



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: APRIL 13, 2021

DEPARTMENT: COMMUNITY DEVELOPMENT DEPARTMENT

FROM: MEGAN HUNTER, COMMUNITY DEVELOPMENT DIRECTOR

THROUGH: COURTNEY GROSSMAN, PLANNING MANAGER

BY: THOMAS WILES, SENIOR PLANNER

TITLE: PLANNED UNIT DEVELOPMENT PERMIT 2019-001 AND TENTATIVE MAP 2019-002; A REQUEST TO DEVELOP 37 DETACHED SINGLE-FAMILY DWELLING UNITS WITH ALTERNATIVE DEVELOPMENT STANDARDS AND TO 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:

Staff recommends that the City Council affirm the findings and approve the attached Resolution adopting the proposed Mitigated Negative Declaration and Revised Mitigation Monitoring and Reporting Program dated March 9, 2021 and approve both Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 authorizing the development of 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.

RECOMMENDATION:

Given the conditions of approval recommended in the permit to ensure the project's compatibility with the surrounding residential uses, staff recommends that the City Council affirm the findings and approve the attached Resolution adopting the proposed Mitigated Negative Declaration and Revised Mitigation Monitoring and Reporting Program dated March 9, 2021 and approve both Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 authorizing the development of 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 based upon the facts stated above and evidence presented herein.

EXECUTIVE SUMMARY:

The Applicant, 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.

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 two (2) applications:

1. Planned Unit Development Permit 2019-001 (PUD 2019-001): A 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): A 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 37 detached single-family 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, have a dining room, living room, kitchen, and a front yard porch and entry. Each residence will also have a one (1) car garage and one outdoor tandem space in front of the garage (see Building Elevation and Section Exhibits of the draft approval document). Staff has some issues with the proposed mix of materials for the dwelling units. In response, Condition No. 29 has been revised to require that final selection of materials for each dwelling unit shall be subject to review and approval by the City Planner prior to issuance of a building permit for that particular unit. The project will also include a six (6) foot high fence 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)).

On March 17, 2021, after public review and comment, the Planning Commission voted 5-0 to adopt the attached Planning Commission Resolution 2021-08 recommending that the City Council 1) adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibit 1) and 2) approve both the Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 with modifications to require a centrally located minimum 900 square-foot children’s play area on the project site. In response, the project has been revised to propose a 1,200

square-foot play area adjacent to Lot 20 (see Planning Commission Resolution 2021-08, Condition No. 13, and Exhibit “G” of the draft approval document).

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 proposes 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	<u>R-L-5.5 District</u>	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.
Driveway length ft min	20 ft	27 ft
Height ft max	30 ft.	14’-4”
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:

As per the above table, almost all of the proposed lots will be less 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 approved by the Planned Unit Development Permit can be established (see draft Planning Commission Resolution).

Minimum Yard Setbacks:

In order to allow the proposed reduced lot sizes, the proposed setbacks from the property line will need to be reduced. Per the above table, the project proposes minimum three (3) foot setbacks for front, corner side, side, and rear yards. This deviates from the minimum setback requirements for the R-L-5.5 District. The reduced setbacks will allow for the proposed residential building footprints and 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 will contain a one (1) car 220 square-foot garage, plus one (1) outdoor tandem space which will be 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 outdoor 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 for visitor parking. 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. As 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 proposed because the varied topography and Sanborn Creek/Madeira Ditch which runs through the project site makes compliance with the minimum required usable open space unfeasible. 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 reduced 500 square-foot of usable open space per dwelling unit can be supported because it is compatible with the previously approved 2007 project and with the requirements in both the Residential Medium Density and Residential High Density Districts.

Tentative Map:

The proposed 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 shall 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, staff forwarded copies of the Tentative Map to affected public agencies and utilities with a 15-day deadline. On February 12,

2021, staff received a response from Monterey Salinas Transit (MST). Per the response from MST, they maintain 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 on East Laurel Drive in the northwest side of the project. Per the comments, 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 required City standards.

