



CITY OF SALINAS PLANNING COMMISSION REPORT

DATE: MARCH 17, 2021

TO: PLANNING COMMISSION

FROM: COURTNEY GROSSMAN, PLANNING MANAGER

BY: THOMAS WILES, SENIOR PLANNER

TITLE: **PLANNED UNIT DEVELOPMENT PERMIT 2019-001 AND TENTATIVE MAP 2019-002; REQUEST TO DEVELOP 37 DETACHED SINGLE-FAMILY DWELLING UNITS WITH ALTERNATIVE DEVELOPMENT STANDARDS AND SUBDIVIDE A 7.74-ACRE LOT INTO 37 LOTS WITH ALTERNATIVE STREET SECTIONS AND STREET FRONTAGE DESIGN FOR INTERIOR ROADWAYS LOCATED AT 11 HILL CIRCLE IN THE R-L-5.5 – AR - F (RESIDENTIAL – LOW DENSITY – AIRPORT OVERLAY – FLOOD OVERLAY) DISTRICT**

RECOMMENDED MOTION:

A motion to approve a Resolution affirming the findings recommending that the City Council adopt the proposed Mitigated Negative Declaration and Revised Mitigation Monitoring and Reporting Program dated March 9, 2021, approve Planned Unit Development Permit 2019-001 authorizing development of 37 detached single-family dwelling units with alternative development standards, and approve Tentative Map 2019-002 subdividing a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways.

RECOMMENDATION:

Approve a resolution recommending that the City Council affirm the findings adopt the proposed Mitigated Negative Declaration and Revised Mitigation Monitoring and Reporting Program dated March 9, 2021, approve Planned Unit Development Permit 2019-001 authorizing development of 37 detached single-family dwelling units with alternative development standards, and approve Tentative Map 2019-002 subdividing a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways.

EXECUTIVE SUMMARY:

The Applicant, William H. Coffey on behalf of U4RIC Investments, LLC and The Thoeny Family Limited Partnership, property owners, is proposing to develop a 37-unit small lot detached single-family residential subdivision with one (1) approximately 4.95-acre common lot, 18,500 square-feet of usable open space, 38 off-street parking spaces for visitors (including two (2) accessible spaces), and three (3) affordable units for families earning less than 100% of the median income for Monterey County. The site is topographically challenging and contains a creek running through the site from east to west. The project is subject to the California Environmental Quality Act (CEQA) and a proposed Mitigated Negative Declaration and Revised Mitigation Monitoring and Reporting Program dated March 9, 2021 have been prepared. With the proposed mitigation measures, impacts to the environment have been mitigated to a level of insignificance.

BACKGROUND:

William H. Coffey on behalf of U4RIC Investments, LLC and The Thoeny Family Limited Partnership, property owners, has submitted the proposed project which is located on a 7.74-acre site at 11 Hill Circle and entails development of a 37-unit small lot detached single-family residential subdivision with one (1) approximately 4.95-acre common lot, 18,500 square-feet of usable open space, 38 off-street parking spaces (including two (2) accessible spaces), and three (3) affordable units for families earning less than 100% of the median income for Monterey County. The project Applicant proposes to market the units to first-time home buyers. The proposed project consists of the following:

1. Planned Unit Development Permit 2019-001 (PUD 2019-001): Request to develop 37 detached single-family dwelling units with alternative development standards including, but not limited to the following:
 - a. Reduced lot sizes ranging from 2,282.5 to 5,500.8 square-feet in lieu of the minimum 5,500 square-foot standard;
 - b. Reduced front yard, side yard, rear yard, and corner side yard setbacks consisting of three (3) feet in lieu of the minimum required in the Residential Low Density (R-L-5.5) District as per Zoning Code Section 37-30.070 (see table below);
 - c. Single car garages with tandem uncovered parking stalls located within the minimum required 20-foot front yard setback in lieu of minimum required two car garages as per Zoning Code Section 37-50.360; and
 - d. Reduced Usable Open Space of 18,500 square-feet (500 s.f. per unit) in lieu of 1,000 square-feet for interior lots, and 650 square-feet for corner lots as per Zoning Code Section 37-30.070.
2. Tentative Map 2019-002 (TM 2019-002): Request to subdivide a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, street lights, street trees, and street intersections; construction of a trail in lieu of street frontage sidewalks, and

reduction of roadway and cul-da-sac widths. The trail system shall be constructed in compliance with all applicable American with Disabilities Act (ADA) requirements.

