Zoning Code Section 37-50.050 Condominium Conversions
Recycling and Solid Waste Disposal	See Salinas Zoning Code Section 37-50.200 Recycling and Solid Waste Disposal Regulations.
Performance Standards	See Salinas Zoning Code Section 37-50.180 Performance Standards.
Planned Unit Developments	See Salinas Zoning Code Article VI, Division 13: Planned Unit Development Permits.
Accessory Dwelling Units	See Salinas Zoning Code Section 37-50.250 Accessory Dwelling Units
Nonconforming Uses and Structures	See Salinas Zoning Code Section 37-50.160 Nonconforming Uses and Structures

- (1) Architectural features can project two feet into front, corner or interior side yard setbacks that are five feet or more.
- (2) See Salinas Zoning Code Section 37-50.080: Exceptions to Height Limits.
- (3) See Salinas Zoning Code Section 37-50.060: Density Bonus.
- (4) Minimum lot sizes may be reduced when the exclusive use of such lots is intended for utility substations, pumping stations, and similar features.
- (5) Assumes shared parking with office/retail uses in addition to this required amount for one and two bedroom units in the mixed use Village Center, and two bedroom units built to a minimum of 30 du/nra in the NG-2.
- (6) Subareas 1.6, 1.7 (eastern portion), 3.1 and 3.5 adjacent to the Village Center may be built at a minimum density of 30 du/nra to a maximum of 40 du/nra. This can be done only through commercial conversion and the total unit count for these subareas may exceed the maximum specified in Table 3-6.
- (7) Five feet per story per building/maximum 20'.
- (8) For lots that do not have street frontage (such as green court housing products, etc.) the location of required front, side, and rear yards will be determined by the City Planner.
- (9) If alley easements are proposed, minimum lot dimensions shall increase to the centerline of the easement, as applicable.
- (10) Carports may be located within five feet of an adjacent interior property line.
- (11) Plus 10 dwelling units per net residential acre.



West Area Specific Plan



- LEGEND**
- CENTRAL COMMUNITY CORE
 - NEIGHBORHOOD EDGE RESIDENTIAL (NE)
 - NEIGHBORHOOD GENERAL 1 RESIDENTIAL (NG-1)
 - NEIGHBORHOOD GENERAL 2 RESIDENTIAL (NG-2)
 - MIXED USE VILLAGE CENTER
 - SCHOOLS
 - COMMUNITY PARK
 - NEIGHBORHOOD PARKS (WA-1 TO WA-4)
 - SMALL PARKS (WS-1 TO WS-4)
 - OPEN SPACE
 - GREEN SPACE / SUPPLEMENTAL STORM WATER DETENTION / RETENTION
 - STREETS
 - WATER WELL / TREATMENT SITES
 - PLAY AREA / PORTION OF PLAY AREA
 - MAXIMUM DENSITY 40 D.U./AC

FIGURE 2-1
Specific Plan
Land Use Map

Note: Turn restrictions may be required to minimize traffic impacts along existing streets and driveways for turning or accessing on San Juan Grade Road.



