

City of Salinas

200 Lincoln Ave., Salinas, CA 93901

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Meeting Agenda

Wednesday, October 25, 2023

6:00 PM

Community Room, Salinas Police Department

General Plan Steering Committee

STEERING COMMITTEE MEMBERS

Jose Luis Barajas
Alejandro Chavez
Jonathan De Anda
Dennis Donohue

Natalie Flores
Rosa Gonzalez
Xago Juarez
Vicente Lara

Robin Lee
David Mack
Devon McCauley
Alexis Mendez

Omar Perez
Carissa Purnell

*Visión Salinas 2040 is about our community's future, goals
and priorities, and above all, our people.*

*Lisa Brinton, Community Development Director
Monica Gurmilan, Senior Planner, Steering Committee
Executive Secretary*

monicag@ci.salinas.ca.us, (831) 758-7409

ROLL CALL

PUBLIC COMMENT SUBMISSION PROCEDURES

If you wish to make a comment on a specific agenda item, please submit your comment, limited to 250 words or less via email by 2:00 P.M. on the day of the meeting to the Senior Planner at monicag@ci.salinas.ca.us.

Reading of Public Comments: City Staff shall read all email comments, provided that the reading shall not exceed two (2) minutes and shall become part of the record. Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations.

MEETING OBJECTIVES

Finalize Review of Socioeconomic Systems Pillar, Public Safety Element
Review Land Use and Infrastructure, and Community Design Elements

PUBLIC COMMENT TIME RESTRICTIONS

Public comments generally are limited to two minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.

PUBLIC COMMENTS

Receive public communications from the audience on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consent or Discussion items should be held until the items are reached. The public may request that the committee consider adding an item for consideration on a future agenda. In order to be respectful of all speakers' views and to avoid disruption of the meeting, the audience shall refrain from applauding or jeering speakers who have been recognized by the Chair.

CONSENT

Minutes

Recommendation: Approve minutes of September 27, 2023

DISCUSSION ITEMS

Discussion of First Draft Goals/Policies/Actions for Land Use and Infrastructure, Community Design and Public Safety Elements

Steering Committee review of Socioeconomic Pillar continues with Public Safety element and Built Environment review begins with review of Land Use and Infrastructure, and Community Design Elements.

FUTURE AGENDA ITEMS

Draft goals/policies/actions for other elements Circulation maps and Street Types

ADJOURNMENT

Monica Gurmilan, Senior Planner**AGENDA MATERIAL / ADDENDUM**

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. City Commission/Board/Committee reports may be viewed at the Salinas City Clerk's Office, 200 Lincoln Avenue, Salinas, and are posted on the City's website at www.cityofsalinas.org. The Commission/Board/Committee may take action that is different than the proposed action reflected on the agenda.

Disability-related modification or accommodation, including auxiliary aids or services, may be requested by any person with a disability who requires a modification or accommodation in order to participate in the meeting. Requests should be referred to the City Clerk's Office At 200 Lincoln Avenue, Salinas, 758-7381, as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Hearing impaired or TTY/TDD text telephone users may contact the city by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PUBLIC NOTIFICATION

This agenda was posted on Wednesday, October 18, 2023, at the Salinas Rotunda.

**MINUTES
OF THE
VISION SALINAS 2040 STEERING COMMITTEE
GENERAL PLAN UPDATE
September 27, 2023**

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Jose Luis Barajas, Jonathan De Anda, Dennis Donohue, Natalie Flores, Rosa Gonzalez, Robin Lee, Devon McCauley, Alexis Mendez, Omar Perez

ABSENT: Alejandro Chavez, Xago Juarez, Vicente Lara, David Mack, Carissa Purnell

STAFF: Lisa Brinton (Community Development Director), Grant Leonard (Planning Manager), Monica Gurmilan (Senior Planner), Jonathan Moore (Senior Planner), Donovan Arteaga (Community Outreach Assistant)

COMMENTS FROM THE PUBLIC

None.

MEETING OBJECTIVES

- I. Scoping of the General Plan Environmental Impact Report (EIR)
- II. Discussion of First Draft Goals/Policies/Actions for Open Space, Arts/Culture/Youth, and Public Safety Elements

DISCUSSION ITEMS

Alexis Mendez called the meeting into order. Monica Gurmilan took roll. The minutes from the previous meeting were accepted. The discussion was started by Jonathan Moore.

Scoping of the General Plan EIR

Jonathan Moore began the meeting by presenting on the Scoping of the General Plan EIR. Jon described Draft Place Types maps that reflects new land uses. He then began to discuss the General Plan the Climate Action Plan. Jon turned the meeting over to Steve Noack from PlaceWorks for a detailed presentation on the Notice of Preparation.

Steve began by giving an overview to CEQA and the EIR process. He then went over the timeline for the EIR process. The conversation was opened to questions. Jose Luis Barajas asked if the EIR will consider the Future Growth Areas or if only the existing city limits are included. Rosa Gonzalez asked what exactly PlaceWorks is looking for from the Steering Committee. Steve mentioned PlaceWorks is looking for specific environmental concerns the Steering Committee may have. Rosa mentioned health of waterways is important. Robin Lee asked if there were more specific guidelines to “aesthetics” on the CEQA guidelines. Steve mentioned it is very subjective, but focuses on nighttime light and glare, blocking public views, etc. Robin mentioned the way people feel living in an environment should be considered. Devon McCauley how reduction goals of greenhouse gas emissions will be considered. Devon also asked how the homeless population and their physical removal will be included. Steve answered that it is not considered in CEQA. Devon asked if encouraging the use of native species will be included. Steve mentioned that would be included in the General Plan. Jose Luis if transportation is being quantified though VMT or number of vehicles per household. Steve answered VMT is measured. Jose Luis asked how place type planning will affect the projections. Robin asked what will be studied for impacts on water. Steve mentioned if the water supply can support the growth and drought years must be considered. The group then asked more clarifying questions regarding the topics evaluated in the EIR. Devon asked if the EIR only highlights negative impacts of projects. Steve confirmed that only negative impacts are included.

