

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2021-21**

**RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL
PLAN AMENDMENT TO AMEND THE GENERAL PLAN TO CHANGE THE
GENERAL PLAN DESIGNATION OF SIX (6) SITES AND REZONE THE SAME SIX
(6) SITES FROM PUBLIC/SEMIPUBLIC (PS) OR COMMERCIAL RETAIL (CR) TO
MIXED USE (MX) AND EXPAND THE DOWNTOWN CORE AREA (DC) OVERLAY
DISTRICT TO INCLUDE THE INTERMODAL TRANSPORTATION CENTER (ITC).
(GPA 2021-002 AND RZ 2021-002)**

WHEREAS, on October 20, 2021, the Salinas Planning Commission held a duly noticed public hearing to consider General Plan Amendment 2021-002 and Rezone 2021-002 as described in more detail below:

1. General Plan Amendment 2021-002 (GPA 2021-002); Change the General Plan Land Use designation of six (6) sites, and expand the Downtown Core Area (DC) Overlay District to include the Intermodal Transportation Center (ITC) from Public/Semipublic (PS) or Commercial Retail (CR) to Mixed Use (MX). The location of the six (6) sites are more particularly describes as follows:
 - a. ITC, northwest corner of North Main Street and West Market Street.
 - b. Parking Lot 12, northwest corner of Lincoln Avenue and West Gabilan Street located at 122 Lincoln Avenue.
 - c. Parking Lot 8, southeast corner of Lincoln Avenue and West Gabilan Street located at 210 Salinas Street.
 - d. Parking Lot 1, Salinas Street between West Alisal Street and West Gabilan Street, mid-block located at 219 Salinas Street.
 - e. Parking Lot 5, southwest corner of Monterey Street and East Alisal Street located at 300 Monterey Street.
 - f. Permit Center and Parking Garage, 65 West Alisal Street between Lincoln Avenue and Salinas Street; and
2. Rezone 2021-002 (RZ 2021-002); Change the zoning designation of the same six (6) sites reference above aligning with the General Plan Amendment 2021-002 (GPA 2021-002) from Public/Semipublic (PS) or Commercial Retail (CR) to Mixed Use (MX).

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

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

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that it recommends that the City Council adopt the proposed Mitigated Negative Declaration and approve General Plan Amendment 2021-002 and Rezone 2021-002 and adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

For the Mitigated Negative Declaration:

- 1. The Planning Commission hereby finds that a Mitigated Negative Declaration (ND) has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder. Further, this Commission has independently reviewed and considered the information contained in the Initial Study and related environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the Commission finds that there is no substantial evidence that the project will have a significant effect on the environment and that the ND reflects the Commission's independent judgment and analysis. On this basis, the Commission recommends that the City Council adopt the Mitigated Negative Declaration.*

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An Initial Study was prepared to evaluate the potential impacts associated with the project. Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program have been included in the project (see Exhibit "3"). The Initial Study and Mitigated Negative Declaration were routed to responsible agencies on July 19, 2021 and posted at the County Clerk's Office on July 23, 2021; the deadline for comments was August 18, 2021. The State Clearinghouse received the document on July 19, 2021; the deadline for Clearinghouse comments was August 18, 2021 (SCH Number 2021070387).

Public comments were received from interested parties and public agencies during the comment period as described below:

1. Comments received via email from Louise J. Miranda Ramirez, Tribal Chairwoman of the Ohlone/Costanoan-Esselen Nation, on October 15, 2020 stating that because the project includes a General Plan Amendment that they have a 90-day response time for consultation.

Staff Response: As stated in Page 12 of the Initial Study, the required tribal consultation pursuant per CEQA prior to circulation of the IS-MND was conducted on October 16, 2020 via Zoom. The IS-MND was drafted and transmitted for 30-day public review pursuant to CEQA from July 19, 2021 to August 18, 2021. The Ohlone/Costanoan-Esselen Nation was provided a copy of the IS-MND as a part of the routing for public review.