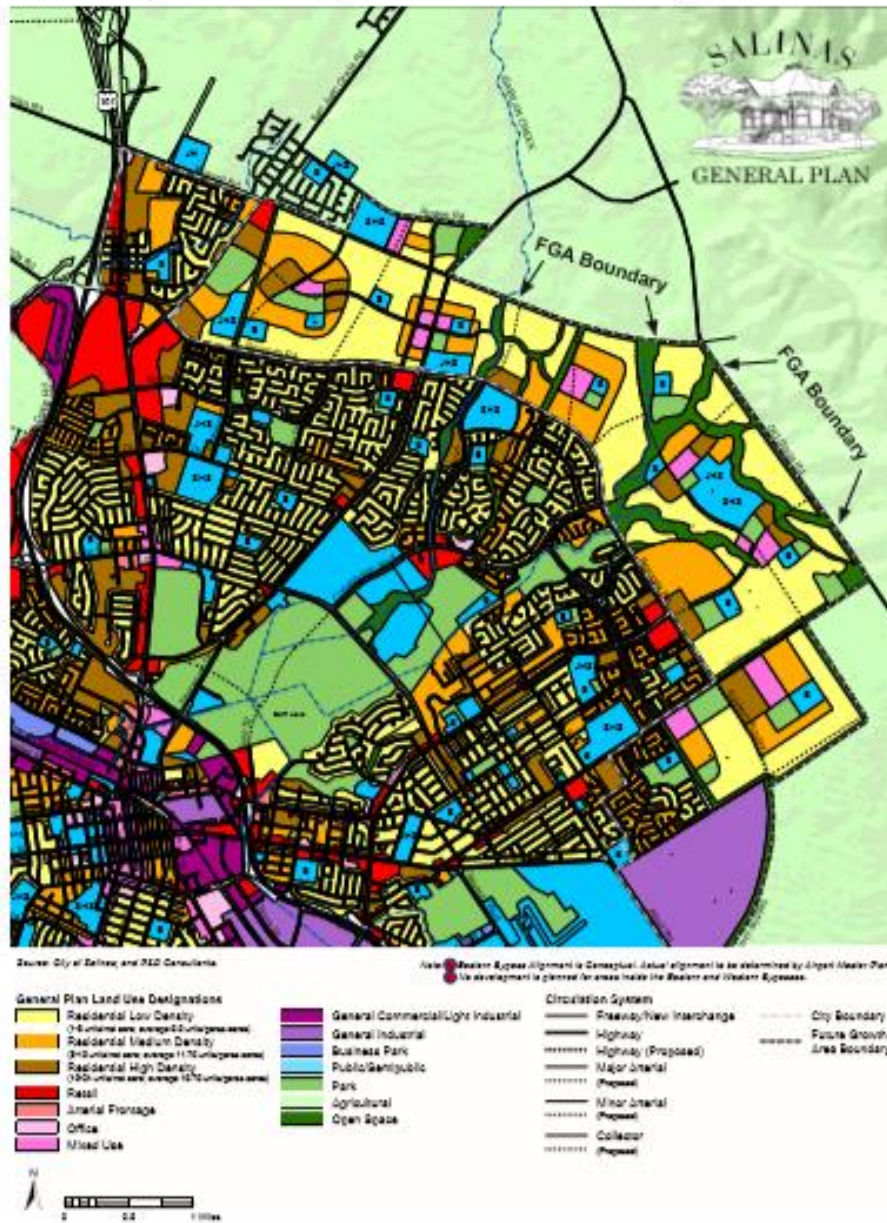
West Area Specific Plan



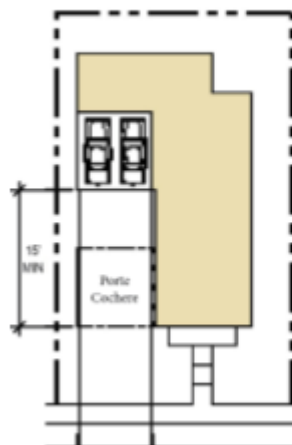
FIGURE 1-9
Zoning Map
Upon Adoption
of Specific Plan



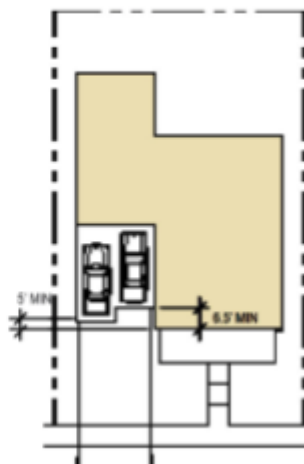
Figure 1-3: Existing General Plan Land Use Designations



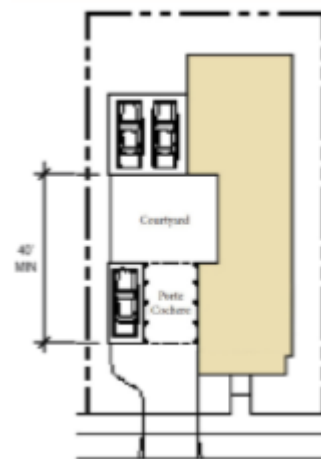
Deep Recessed Garage with or without Porte-Cochere