Discussion of First Draft Goals/Policies/Actions for Open Space, Arts/Culture/Youth, and Public Safety Elements

Monica then transitioned the conversation to the Draft Open Space element. Monica asked if any Committee members have any other themes that should be included. Rosa mentioned that intergenerational spaces and native plants need to be included and if farmer’s markets can be more locally based. She also mentioned prioritizing marsh land around Salinas. Robin mentioned there should be a mesh of greenways throughout the City to protect the habitat and wildlife.

Monica then opened the conversation to the goals, policies, and actions. Jose Luis said he would like accessibility to include more abilities and languages. Robin mentioned the need for connecting trailways. Alexis asked if the city has considered a new community native garden and food forest has been considered. Rosa asked if it is possible to rezone historic marshland to green/open space. Jon mentioned there’s been some of that with waterways but there isn’t much marshland in Salinas city limits. Monica then transitioned the conversation to the Arts/Culture/Youth element.

Devon began the Arts/Culture/Youth conversation by questioning if the recurring theme “outreach without risk youth” could be expanded to specifically mention homeless youth. Alexis asked if a youth council could be a goal. Monica replied it is mentioned in Action ACY – 3.1.3. Jose Luis mentioned policy 2.1 should include communication with commercial and residential owners to gauge their interest in volunteering property to host art. Rosa mentioned there should be an action that highlights intergenerational families. Rosa said there could be more emphasis

through an action in supporting and prioritizing local artists. Alexis said this can come through training. Robin mentioned the City should investigate a sports league for adults that would be during night hours (the hours that crime is likely to occur). Dennis mentioned there should be an agreement between the City and schools to use the open space facilities on school campuses, this could be a way to give more people access to greenspace and open space. Rosa asked how the City will assess barriers to access to open space and recommended the City should engage with local stakeholders. Omar Perez mentioned action 2.1.5 should include preserving the history of Salinas. Robin mentioned the City should establish a history walk throughout the city.

Monica then wrapped up the conversation and mentioned the Public Safety Element will be discussed during the next meeting.

Next Meeting

The next meeting is on October 25 and will take place in the Community Room at the Salinas Police Department.

FOLLOW-UP REPORTS

None.

FUTURE AGENDA ITEMS

- I. Draft goal/policies/actions for other elements
- II. Draft Land Use Buildout Projections

ADJOURNMENT

Alexis adjourned the meeting.

Recurring Themes - Land Use

- More land dedicated to (or allowing) housing
- More affordable housing (for all income levels)
- Better maintenance of infrastructure (roads, sidewalks, lighting, etc.)
- Better maintenance of City facilities (libraries, recreation centers, Sherwood Hall, etc.)
- Sidewalk friendly trees
- More restaurants, cafes, “third places”
 - For all age groups
 - Indoor/outdoor
- More shopping options (grocery)
- Better roadway planning (shared-uses, safety)
- Need more green infrastructure
- Need space for community event/gatherings
- More open space/green space/parks in new development
- Need a recreation center in all districts in the City
- Fill empty space throughout the City (K-Mart, Sears, Chinatown, etc.)
- Improve bike and pedestrian infrastructure (protected/separated bike lanes, crosswalks)
- Better street cleaning
- Look into different housing developments (courtyard/bungalows like on Pajaro and Riker streets)
- More density and walkable communities
 - Mixed-use
- Use native plants in landscape/green projects
- Community garden
- New housing should be near existing services

Land Use and Infrastructure

Goal LUI-1: Support a balanced, diverse, and equitable land use pattern that provides a wide range of jobs, housing, recreation, and services.

Policy LUI-1.1: Actively encourage mixed-use designations and development to increase sustainability and capacity for housing, business, services, and alternative modes of transportation.

Action LUI-1.1.1: Update the zoning code to include more mixed use districts based on Place Type designation and emphasize form over use in these districts.

Action LUI-1.1.2: Facilitate high-quality multi-family residential development throughout the city at a variety of densities (accessory dwellings, missing middle, midrise etc.) to increase opportunities for attainable and affordable housing.

Action LUI-1.1.3: Establish and maintain the Central City as the business, government, dining, lodging, cultural, and entertainment center of Salinas. Maintain a compact Central city core that minimizes distances between most residential units, offices, stores, and restaurants.

Action LUI-1.1.4: Group neighborhood shopping centers, schools, civic and recreational uses, parks, and public transit opportunities together to create an activity center focal point for the neighborhoods they serve.

Policy LUI-1.2: Promote and prioritize redevelopment and revitalization of infill opportunities to ensure the efficient use of land and existing infrastructure and services (e.g., roads, transit, water, sewer, schools, etc.).

Action LUI-1.2.1: Use the Place Types and zoning reform to encourage Transit-Oriented Development (TOD) near major corridors and destinations.

Action LUI-1.2.2: Evaluate ways to reduce development costs and/or provide incentives to encourage development within existing neighborhoods on underutilized or disinvested properties.