The project is located at 11 Hill Circle on a vacant, infill site bordered by existing low-density single-family detached subdivisions to the north, south and west, and a condominium development to the east. The site is topographically varied and includes a waterway known as the Sanborn Creek/Madiera Ditch and is encumbered by various easements. Two previous land use entitlements are applicable to the site. On April 4, 2007, the Planning Commission approved Conditional Use Permit 2003-006 and on April 17, 2007, the City Council approved Planned Unit Development Permit 2006-004, which authorized a 53-unit detached dwelling single-story senior housing development. The previous application was processed with a Mitigated Negative Declaration. Construction began on the 2007 project and a portion of the site improvements were constructed before construction activities halted. The two permits remain in full force and effect. Upon approval of the subject Planned Unit Development Permit 2019-011 and Tentative Map 2019-002, the 2007 permits would be rescinded.

The property is located in the R-L-5.5-AR-F (Residential – Low Density – Airport Overlay – Flood Overlay) Zoning District and is currently vacant. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North:	Residential/Residential – Low Density – Airport Overlay – Flood Overlay (R-L-5.5 AR-F)
South:	Residential/ Residential – Low Density – Airport Overlay (R-L-5.5-AR) and Residential – High Density – Airport Overlay (R-H-2.1-AR)
East:	East Laurel Drive and Residential/Residential – Medium Density – Airport Overlay – Flood Overlay (R-M-2.9–AR-F)
West:	Residential and Open Space/Open Space – Airport Overlay – Flood Overlay (OS–AR-F) and Residential – Low Density – Airport Overlay (R-L-5.5-AR)

The proposed dwelling units will be one-story, vary in size from 1,128 to 1,364 square-feet, contain either three or four bedrooms depending on floor plan, include a dining room, living room, kitchen, and a front yard porch and entry. Each unit includes a one (1) car garage and one uncovered tandem space in front of the garage (see Building Elevation and Section Exhibits of the draft approval document). The project includes a six (6) foot high masonry wall along the East Laurel Drive frontage between Lots 6 through 11, which will be screened by landscaping (see attached Engineer’s Report (Exhibit “B-1)).

DISCUSSION:

Per Zoning Code Section 37-30.060, Table 37-30.30, “Single-family dwellings – Detached” are permitted in the R-L-5.5 District through the building permit process. Development standards for residential development in R-L-5.5 District shall be in accordance with Zoning Code Section 37-30.070, Table 37-30.40. The Planned Unit Development includes alternative development standards which varies from the minimum required R-L-5.5 District standards as shown in the below table:

**Development Summary Table (Per Zoning Code Section 37-30.070,
Table 37-30.40)**

Development Regulations	R-L-5.5 District	Proposed
Lot size sq. ft min	5,500 s.f	2,282.5 to 5,500.8 s.f.
Lot width ft min	50 ft.	41.5 to 46 ft.
Corner Lots ft min	60 ft.	41.5 to 46 ft.
Lot depth ft min	75 ft.	54 to 60 ft.
Lot frontage ft min	35 ft.	41.5 to 46 ft.
Yards		
Front ft min	20 ft.	3 ft.
Side ft min	5 ft.	3 ft.
Corner Side ft min	15	3 ft.
Rear ft min	10	3 ft.
Front Yard setbacks adjacent to Hill Circle	20 ft.	20 ft.
Driveway length ft min	20 ft	27 ft
Height ft max	30 ft.	14'-4"
Distance Between Structures min	6 ft	6 ft
Usable open space s.f. min. per dwelling unit (650 s.f. corner lot)	1,000 s.f. per unit	500 s.f. per unit