Offset Garage



Rear Courtyard Garage





West Area Specific Plan

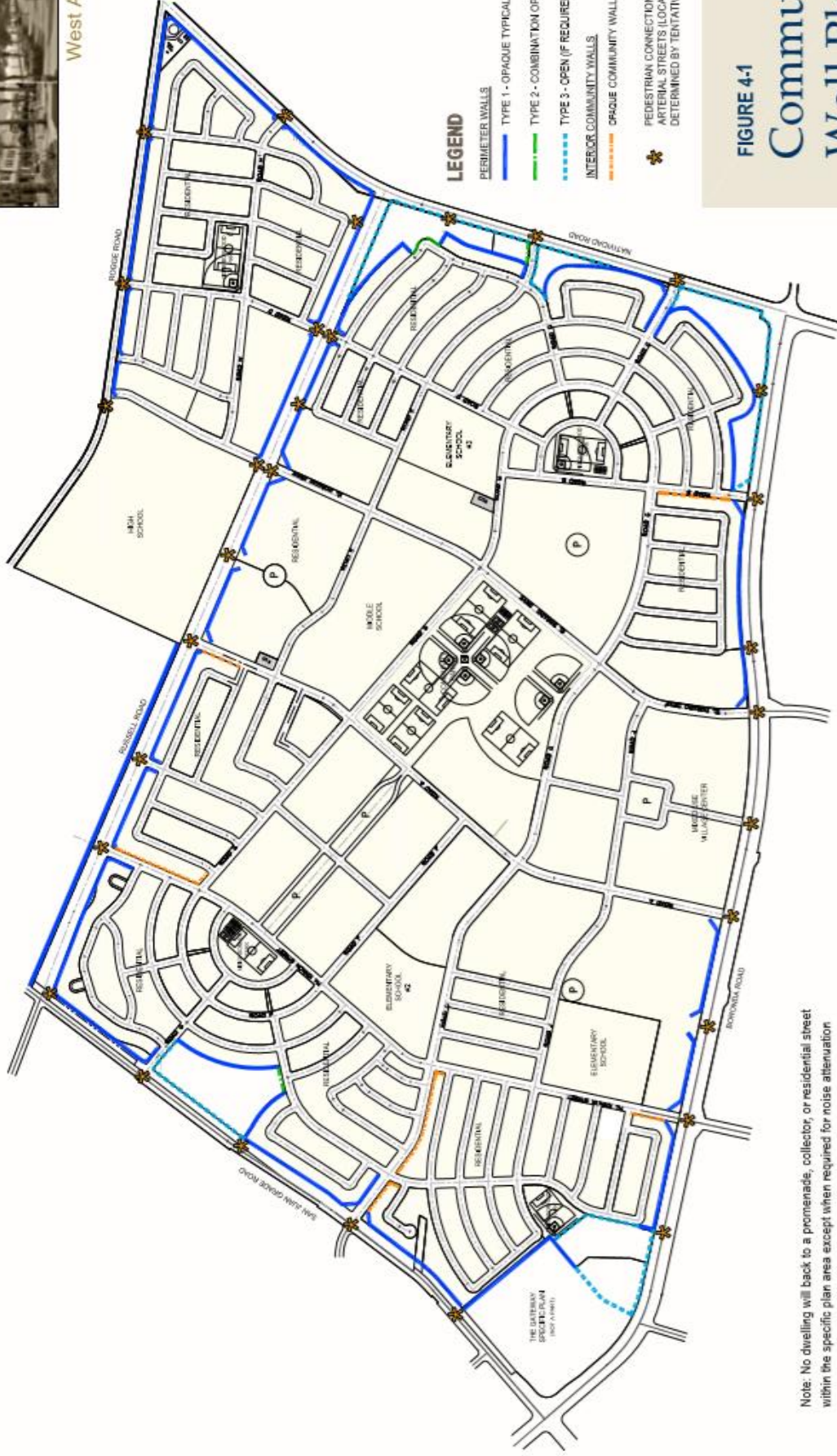


FIGURE 4-1

Community Wall Plan Concept



Note: No dwelling will back to a promenade, collector, or residential street within the specific plan area except when required for noise attenuation as approved by the City Engineer and City Planner