Action LUI-1.2.3: Utilize well-designed infill development and increase density along

	<p>major corridors and Economic Opportunity Areas.</p>
<p>Policy LUI-1.3: Coordinate public and private investment along disinvested commercial corridors and incentivize retrofitting neighborhood shopping centers.</p>	<p>Action LUI-1.3.1: Identify feasible underutilized commercial centers and corridors, designate as an appropriate mixed-use Place Type, and align Zoning Code with new designation.</p> <p>Action LUI-1.3.2: Embrace short-term actions to populate storefront vacancies and vacant parcels.</p> <p>Action LUI-1.3.3: Encourage green retrofits of parking lots for environmental benefits.</p>
<p>Policy LUI-1.4: Maintain a compact urban form, locating growth areas in a manner that mitigates negative impacts of future growth on environmental quality and quality of life and minimizes loss of important agricultural resources, while allowing for the reasonable expansion of the City to address projected population growth.</p>	<p>Action LUI-1.4.1: Apply a system of managing growth based on the timely provision of public services and facilities and general thresholds or standards for their adequacy.</p> <p>Action LUI-1.4.2: Promote vertical urban expansion in the city core and other appropriate areas.</p> <p>Action LUI-1.4.3: Direct most urban expansion to the North and East, away from the most productive agricultural land. Encourage industrial development to locate within the approved Salinas Ag-Industrial Center Specific Plan area.</p> <p>Action LUI-1.4.4: Encourage clustering of development on sites within the Future Growth Area to minimize impacts on agricultural and open space resources.</p> <p>Action LUI-1.4.5: Lead development of an East Area Specific Plan.</p> <p>Action LUI-1.4.6: Continue to require specific plans prior to development of future growth areas currently annexed or annexed following adoption of this plan.</p>

	<p>Action LUI-1.4.7: Do not pursue growth into Economic Reserve Areas until full buildout of Future Growth/Target Areas. As this buildout occurs re-evaluate Economic Reserve Area land use to best meet needs of the community.</p>
<p>Policy LUI-1.5: Coordinate with local school districts and other educational organizations.</p>	<p>Action LUI-1.5.1: Work in partnership with local school districts and assist them in identifying land needed for new school sites so that sufficient facilities are provided for students.</p> <p>Action LUI-1.5.2: Consider impacts of proposed projects on school enrollment and facilities service standards.</p> <p>Action LUI-1.5.3: Work with Monterey Salinas Transit to provide transit routes to serve education institutions.</p>
<p>Policy LUI-1.6: Promote economic development through focused land use planning and infrastructure improvements, and targeted resource expansion.</p>	<p>Action LUI-1.6.1: Use Place Types to reinforce the strengths of each Economic Opportunity Area.</p> <p>Action LUI-1.6.2: Create specific plans or similar for future development in the Alisal Marketplace and Carr Lake area.</p> <p>Action LUI-1.6.3: Complete the Ferrasci/Target Area K Specific Plan and implement by incorporating land into the city.</p> <p>Action LUI-1.6.4: Selectively increase the supply of land outside of existing City limits for economic and housing development by expanding Sphere of Influence to include Target Areas and exploring future annexation.</p> <p>Action LUI-1.6.5: Use the Place Types to increase flexibility in the zoning code to accommodate innovative economic development activity.</p>

Goal LUI-2: Ensure that above- and below-ground infrastructure meets the existing and future community needs.

Policy LUI-2.1: Maintain, improve, and expand flood, wastewater, and sewer systems to meet current and anticipated demands.

Action LUI-2.1.1: Actively coordinate and work with Monterey County Water Resources Agency (MCWRA) to provide and maintain necessary flood control facilities and services to meet the needs of the community. Continue to work with the MCWRA to construct Zone 9 Reclamation Ditch improvements to address flood storage and discharge issues.

Action LUI-2.1.2: Provide a sewer system that meets the needs of the community for sewer collection and treatment and work with Monterey One Water (M1W) for sewer treatment needs. Coordinate with M1W for additional treatment capacity of expanded sewage disposal needs.

Action LUI-2.1.3: Ensure existing wastewater, industrial wastewater, and storm drainage infrastructure systems, including broad municipal level wastewater and stormwater solutions for water reuse are maintained and upgraded to accommodate existing and future businesses and development.

Action LUI-2.1.4: Continue to work with both MCWRA and M1W to recycle industrial wastewater for regional reuse which will in turn aid in the expansion of the Industrial Wastewater Treatment Facility.