Minimum Lot Size and Width:

Most of the proposed lots are smaller in area than the minimum required 5,500 square-feet. The proposed lots will range from 2,282.5 to 5,500.8 square-feet. The proposed width and depth is 41.5 to 46 feet and 54 to 60 feet respectively which is less than the minimum 50 feet for lot width and 75 feet for lot depth. The proposed lot frontage which will vary from 41.5 to 46 feet exceeds the minimum required 35 feet. Because of the varied topography and the creek running through the project site, support for the proposed variation in minimum lot size and width as requested by the Planned Unit Development Permit may be established (see draft Planning Commission Resolution).

Minimum Yard Setbacks:

In connection with the proposed reduced lot sizes, the proposed building setbacks measured from the property lines require reduction. Per the above table, the project proposes minimum three (3) foot setbacks for front, corner side, side, and rear yards. The proposal deviates from the typical minimum setback requirements for the R-L-5.5 District. The reduced setbacks will allow for the proposed residential building footprints. As proposed, the project will maintain a minimum six (6) feet between structures, which complies with the R-L-5.5 District regulations.

Off-street Parking:

Each of the proposed 37 detached single-family dwelling units would contain a one (1) car 220 square-foot garage, plus one (1) uncovered tandem parking space located in front of the garage. Per Zoning Code Section 37-50.360, Table 37-50.100, detached single-family dwelling units with four (4) bedrooms or less require a minimum two (2) car garage. Because of the proposed reduced lot size the minimum required 400 square-foot two (2) car garage is not feasible. However, with the proposed uncovered tandem space, each of the proposed detached single-family dwelling units will provide two (2) off-street parking spaces. In addition, the project proposes 38 off-street visitor parking spaces throughout the project site. A total of 112 off-street parking spaces (garaged, tandem, and visitor) is proposed, which exceeds the minimum required 74 garaged spaces (37 x 2) that a similar project with two (2) car garages would provide.

Usable Open Space:

Per Zoning Code Section 37-30.070, Table 37-30.40, a minimum of 1,000 square-foot of usable open space per unit and 650 square-feet for corner units is required. Per the table above, a minimum of 500 square-feet of usable open space or 18,500 square-feet (37 x 500) is proposed. The reduction of usable open space is requested because the varied topography and Sanborn Creek/Madiera Ditch which runs through the project site create a challenge for compliance with the minimum required usable open space. In addition, the need for a pedestrian trail system, roadways, and bridges also negatively impact the ability to provide minimum required usable open space. The proposed reduction in usable open space per dwelling unit to 500 square-foot can be supported because the project includes Parcel A, a 4.95-acre common lot along with trails and a waterway known as the Sanborn Creek/Madiera Ditch.

Tentative Map:

The project includes a request for a Tentative Map to subdivide a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, street lights, street trees, and street intersections; construction of a six (6) foot wide trail in lieu of street frontage sidewalks, and reduction of roadway and cul-da-sac widths. The six (6) foot wide trail system will be constructed in compliance with all applicable American with Disabilities Act (ADA) requirements.

On February 1, 2021, per Municipal Code Section 31-401.6.1, the Tentative Map application was routed to affected public agencies and utilities for comment with a 15-day deadline. On February 12, 2021, staff received a response from Monterey Salinas Transit (MST). MST maintains four (4) bus stops within the general vicinity of the project site, which services three transit lines. One of the bus stops would be accessible via the proposed six (6) foot wide trail connection to a proposed five (5) foot wide sidewalk on East Laurel Drive in the northwest side of the project. MST recommends that the developer should consider widening the sidewalk to six (6) feet. City staff responded that the five (5) foot wide sidewalk complies with City standards.