In order for the Tentative Map to be approved, the related Planned Unit Development Permit will also need to be approved to allow for the above referenced alternative development review 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 of this Section. 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, existing easements, and the waterway known as the Sanborn Creek/Madiera Ditch, which runs through the project site do not provide for additional detached single-family dwelling units. The design and improvement of the proposed 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 that three (3) of the proposed 37 units shall be reserved for “Inclusionary – Median Income” as 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. An Affordable Housing Agreement pursuant to the above referenced plan, Municipal Code Chapter 17 and to the City’s Inclusionary Housing Guidelines shall be recorded prior to issuance of any building permits (see attached draft approval document).

Homeowners Association:

In order to assist in the maintenance of the project site, a Homeowners Association (HOA) will need to be established for the project site. 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:

Environmental Issues:

Located on an in-fill site in an urbanized area surrounded by existing residential development. Sanborn Creek/Madeira Ditch runs through the project site. Per the attached 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. Compliance with all of the mitigation measures stated in the attached Mitigation Monitoring and Reporting Program (Exhibit "D-1" of the draft approval document) will be required as a part of the proposed project.

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.

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. In addition, 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. In addition, Councilmember Orlando Osornio has received requests from nearby residents concerning the proposed project. Councilmember Osornio is meeting with the developer to discuss issues from nearby residents.

Staff also received the attached letter from Julianne L. Hansen dated March 11, 2021, with included 13 other signatories, stating concerns with the suitability of the site for development, issues with the alternative development standards, and access for emergency vehicles and garbage trucks. In the past, the City Council did deny two previous PUD applications on-site in 1978 and 1985. However, the Council's previous concerns dealt with issues with the proposed higher density of

the units (the previous applications were for 58 and 74 units respectively), the then uncertain zoning of the project site, and that the project site was difficult to construct on, but could be developed if the previous designs were revised with less grading and fill. In addition, as stated earlier, in 2007, the City Council approved both the existing on-site PUD and CUP. Finally, the Fire Department has reviewed the proposed plans and the draft approval document will require adequate on-site access for both emergency vehicles and garbage trucks.

On March 3, 2021, staff received an e-mailed response on the Initial Study from Nadia Garcia, Agricultural Resources and Policy Manager of the Monterey County Agricultural Commissioner's Office. The e-mailed response stated 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). Staff received a written response from the Pacific Gas and Electric (PG&E) dated March 25, 2021 Plan Review Team Land Management stating that per their review the proposed project does not appear to directly interfere with existing PG&E facilities or impact their easement rights. The response states that if any subsequent modifications are made to the design, that resubmitted plans need to be reviewed by PG&E.

Agency Response:

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

1. 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.

STRATEGIC PLAN INITIATIVE:

The proposal advances the goals of City Council around Investment Strategies/Risk Management by advancing the production of housing including three units of affordable housing.

DEPARTMENTAL COORDINATION:

The Community Development Department has worked closely with the Housing Division, and the Legal and Public Works Departments to evaluate the application. The proposal was also presented to the Traffic and Transportation Commission and Housing and Land Use Committee.

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).

Housing and Land Use Committee

On March 23, 2021, the Housing and Land Use Subcommittee reviewed the proposed project and commented on whether it was possible to market units to local residents. The Community Development Director indicated that there are some limitations due to Fair Housing regulations but would confer with the Legal Department for further guidance.

FISCAL AND SUSTAINABILITY IMPACT:

No significant fiscal impact is expected.

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 CITY COUNCIL:

The City Council has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, 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 for denial of both Planned Unit Development Permit 2019-001 and Tentative Map 2019-002.

ATTACHMENTS:

Proposed City Council 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
- Planning Commission Staff Report dated March 17, 2021 without Exhibits
- Planning Commission Resolution 2021-008
- 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
 - Letter from Julianne L. Hansen dated March 11, 2021
 - Pacific Gas and Electric (PG&E) comments dated March 25, 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)
Pacific Gas and Electric (PG&E)
Julianne L. Hansen