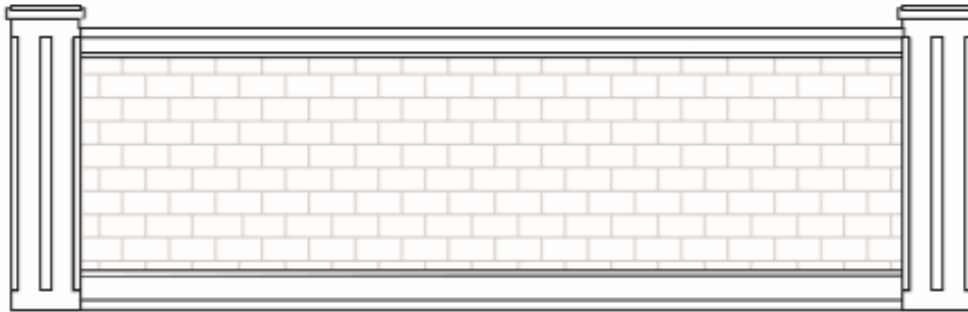
Figure 4-2: Perimeter Walls

Type 1 Opaque

Typical Screen Wall & Community Wall ⁽¹⁾⁽²⁾

Capped Pilaster & Block Wall With Textured Finish Paint

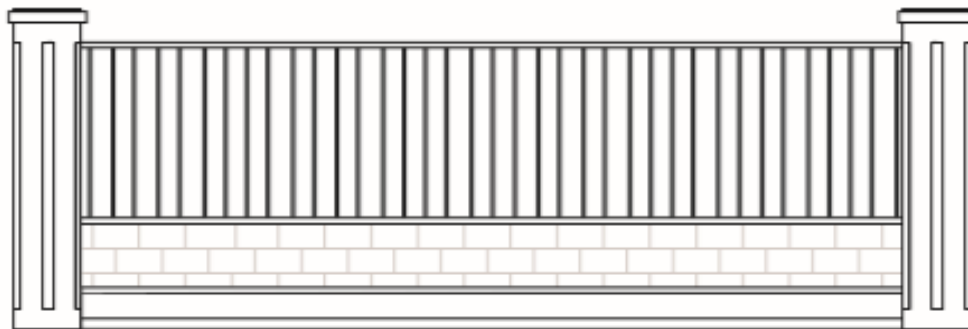
(Sierra Classic or Similar)



(1) As required for sound attenuation and where required by City Engineer.

Type 2 Combination Opaque/Open ⁽¹⁾⁽²⁾

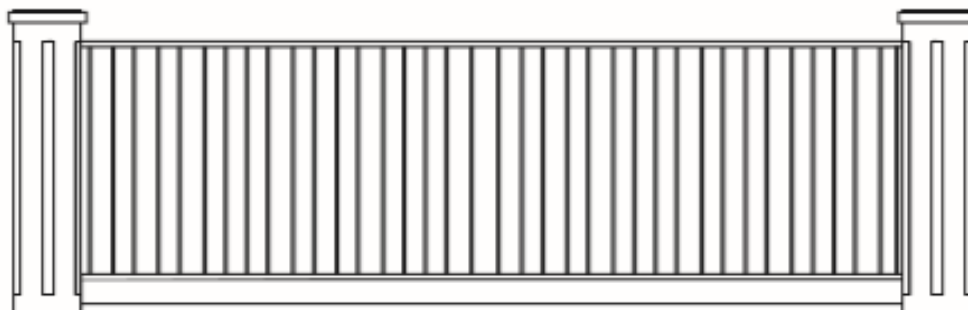
Capped Pilaster & Block Wall With Tube Metal



(1) May be used as an alternate to a type I wall when abutting the supplemental detention/retention basin or where otherwise approved by the City Engineer or City Planner.

Type 3 Open ⁽²⁾

Capped Pilaster & Tube Metal



(2) Wall height for all wall types to be determined by the City Engineer or City Planner.

Table 1-1: West Area Specific Plan Property Ownership

APN	Property Identification	Approximate Land Area (Gross Acres)
211231060000	Cloverfield	138.36
211231061000	Cloverfield	138.36
211231016000	Harden	72.56
211011002000	Sbrana	117.95
211231012000	Kantro	154.04
211231013000	Bondesen	99.55
211011003000	Kantro	154.04
211011009000	Madalora	108.32
211231059000	Santa Rita Union School District	11.46
211011011000	Salinas Union High School District	38.97
211011008000	Mortensen	52.85
211011010000	Osequera	1.71
211011001000	Piffero	0.78
Total		796.55

Table 6-4: Projected Plan Area Student Population

Dwelling Unit Type	Total Dwelling Units	Education Level	Generation Factor	Students Generated
Single-Family (NE and NG-1)	3,164	Elementary	0.3148	996
		Middle	0.1955	619
		High	0.208	658
Multifamily (NG-2 and Village Center)	1,176	Elementary	0.5715	672
		Middle	0.1892	223
		High	0.041	48
Total				3,216

Source: Salinas Union High School District: 2018 School Facility Needs Analysis and Justification Report; Santa Rita Union School District School Facilities Needs Analysis March 6, 2018.

note: table assumes (high) single family (SF) detached units for all SF units, due to lack of detailed lot counts for attached and detached SFU's.

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materials\attachment working drafts DRAFTS YOU DONT NEED THIS FILE TARA\Attachment 9 West Area
Specific Plan and Errata Sheet OMNIBUS 11-22-19.docx