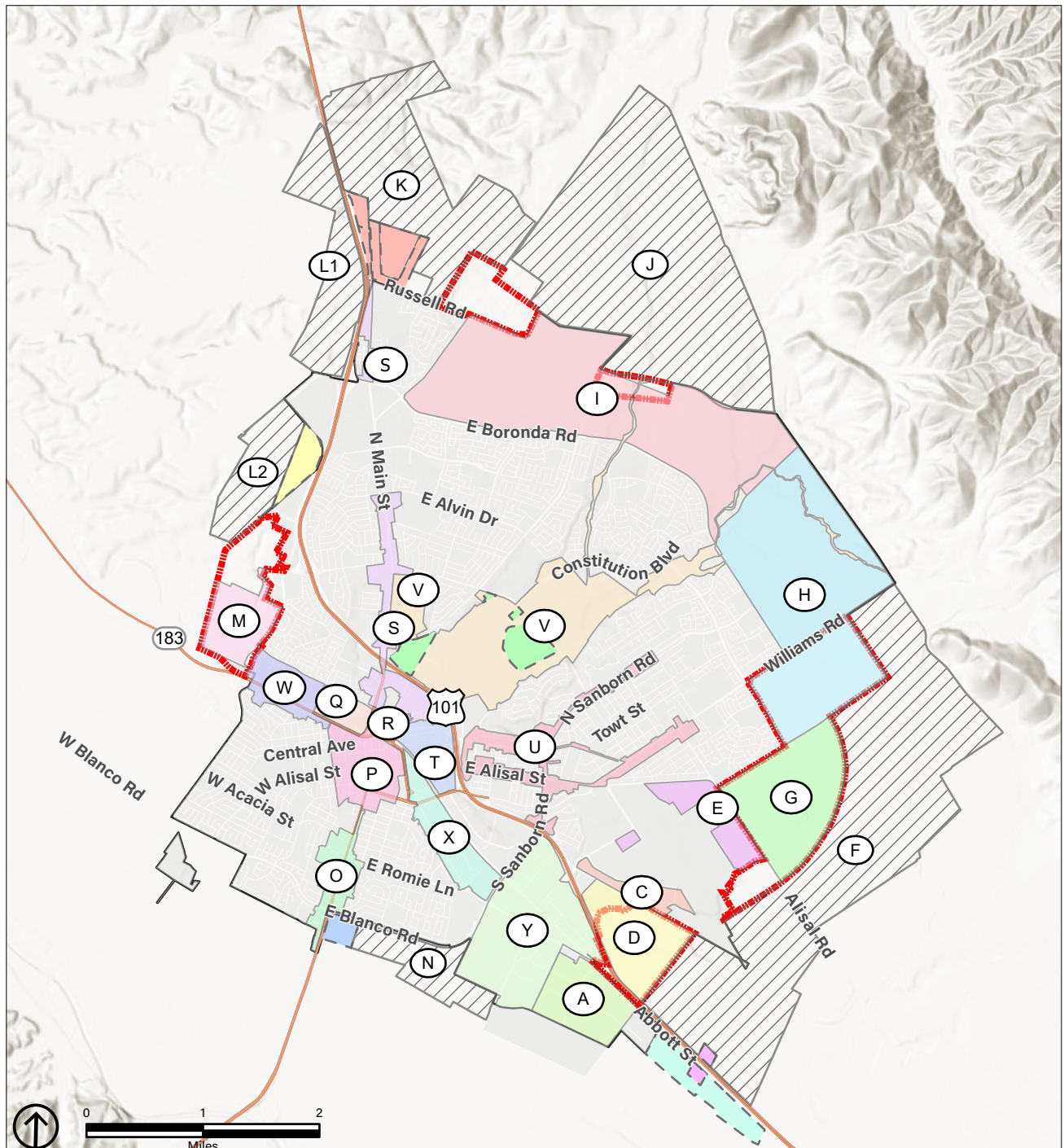
Action LUI-2.1.5: Review development proposals to ensure that adequate sewer and water treatment and recycling facilities, conveyance systems, and capacity are available to meet the needs of the development without negatively impacting the existing community.

Action LUI-2.1.6: Require new development, to the extent feasible, to provide flood control

	<p>facilities that are visually attractive and ecologically beneficial, and require on-going maintenance of the facilities by the development through a maintenance district. Apply appropriate development standards and fees to improve present drainage systems and provide adequate stormwater detention basins and sedimentation ponds with new construction.</p>
<p>Policy LUI-2.2: Ensure adequate funding for infrastructure projects through both public and private sources.</p>	<p>Action LUI-2.2.1: Develop an infrastructure funding toolkit which describes infrastructure funding options and mechanisms available to the City and for partnerships with the private sector.</p> <p>Action LUI-2.2.2: Incorporate priority infrastructure projects into the Capital Improvement Plan to ensure they are programmed for funding and implementation in an appropriate timeframe to meet priority community objectives.</p> <p>Action LUI-2.2.3: Work with local and regional agencies to identify new and expanded infrastructure requirements and costs to ensure adequate service capacity to meet the demands of new development within the Sphere of Influence.</p> <p>Action LUI-2.2.4: Pursue public-private partnerships to increase access to and potentially fund energy, water, resource recycling and reuse, dark fiber communications, green infrastructure, and other infrastructure capacity.</p>
<p>Goal LUI-3: Support the development and continued evolution of the Salinas Municipal Airport.</p>	
<p>Policy LUI-3.1: Encourage development of the airport in accordance with the Salinas Municipal Airport Master Plan.</p>	<p>Action LUI-3.1.1: Plan for future airport operations, considering possible expansion of airport operations, services, the potential of Electric Vertical Take Off and Landing (EVTOL) vehicles, and the proximity of adjacent land uses.</p>







	<p>Action LUI-3.1.2: Encourage development in the vicinity of the Salinas Municipal Airport that would not cause land use conflicts, hazards to aviation, or hazards to the public and that is in compliance with the California Airport Land Use Planning Handbook.</p> <p>Action LUI-3.1.3: Support new compatible or aviation-related businesses at the Salinas Municipal Airport and surrounding commercial areas, including retaining airport property with direct runway access for uses directly related to aviation.</p>
<p>Policy LUI-3.2: Within the designated airport operations area (area within the Airport proper, which typically includes the aircraft movement areas), safety shall be the first consideration and priority shall be given to construction projects that make this area safe for aircraft operations.</p>	<p>Action LUI-3.2.1: Maintain open space adjoining Salinas Municipal Airport in accordance with the State of California Airport Land Use Planning Handbook to ensure safety for the present runway configurations and for possible future expansions.</p> <p>Action LUI-3.2.2: Review development proposals within areas affected by the operation of the airport to ensure airport and land use compatibility, protect the public safety, and allow for continued aviation operations. This includes minimizing residential population increases within the 55 decibel CNEL contour.</p> <p>Action LUI-3.2.3: Require dedication of an aviation easement as a condition of development approval of projects within the Airport Local Area of Influence. Said aviation easement shall include special provisions for properties within the 1-mile clear zone required for the California International Airshow.</p>