2. Comments received via email from Erik Lundquist, Director of Housing & Community Development for Monterey County, on July 29, 2021 stating that the County had received a hard copy of the Notice of Intent to Adopt a Mitigated Negative Declaration for the referenced project. In an effort to provide Salinas with consistent and sufficient feedback from the County, please submit your

environmental documents to the Planning Clearinghouse at clearinghouse@co.monterey.ca.us for distribution. A completed transmittal form (attached). Also, the IS/MND does not appear to be posted on the City's website at the link provided. Would you direct the County to the site where these documents may be found?

Staff Response: Staff replied on July 29, 2021 and provided the IS-MND to the email provided by Mr. Lundquist (clearinghouse@co.monterey.ca.us) and also, provided the web link to the City webpage where the IS-MND was posted for public review.

3. Comments received via email with letter (attached) from Sloan Thomas Campi, Planning Manager with Monterey-Salinas Transit (MST) dated August 16, 2021. MST supports the proposed project because TOD projects encourage compact development of mixed uses that are supported by public transit. MST's Salinas Transit Center is in close proximity, and walkable, to the City's proposed lots for rezone. The project would support the City's Vision Zero initiative by encouraging mixed-use development that can take advantage of existing transit services. With high density and walkable communities, the City will be reducing greenhouse gas emissions and helping to spur increased transit usage.

Staff Response: Not Required.

4. Comments received via email from Janet Brennan with LandWatch Monterey County, on August 24, 2021 stating that they plan on supporting the project if it was not too late to support and if MND and project schedule could be emailed.

Staff Response: Staff responded to LandWatch Monterey County via email on August 24, 2021.

5. Comments received via email with letter (attached) from Michael D. DeLapa, Executive director for LandWatch Monterey County dated September 9, 2021. LandWatch supports the proposed project. The Project would comply with or exceed plans, policies, regulations and GHG reduction actions/strategies outlined in AMBAG's 2040 MTP/SCS, the 2017 Scoping Plan, and the City of Salinas General Plan. Consistency with these plans would therefore reduce the project's incremental contribution of GHG emissions.

Staff response: Not Required.

For General Plan Amendment 2021-002:

2. ***That the proposed General Plan Amendment is in conformance with all other goals, policies, programs, and land uses of the Salinas General Plan.***

The proposed Amendment is consistent with Salinas General Plan Policies. The proposed

General Plan Amendment would change the existing designation for the project sites and amend the General Plan Land Use and Circulation Policy Map to align with the proposed rezoning of each site to Mixed Use (MX). The Amendment would be consistent with the General Plan land use designation of the adjacent sites of each subject site. The proposed “Mixed Use” land designation for all six (6) sites is consistent with General Plan Goal H-1, by providing a range of housing opportunities to adequately address existing and projected needs to Salinas. The project also complies with General Plan Policy H-1.3, by identifying adequate sites to facilitate and encourage housing production for the existing and projected housing needs of the City. In addition, the project complies with General Plan Goal H-2, by maintaining and improving existing neighborhoods and housing stock and complies with General Plan Policy H-2.6, by encouraging the retention, rehabilitation and new construction of high-density, well-designed housing in the Central City and other targeted areas, as discussed in the Land Use and Community Design Element.

3. That the proposed General Plan Amendment promotes the public necessity, convenience, and general welfare.

The General Plan Amendment promotes the public necessity, convenience, and general welfare because the proposal will create additional housing and commercial spaces that encourage walkability in the downtown center for the City of Salinas.

For Rezone 2021-002:

4. The amendment is consistent with the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.

Per the 2002 Salinas General Plan, the “Mixed Use” designation allows for development including a mixture of retail, office, and residential uses in the same building, on the same parcel or in the same area. The intent of this designation is to create activity centers with pedestrian-oriented uses in certain portions of the City. The maximum intensity/density of development is 1.0 + 10 dwelling units per acre (for a total maximum allowable floor area ratio of 1.25) throughout the City and a maximum intensity/density of development of 4.0 + 80 dwelling units per acre (for a total maximum allowable floor area ratio of 6.0) for projects within the Central City. For retail or office development is a 3.0 FAR. For residential without retail or office, the maximum allowable density is 60 units per acre in the Central City. An FAR intensity of 8.0 may be allowed for receiving properties in the core of the downtown commercial area under a transfer of development rights (TDR) program that may be adopted by City. The General Plan Amendment would not change the designation of the project site.