In order for the Tentative Map to be approved, the related Planned Unit Development Permit will also need to be approved to authorize for the above referenced alternative development standards. Per Municipal Code Section 31-401.10, the Planning Commission recommendation for approval or conditional approval of a Tentative Map requires support of the findings contained in the resolution.

The proposed Tentative Map is consistent with the Salinas General Plan and Zoning Code. The site is designated as Residential Low Density by the Salinas General Plan and R-L-5.5 – AR - F (Residential Low Density – Airport Overlay – Flood Overlay) by the Salinas Zoning Map. The proposed density of one (1) detached single family dwelling unit per proposed lot complies with the maximum allowed density of both the General Plan and the Zoning Code. The varied topography and the waterway known as the Sanborn Creek/Madiera Ditch, which runs through the project site as well as existing various easements do not provide for additional detached single-family dwelling units on the project site. The design and improvement of the proposed Tentative Map is consistent with the General Plan. Therefore, the proposed Tentative Map is suitable for the proposed type and density of development. No Specific Plans or Precise Plans are applicable to the site (see draft Planning Commission Resolution).

Inclusionary Housing:

The project is proposing three (3) units to be reserved for “Inclusionary – Median Income” per the attached Affordable Housing and Marketing Plan dated September 10, 2020 (Exhibit “A-1” of PUD 2019-001 and TM 2019-002). Per the above referenced plan, the developer has selected Median income of “Option Two”. This requires that six-percent (6%) of the proposed units must be sold to households that earn up to 100% of the median income. Per the Plan, the inclusionary initial sales price for a “Inclusionary - median income” is \$355,650 without a Homeowner Association (HOA) and \$336,300 with an HOA. Prior to issuance of any building permits, an Affordable Housing Agreement pursuant to the above referenced Plan, Municipal Code Chapter 17 and to the City’s Inclusionary Housing Guidelines is required to be recorded.

Homeowners Association (HOA):

To assist in the maintenance of the project site, a Homeowners Association (HOA) will need to be established. Prior to issuance of any building permit, a draft of Covenants, Codes, and Restrictions (CC&Rs) will need to be submitted to the City of Salinas for review. The CC&Rs need to provide for maintenance and operation responsibilities, development restrictions, liability, and any other obligations for the proposed project. A recorded copy of the approved CC&Rs shall be provided to the City of Salinas prior to issuance of any building permit.

CEQA CONSIDERATION:

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 Revised Mitigation Monitoring and Reporting Program dated March 9, 2021 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 and posted at the County Clerk's Office on February 10, 2021; the deadline for comments was March 12, 2021. The State Clearinghouse received the Initial Study and Mitigated Negative Declaration (SCH# 2021020281) on February 16, 2021; the deadline for comments was March 17, 2021. Action on the environmental document should precede any action on the requested permits.

Per the Initial Study for the project, there are no sensitive plant or animal species located on the project site. The proposed project is not expected to degrade scenic resources nor degrade the visual character of the area. Although 0.28 acres of the existing 0.47 acres of the riparian habitat would be removed, 0.19 acres would remain undisturbed and 0.87 acres would be restored. Approximately 55 percent (i.e., 4.02 acres of 7.19 net acres) of the site would be landscaped at project completion, which includes the existing riparian habitat to remain and the additional riparian habitat to be added.

Public Comments:

Prior to the February 17, 2021 Planning Commission hearing, staff received the attached anonymous e-mail indicating opposition to the proposed project due to an increase in crime. The proposed design of the site addresses CPTED (Crime Prevention Through Environmental Design) principals by providing front yard porches and primary entrances and windows on each side of the proposed residences. Per Condition No. 17 of the draft approval document, the Applicant, or successor-in-interest, shall consult with the Salinas Police Department regarding crime prevention and security prior to the issuance of any building permits.