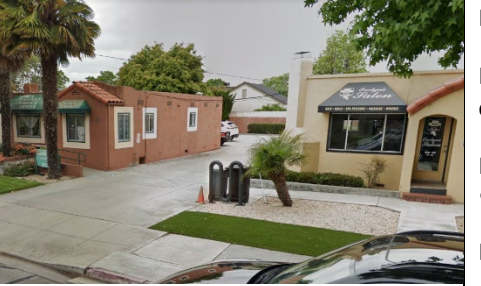
Economic Development Target, Opportunity, and Reserve Areas








City of Salinas Boundary	Opportunity Areas	Alisal Market Place (T)
City of Salinas Sphere of Influence	Uni-Kool (A)	TOD Rail Infill (Q)
Interstate and Highway	Airport Industrial Park (C)	Chinatown (R)
Target Area	Airport West (D)	North Main Street (S)
B	Airport East/Hartnell (E)	East Alisal/East Market (U)
F	Alisal/Airport East (G)	Carr Lake (V)
K	East Future Growth Area (H)	West Market (W)
L2	West & Central Future Growth Area (I)	Abbott (X)
N	Boronda South (M)	Lower Abbott (Y)
V	Valley Center Corridor (O)	Economic Reserve Areas (no assigned land use or buildout)
	Vibrancy Plan Area (P)	





Draft Place Types Description Table


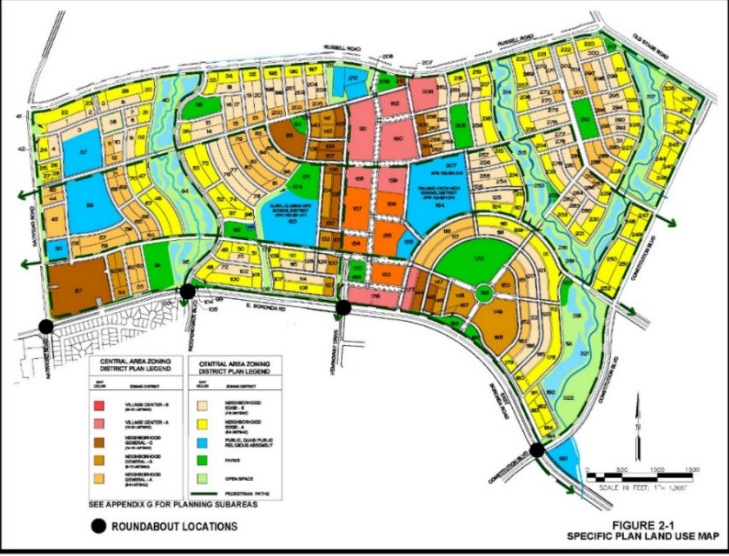

Category	Place Type	Description	Example Images		Common Uses/Development	Development Standards	Most Comparable Zoning
Open Space and Public Service	1. Natural Preservation and Open Space	This place type intends to protect natural resources in Salinas, such as creeks, floodways, habitats, and hillslope areas. May include improvements for limited recreation such as trails or benches.	 <p>Gabilan Creek</p>	 <p>Between Circle Dr. and N Madeira</p>	Open space ●●●●● Resource preservation ●●●●● Flood management/multi-use green infrastructure ●●●● Trails ●●	Development of buildings and structures not permitted.	Open Space (OS)
	2. Parks and Recreation	This place type provides a flexible designation for existing and future publicly- and privately-owned active recreation areas. Parks can range from neighborhood tot lots to large multipurpose sports facilities, with many active recreation uses in between.	 <p>Closter Park</p>	 <p>Natividad Creek Park</p>	Public parks ●●●●● Playgrounds ●●●●● Sports fields and courts ●●●● Recreation centers ●●● Trails ●●● Flood management/multi-use green infrastructure ●●● Community Gardens ●	Max 0.2 FAR	Parks (P)
	3. Civic and Institutional	This place type includes schools, recreation centers, senior centers, government offices, and hospitals, as well as the Salinas Airport. Some of these institutions require differing development standards to use space efficiently, including for associated housing, such as for school teachers and staff on school sites, which can include tiny homes and other alternative housing types.	 <p>El Gabilan Library</p>	 <p>Hartnell College - photo by "Sgerbic"</p>	Grade schools ●●●●● Government buildings ●●●●● College/post-secondary ●● Hospitals ●● Recreation, community, or senior centers ●● Residential ● Navigation center/permanent supportive housing ● Emergency Shelters●	Typically 2-3 stories, maximum 4 stories Max 1.0 FAR 15 to 30 DU/Acre for workforce/student housing only	Public/Semi-Public (PS)

					Airport ●		
Residential	4. Traditional Neighborhood	These established neighborhoods include primarily detached single-family homes, accessory dwelling units, and small multifamily structures. Supporting uses include schools, neighborhood-serving parks, community/senior centers, and places of worship.	 Salinas home	 Salinas Accessory Dwelling Unit (ADU)	Single-family residential (detached homes, small lot homes) ●●●●● Small-scale multifamily units (accessory dwelling units, duplexes, bungalow courts) ●●● Education/worship/parks ●	1-2 stories. Scale and setbacks should be consistent with surrounding development. 6 to 12 DU/Acre	Residential – Low Density (R-L)
	5. Blended Residential Neighborhood	These residential areas generally have a mix of housing types, including duplexes and triplexes, small apartment buildings, courtyard bungalows, and townhomes. Supporting uses include schools, neighborhood-serving parks, community/senior centers, and places of worship. These areas are typically walkable to nearby commercial services.	 Bungalow court – Riker Street	 Salinas small apartment building – Riker Street	Multifamily (small apartment buildings, bungalow courts, townhomes, duplexes, and triplexes) ●●●●● Single-family residential ●● Education/worship/parks ●	1-3 stories. Scale and setbacks should be consistent with surrounding residential development. 12 to 20 DU/Acre	Residential – Medium Density (R-M)
	6. Multifamily Neighborhood	These areas feature apartment buildings large enough to support on-site community spaces, such as playgrounds and gardens, with supporting uses similar to other neighborhoods and commercial districts nearby, often along major roads.	 Haciendas apartments – Calle Cebu	 La Gloria apartments – E Market Street	Larger apartment and condominium developments ●●●●● Rowhomes/townhomes ●●● Education/worship/parks ● Navigation center/permanent supportive housing ●	2-5 stories. Provides opportunity to build higher than most existing residential structures and include more amenities on site. 20 to 40 DU/Acre	Residential – High Density (R-H)
	7. Neighborhood Center	These key intersections include commercial uses that provide a variety of services and a social hub for nearby residents. Buildings are encouraged to provide retail, dining, and service uses on ground floors with residences above, and horizontal mixed use with offices, personal services, and small-scale retail.	 Montana Avenue – Santa Monica	 Romie Lane	Retail and dining ●●●● Medical and professional offices ●●●● Personal services and offices ●●● Multifamily residential ●●● Vertical mix of uses ●●● Public gathering spaces ●	1-4 stories. Stacking of uses is encouraged. Opportunities exist to increase sidewalk width and build to sidewalk. 15 to 30 DU/Acre Max 1.0 FAR	Commercial Office/Residential (CO/R) Mixed Use – (MX)