The proposed project is consistent with Salinas General Plan Goals and Policies. The proposed “Mixed Use” land designation for all six (6) sites is consistent with General Plan Goal H-1, by providing a range of housing opportunities to adequately address existing and projected needs to Salinas. The project also complies with General Plan Policy H-1.3, by identifying adequate sites to facilitate and encourage housing production for the existing and projected housing needs of the City. In addition, the project complies with General

Plan Goal H-2, by maintaining and improving existing neighborhoods and housing stock and complies with General Plan Policy H-2.6, by encouraging the retention, rehabilitation and new construction of high-density, well-designed housing in the Central City and other targeted areas, as discussed in the Land Use and Community Design Element.

Per Zoning Code Section 37-30.230, the purpose of the “Mixed Use” land use designation is to promote and provide development opportunities for integrated, complementary housing and employment opportunities in the same building, on the same parcel or within the same block. This district allows more intensive development on busier streets without fostering a strip commercial appearance. This development will support transit use and provide a buffer between busy streets and residential neighborhoods and provide new housing opportunities in the city. The emphasis of nonresidential uses is primarily on locally oriented/neighborhood serving retail, service, and office uses. Development is encouraged to provide businesses on the ground floor with housing on upper stories and provides incentives to assist in achieving this goal, promote residential development that is appropriate in an urban setting in mixed use buildings by providing incentives, as well as standards and regulations to minimize conflicts between different types of uses, and promote vital and safe mixed use areas through the incorporation of crime prevention through environmental design (CPTED) features in development.

The proposed Rezone request to change the Zoning designation of six (6) sites consisting of 10.4 acres from Public/Semipublic (PS) and/or Commercial Retail (CR) to Mixed Use (MX), which per Zoning Code Section 37-30.390, Table 37-30.170 does not allow for Mixed Use Buildings and Developments. In order for the proposed Mixed-Use Buildings and Developments use to be permitted, the project site will need to be rezoned “Mixed Use” (MX). The proposed rezoning of the project sites would be consistent with Central City Overlay (CC) district. It would comply with the development regulations and design standards of the CC district, by encouraging and accommodating the increased development intensity for mixed use, commercial, retail, and office uses within the central city and increase opportunities for infill housing and innovative retail while transforming and aesthetically improving transportation corridors into pedestrian-oriented civic boulevards with mixed use projects. In addition, the proposed rezone will encourage pedestrian-oriented neighborhoods where local residents and employees have services, shops, entertainment, jobs, and access to transit within walking distance of their homes and workplace.

5. ***The amendment will not have the effect of reversing the policies of the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.***

There are no policies within the Salinas General Plan that would be reversed as a result of this amendment. There are no Specific Plans or Precise Plans applicable to the sites.

6. ***The amendment would not create an isolated district unrelated to adjacent zoning districts.***

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The proposed rezoning will not create an unrelated zoning district because the rezoning of the project sites from “from Public/Semipublic (PS) and/or Commercial Retail (CR) to Mixed Use (MX),” would be consistent with the adjacent zoning districts “Mixed Use (MX)”.

7. *The City has the capability to provide public utilities, roads, and services to serve the uses allowed by the proposed amendment.*

Salinas is an urbanized area and public infrastructure is presently in place to serve most uses. The proposed Rezone would not create the need for additional infrastructure.

PASSED AND APPROVED this 20th day of October 2021, by the following vote:

AYES: Chairperson Meeks, Commissioners Donohue, Farias, and Mckelvey

NOES:

ABSTAIN:

ABSENT: Commissioners Griffin, Gonzalez, and Manzo

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on October 20, 2021, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

Courtney Grossman
Secretary

Attach:

- Exhibit 1: Proposed General Plan Amendment 2021-002 (GPA 2021-002) Map and Proposed Rezone 2021-002 (RZ 2021-002) Map
- Exhibit 2: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program