Agency Responses:

Correspondence was received from public agencies (see attached). Paraphrased comments from the agencies are shown below:

1. The following comments were received from the Monterey County Agricultural Commissioner's Office on March 3, 2021.
 - a. Staff received an e-mailed response regarding the Initial Study from Nadia Garcia, Agricultural Resources and Policy Manager of the Monterey County Agricultural Commissioner's Office. The e-mailed indicates that the Monterey County Agricultural Commissioner's Office reviewed the Initial Study and that they agree with its analysis and conclusions and the proposed project would not pose a conflict with agricultural operations (see attached e-mailed response).
2. The following comments were received from the Transportation Agency for Monterey County (TAMC) dated March 8, 2021.
 - a. TAMC supports the integration of bicycle and pedestrian elements into the project and encourages the development of comfortable and safe pedestrian access.

Staff Response: The project proposes a trail system to allow pedestrian access throughout the site.

- b. TAMC encourages the developer to consider installing bicycle racks and secure bicycle parking on-site.

Staff Response: Zoning Code Section 37-50.400 does not require residential developments to provide bicycle parking. However, staff encourages the Applicant or successor-in-interest, to provide on-site bicycle parking as a part of the project.

- c. TAMC recommends that Mitigation Measure TR-2 of the Mitigation Monitoring and Reporting Program be modified to state (in underline): “pay a “fair share” contribution toward the East Laurel Drive – Saint Edwards Drive traffic signal or alternative intersection control device if determined to be more appropriate for the location following the completion of an Intersection Control Evaluation Study”.

Staff Response: Staff has revised Mitigation Measure TR-2 of the Mitigation Monitoring and Reporting Program to reflect TAMC’s request.

- d. Install electric vehicle charging stations on-site.

Staff Response: Unless it is required pursuant to State law, staff cannot require the Applicant or successor-in-interest to provide electric charging stations on-site. However, staff encourages the provision of electric vehicle charging stations on-site.

- e. TAMC encourages coordination with Monterey Salinas Transit (MST) to accommodate existing and planned transit connections to the project.

Staff Response: Staff encourages the Applicant or successor-in-interest to work with MST to provide access to transit from the project site.

Any subsequent responses received following preparation of the staff report will be provided to the Planning Commission at the public hearing.

TRAFFIC AND TRANSPORTATION COMMISSION REVIEW:

On March 11, 2021, the Traffic and Transportation Commission reviewed the proposed project as an informational item only (see attached Traffic and Transportation Commission Staff Report). Staff will provide an update to the Planning Commission at the public hearing.

HOUSING AND LAND USE SUBCOMMITTEE REVIEW:

The Housing and Land Use Subcommittee will review the proposed project as an informational item

between Planning Commission recommendation and final determination by the City Council.

TIME CONSIDERATION:

The project was deemed complete on November 22, 2020. Final action is required by May 21, 2021 pursuant to CEQA Section 15107. In addition, per Municipal Code Section 31-401.9, by the next regular meeting of the City Council following the filing of the Planning Commission's report on the Tentative Map, the City Planner shall fix the meeting date at which the Tentative Map will be considered at a public hearing, which shall be held within 30-days thereafter.

ALTERNATIVES AVAILABLE TO THE COMMISSION:

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, recommending that the City Council adopt the Mitigated Negative Declaration and Revised Mitigation Monitoring and Reporting Program, and approve Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 with modifications; or
2. Find that the proposals are not appropriate and establish findings at the public hearing stating the reasons recommending that the City Council deny Planned Unit Development Permit 2019-001 and Tentative Map 2019-002.