Mixed Use	8. Mixed Use Corridor	These major thoroughfares feature a vertical mix of commercial activity, such as retail shopping centers, offices, and professional services with residential uses above.	 Fremont Boulevard – Fremont	 Lighthouse Avenue - Monterey	Vertical mix of uses ●●●●● Retail and dining ●●●●● Offices and services ●●●●● Multifamily residential ●●●●● Entertainment ●●● Hotels/lodging ●● Public gathering/open space ●	2-6 stories. New development should be oriented to the street, be accessible to pedestrians and transit riders, and include a mix uses to create a walkable and transit-friendly environment. 30 to 40 DU/Acre Max 3.0 FAR (non-residential only)	Mixed Use (MX) Mixed Arterial Frontage (MAF)
	9. Mixed Use Village	This place type is designed to accommodate both a vertical and horizontal mix of uses, often in clusters of multiple buildings in a planned development, or via redevelopment of big box retail centers. Mixed use villages should be well-integrated with surrounding development, including residential and commercial uses.	 Fruitvale Station – Oakland	 Constitution Blvd – Creekbridge Village	Mix of uses ●●●●● Retail and dining ●●●●● Offices and services ●●●●● Multifamily residential ●●●●● Entertainment ●●● Hotels/lodging ●● Public gathering/open space ●	1-6 stories. New development should be oriented to the street, be accessible to pedestrians, and include a mix uses to create a walkable environment. 30 to 50 DU/Acre Max 1.0 FAR (non-residential only)	Mixed Use (MX)
	10. Commercial Retail	The Commercial Retail place type primarily provides for larger-scale stores, as well as restaurants and personal and business services. These uses are commonly located in local- and regional-serving shopping centers on major roads. This place type also allows for hotels and some multifamily housing.	 North Main Street – Northridge Mall	 West Davis Road - Costco	Regional shopping centers and malls ●●●●● Retail and dining ●●●●● Offices and services ●●●●● Entertainment ●●●●● Multifamily residential ●●● Hotels/lodging ●●● Auto sales/service ●●●	1-4 stories. 15 to 30 DU/Acre Max 0.5 FAR	Commercial Retail (CR)
	11. Employment Center	These areas with business parks, research and development laboratories, office clusters, and limited manufacturing include landscaping and design standards intended to buffer noise, traffic, and other impacts to be compatible with apartments and workforce housing.	 Abbot Street - Primecare	 Rossi Street and Quail Run	Office/business parks ●●●●● Research facilities ●●●●● Medical offices/labs ●●● Multifamily residential/workforce housing ●● Light industrial ●●	1-4 stories Max 2.0 FAR 15 to 30 DU/Acre Includes form and screening/landscaping requirements to make compatible with adjacent residential development. Development often planned	Industrial - Business Park (IBP) Industrial – General Commercial (IGC) Commercial Office (CO)

Commercial/ Employment	12. Emerging Industry	These areas support a variety of light manufacturing, workshops, arts and crafts production, commercial kitchens, and other small-scale, lower-impact uses. This place type also accommodates live/work and supporting retail.	–  Office building – Santa Monica	 Industrial/business incubator/office building – Richmond	<ul style="list-style-type: none"> Light industrial ●●●● Workshops ●●●● Maker space ●●●● Business incubators ●●●● Auto-repair ●●● Live/work ●● Retail ● Multifamily residential/workforce Housing● 	as a cohesive “campus” or business park. 1-4 stories Max 2.0 FAR 12 to 24 DU/Acre Includes form and screening/landscaping requirements to make compatible with residential.	Mixed Arterial Frontage (MAF) Industrial – General Commercial (IGC) <i>Light intensity</i>
	Industrial	13. Medium Industrial	The Medium Industrial place type provides for manufacturing, distribution and warehousing/wholesaling, automobile sales and repairs, and building materials sales that would generally not be appropriate in place types with residential uses because of potential impacts. In areas where this place type is adjacent to residential uses, there should be screening or a landscaped buffer between the uses.	 West Market Street	 Industrial building – San Luis Obispo	<ul style="list-style-type: none"> Light manufacturing ●●●● Warehousing and distribution ●●●● Vehicle sales and repair ●●●● Wholesaling ●●●● Business parks ● Energy production ● 	1-2 stories Max 0.4 FAR
14. Heavy Industry and Production		These areas dedicated to intense manufacturing, distribution, freight, and other heavy industry and infrastructure are located near rail and highways for efficient movement of goods. They provide significant space for large-scale operations and other uses that may generate significant noise, odors, or other potential effects that require buffering from surrounding areas.	 Harkins Road	 Hansen Street	<ul style="list-style-type: none"> Packing and shipping centers ●●●●● Plants and factories ●●●●● Warehousing and distribution ●●●●● Waste management/processing ●●● Auto salvage ● Energy production ● 	1-3 stories depending on internal production activities required for facility Max 0.5 FAR Includes buffering, landscaping, and green infrastructure to limit nuisances and environmental harm.	Industrial – General (IG) <i>Heavy Intensity</i>

Unique	<p>15. City Center</p> <p>a. Core</p> <p>b. Edge</p>	<p>The City Center place type is centered along the vibrant heart of Main Street in Salinas. This place type builds off the area’s strong historic character, while encouraging innovation, adaptive reuse, multi-story mixed use, and transit-oriented development, especially near the Intermodal Transit Center. The City Center Core area should feature the tallest buildings in Salinas, with development intensity tapering off in City Center Edge areas.</p>	 <p>South Main Street – Downtown Core</p>	 <p>East Alisal Street – Downtown Edge</p>	<p>Retail and dining ●●●●●</p> <p>Entertainment ●●●●</p> <p>Multifamily residential ●●●●●</p> <p>Office ●●●●</p> <p>Government ●●●●</p> <p>Hotels ●●</p> <p>Public gathering/open space ●</p>	<p>Core:</p> <p>1-8 stories</p> <p>Max 6.0 FAR</p> <p>30 to 80 DU/Acre</p> <p>Edge:</p> <p>1-5 stories</p> <p>Max 3.0 FAR</p> <p>20 to 40 DU/Acre</p>	<p>Mixed Use (MX) + Central City Overlay Downtown Core Area and Downtown Neighborhood Area</p>
	<p>16. Alisal Marketplace</p>	<p>This place type offers a major redevelopment opportunity to connect the City Center to the Alisal through a new walkable neighborhood that includes larger-scale residential, mixed use, civic, commercial, and even flexible light industrial development.</p>	 <p>Transit Oriented Development – Pleasant Hill BART Station Area</p>	 <p>Tannery Arts Center – Santa Cruz</p> <p>Source: Jscotannery.com</p>	<p>Large apartments/multifamily residential ●●●●</p> <p>Retail and dining ●●●●</p> <p>Office ●●●●</p> <p>Live/work ●●●</p> <p>Light industrial/maker space ●●●</p> <p>Hotel/lodging ●●</p> <p>Civic (government/education) ●</p> <p>Public gathering/open space ●</p>	<p>1-6 stories</p> <p>Max 4.0 FAR</p> <p>30 to 60 DU/Acre</p>	<p>Mixed Use (MX)</p> <p>Mixed Arterial Frontage (MAF)</p> <p>Industrial – Business Park (IBP)</p>

<p>Specific Plan Areas</p>	<p>17. West Area Specific Plan (WASP)</p>	<p>Approved in 2019, the WASP is located on 797 acres north of Boronda Road between San Juan Grade and Natividad Road. It plans for more than 4,300 housing units at a variety of densities, mixed use commercial areas, and community uses such as parks and schools.</p>	 <p>WASP Land Use Map</p>	<p>Low – medium density residential ●●●●●</p> <p>High density residential ●●</p> <p>Schools ●●</p> <p>Parks and open space ●●</p> <p>Mixed use and commercial space ●●</p>	<p>Set by specific plan adopted in 2019.</p>	<p>The WASP and CASP each have their own land use/zoning</p>
	<p>18. Central Area Specific Plan (CASP)</p>	<p>Approved in 2020, the CASP is located on 760 acres north of Boronda Road between Natividad Road and Constitution Boulevard. Designed according to New Urbanism principles, it plans for about 3,900 housing units, a mixed-use village center, and community uses such as parks and schools.</p>	 <p>CASP Land Use Map</p>	<p>Low – medium density residential ●●●●●</p> <p>High density residential ●●</p> <p>Schools ●●</p> <p>Parks and open space ●●●</p> <p>Mixed use and commercial space ●●</p> <p>Library/fire station ●</p>	<p>Set by specific plan adopted in 2020.</p>	<p>The WASP and CASP each have their own land use/zoning</p>
	<p>19. East Area Specific Plan (multiple place types)</p>	<p>The Place Type Map shows this area as a complete neighborhood with mixed use nodes at key intersections, open space and recreation, and new education sites. Residential neighborhoods are made up of a mix of housing types with higher densities concentrated more along major roadways and intersections. The Natividad Creek corridor will also be preserved as a natural feature. A specific plan will refine the locations and types of planned land uses for the East Area.</p>	 <p>General Plan Land Use and Circulation Policy Map of the East Area</p>	<p>Low – medium density residential ●●●●●</p> <p>Parks and open space ●●●●</p> <p>Schools ●●●</p> <p>High density residential ●●</p> <p>Mixed use and commercial space ●●</p> <p>Civic and institutional ●</p>	<p>Set by future specific plan</p>	

DRAFT

Recurring Themes – Community Design

- Neighborhood welcome signs
- Add greenery throughout the City
- Beautification needed in East, North Salinas and Chinatown
- Need intentional community gathering spaces
- Implement Alisal Vibrancy Plan and Chinatown Revitalization Plan
- Public art throughout the city (murals, sculptures, etc.)
- Need lighting improvements throughout the City
- Neighborhood plans for other parts of the City (South, North, Creekbridge)
- More benches, shade, tables, etc. In parks
- Community centers for all ages
- Fixing streets to help with city image
- Honor history/heritage of City in public areas
- Neighborhood clean-ups in business corridors
- Urban Greening Plan
- Wayfinding signs
- Old Town improvements should be replicated in other areas
- Mixed-use community
- Revitalize business corridors into livable communities (Davis, South Main)

Community Design

Goal CD-1: Create, preserve, and enhance a positive and distinct community image and identity.