ATTACHMENTS:

Proposed Planning Commission Resolution with the following exhibit:

Exhibit "1": Revised Mitigation Monitoring and Reporting Program for PUD 2019-001 and TM 2019-002 dated March 9, 2021

Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 with the following exhibits:

Exhibit "A" - Vicinity Map

Exhibit "B" - Architectural and Site Plan and Tentative Map dated December 2020 (Sheet 1 of 10)

Exhibit "C" - Tentative Map dated December 2020 (Sheet 2 of 10)

Exhibit "D" - Open Space and Biological Areas dated December 2020 (Sheet 3 of 10)

Exhibit "E" - Grading and Drainage Plan dated December 2020 (Sheet 4 of 10)

Exhibit "F" - Grading and Drainage Plan dated December 2020 (Sheet 5 of 10)

Exhibit "G" - Grading and Drainage Plan dated December 2020 (Sheet 6 of 10)

Exhibit "H" - Utility Plan dated December 2020 (Sheet 7 of 10)

Exhibit "I" - Erosion Control Plan dated December 2020 (Sheet 8 of 10)

Exhibit "J" - Erosion Control Details dated December 2020 (Sheet 9 of 10)

Exhibit "K" - Stormwater Control Plan dated December 2020 (Sheet 10 of 10)

Exhibit "L" - Site Plan Sheet for K530-G dated November 25, 2020 (Sheet 1 of 5)

Exhibit "M" - First Floor Plan Sheet for K530-G dated November 25, 2020 (Sheet 2 of 5)

Exhibit “N” - All Elevations Sheet for K530-G dated November 25, 2020 (Sheet 3 of 5)
 Exhibit “O” - Building Section for K530-G dated November 25, 2020 (Sheet 4 of 5)
 Exhibit “P” - Schedules/Standards Sheet for K530-G dated November 25, 2020 (Sheet 5 of 5)
 Exhibit “Q” - Site Plan Sheet for K600-CT-03 dated November 25, 2020 (Sheet 1 of 5)
 Exhibit “R” - First Floor Plan Sheet for K600-CT-03 dated November 25, 2020 (Sheet 2 of 5)
 Exhibit “S” - All Elevations Sheet for K600-CT-03 dated November 25, 2020 (Sheet 3 of 5)
 Exhibit “T” - Building Section for K600-CT-03 dated November 25, 2020 (Sheet 4 of 5)
 Exhibit “U” - Schedules/Standards Sheet for K600-CT-03 dated November 25, 2020 (Sheet 5 of 5)
 Exhibit “V” - Site Plan Sheet for K605-CT-03 dated November 25, 2020 (Sheet 1 of 5)
 Exhibit “W” - First Floor Plan Sheet for K605-CT-03 dated November 25, 2020 (Sheet 2 of 5)
 Exhibit “X” - All Elevations Sheet for K605-CT-03 dated November 25, 2020 (Sheet 3 of 5)
 Exhibit “Y” - Building Section for K605-CT-03 dated November 25, 2020 (Sheet 4 of 5)
 Exhibit “Z” - Schedules/Standards Sheet for K605-CT-03 dated November 25, 2020 (Sheet 5 of 5)
 Exhibit “A-1” - Affordable Housing and Marketing Plan dated September 10, 2020
 Exhibit “B-1” - Engineer’s Report dated November 19, 2020
 Exhibit “C-1” - Airport comments for PUD 2019-001 and TM 2019-002 (11 Hill Circle) dated June 12, 2019
 Exhibit “D-1” – Revised Mitigation Monitoring and Reporting Program for PUD 2019-001 and TM 2019-002 dated March 9, 2021

Initial Study for Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 with the following exhibits:

1. Vicinity Map
2. Architectural and Site Plan and Tentative Map dated December 2020 (Sheet 1 of 10)
3. Tentative Map dated December 2020 (Sheet 2 of 10)
4. Open Space and Biological Areas dated December 2020 (Sheet 3 of 10)
5. Grading and Drainage Plan dated December 2020 (Sheet 4 of 10)
6. Grading and Drainage Plan dated December 2020 (Sheet 5 of 10)
7. Grading and Drainage Plan dated December 2020 (Sheet 6 of 10)
8. Utility Plan dated December 2020 (Sheet 7 of 10)
9. Erosion Control Plan dated December 2020 (Sheet 8 of 10)
10. Erosion Control Details dated December 2020 (Sheet 9 of 10)
11. Stormwater Control Plan dated December 2020 (Sheet 10 of 10)
12. Site Plan Sheet for K530-G dated November 25, 2020 (Sheet 1 of 5)
13. First Floor Plan Sheet for K530-G dated November 25, 2020 (Sheet 2 of 5)
14. All Elevations Sheet for K530-G dated November 25, 2020 (Sheet 3 of 5)
15. Building Section for K530-G dated November 25, 2020 (Sheet 4 of 5)
16. Schedules/Standards Sheet for K530-G dated November 25, 2020 (Sheet 5 of 5)
17. Site Plan Sheet for K600-CT-03 dated November 25, 2020 (Sheet 1 of 5)
18. First Floor Plan Sheet for K600-CT-03 dated November 25, 2020 (Sheet 2 of 5)
19. All Elevations Sheet for K600-CT-03 dated November 25, 2020 (Sheet 3 of 5)

20. Building Section for K600-CT-03 dated November 25, 2020 (Sheet 4 of 5)
 21. Schedules/Standards Sheet for K600-CT-03 dated November 25, 2020 (Sheet 5 of 5)
 22. Site Plan Sheet for K605-CT-03 dated November 25, 2020 (Sheet 1 of 5)
 23. First Floor Plan Sheet for K605-CT-03 dated November 25, 2020 (Sheet 2 of 5)
 24. All Elevations Sheet for K605-CT-03 dated November 25, 2020 (Sheet 3 of 5)
 25. Building Section for K605-CT-03 dated November 25, 2020 (Sheet 4 of 5)
 26. Schedules/Standards Sheet for K605-CT-03 dated November 25, 2020 (Sheet 5 of 5)
 27. California Historical Resources Information Systems (CHRIS) Response dated February 25, 2020
 28. Cultural Resource Evaluation of the Proposed Project at 11 Hill Circle in the City of Salinas, prepared by Archaeological Resource Management for Hanna & Brunetti dated August 27, 2020
 29. Biological Survey Report from Ed Mercurio, Biological Consultant, dated September 2005
 30. Updated Biological Survey Report for the Hill Circle Property, 11 Hill Circle, Salinas, CA, from Ed Mercurio, Biological Consultant, dated October 10, 2019
 31. Peer Review of the 11 Hill Circle Property Biological Survey Report from Rincon Consultants, dated February 10, 2020
 32. Response to Peer Review of the Hill Circle Property Update Biological Survey Report by Rincon Consultants from Ed Mercurio, Biological Consultant dated August 4, 2020
 33. Los Laureles Detached Rental Housing Restoration and Mitigation Plan, prepared by Rana Creek Habitat Restoration, dated June 29, 2005
 34. Biological Resources Project Design and Peer Review Report by Biotic Resources Group (BRG) for the proposed project dated January 8, 2007
 35. Affordable Housing and Marketing Plan dated September 10, 2020
 36. Engineer's Report dated November 19, 2020
 37. Airport comments for PUD 2019-001 and TM 2019-002 (11 Hill Circle) dated June 12, 2019
 38. Mitigation Monitoring and Reporting Program for PUD 2019-001 and TM 2019-002
- Draft Traffic and Transportation Commission Staff Report dated March 11, 2021
 - E-mailed response from the Monterey County Agricultural Commissioner's Office received on March 3, 2021
 - Comments from the Monterey Salinas Transit dated February 12, 2021
 - Anonymous e-mailed comment on project received on February 15, 2021
 - Transportation Agency for Monterey County (TAMC) comments dated March 8, 2021

Cc: William Coffey, Applicant
 U4RIC Investments, LLC, Property Owner
 The Thoeny Family Limited Partnership. Property Owner
 Monterey Salinas Transit
 Monterey County Agricultural Commissioner's Office
 Transportation Agency for Monterey County (TAMC)