Policy CD-1.1: Enhance and strengthen the visual aspect of major entry routes into the city.

Action CD-1.1.1: Use landscaping, design schemes and signage to improve the image and distinct identity of the city, its neighborhoods, and its major gateways.

Action CD-1.1.2: Apply high-quality design and landscaping standards to projects visible from Highway 101.

Policy CD-1.2: Define and promote a strong sense of neighborhood identity and harmony.

Action CD-1.2.1: Create and preserve distinct, identifiable neighborhoods with traditional neighborhood development (TND) characteristics. Specifically, development should promote the following:

- *an approximately 5-minute walk from perimeter to center;
- *the neighborhoods center should be the location of retail space, office space, upper story residential above commercial and office space, and a civic space such as a plaza or park;
- *commercial buildings should directly front on the sidewalk, with ample landscaping as a buffer between the building and sidewalk, and parking lots are to be located behind the building;
- *allow flexible parking requirements and arrangements within neighborhood activity centers to minimize the impact of the automobile and foster a pedestrian oriented streetscape;
- *housing densities should increase from perimeter to center (i.e. neighborhoods should be more densely populated at the center);
- *schools should lie within the neighborhood and be easily accessible and within walking distance;
- *small parks should be distributed throughout the neighborhood;
- *when not adjacent to agricultural operations, which may require a variety of buffering techniques, the neighborhood edge should be bordered by either a natural corridor or the edge of an adjacent neighborhood across a pedestrian-friendly boulevard;

	<ul style="list-style-type: none"> *connect in as many locations as possible to adjacent development, arterial streets, and thoroughfares; *provide natural amenities that are fronted by thoroughfares or public spaces, and not privatized behind backyards; *allow accessory dwelling units in residential areas; and *decrease the front yard setbacks moving from the neighborhood edge to neighborhood center. <p>Action CD-1.2.2: Require a balance and variety of housing types and designs to avoid visual monotony.</p> <p>Action CD-1.2.3: Require infill development to be compatible with the scale and character of existing neighborhoods through objective design standards, and use standards to promote the culture, art, and history of Salinas' neighborhoods through place-sensitive design.</p> <p>Action CD-1.2.4: Maintain the distinction of the City's urban/rural interface by using roadway segments and/or natural features and tree plantings to form sharply defined edges between urban development and open space or agricultural uses.</p> <p>Action CD-1.2.5: Develop wayfinding signs to guide the public in unique districts and promote local businesses and attractions.</p>
<p>Policy CD-1.3: Improve appearance of residential neighborhoods to bolster property values, incentivize private investment, and increase community pride.</p>	<p>Action CD-1.3.1: Address contaminated parcels, dilapidated buildings, and abandoned properties to ensure they are safe to residents and visitors.</p> <p>Action CD-1.3.2: Use developer incentives, enforcement of property maintenance and building codes, public-private partnerships and City-sponsored programs to encourage the continued maintenance, rehabilitation, and mitigation of negative visual impacts of residential, commercial, public, and industrial properties.</p> <p>Action CD-1.3.3: Catalyze and guide redevelopment of underutilized and disinvested parcels, especially in</p>

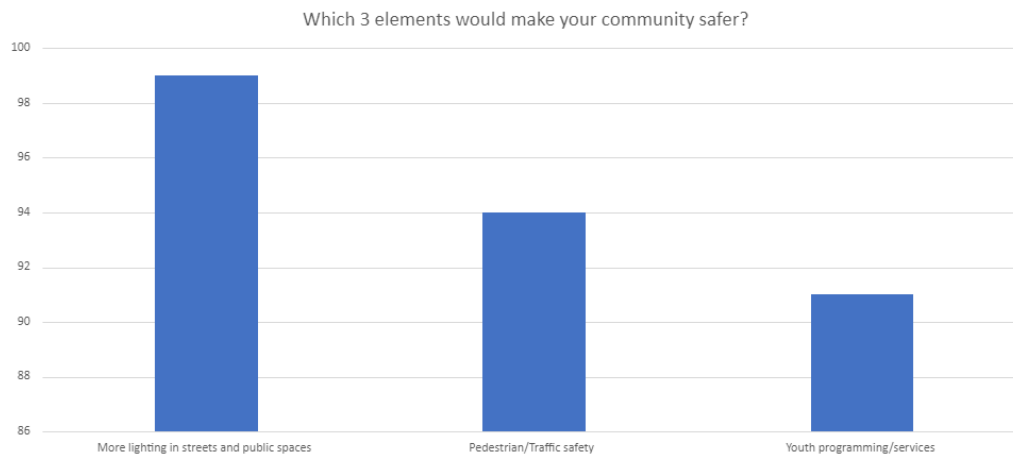
	<p>neighborhoods that have historically experienced disproportionately less economic investment.</p> <p>Action CD-1.3.4: Encourage ‘pre-development’ active reuse of vacant parcels for short-term community benefits.</p>
<p>Goal CD-2: Protect and enhance community historical resources.</p>	
<p>Policy CD-2.1: Preserve architecturally important historic buildings that are capable of being adapted for viable use.</p>	<p>Action CD-2.1.1: Support private efforts to reinvest in and restore historically and architecturally significant structures and to continue their use as an integral part of the community.</p> <p>Action CD-2.1.2: When historic buildings are renovated to extend their useful lives, the historic architecture should be maintained when possible.</p> <p>Action CD-2.1.3: Identify historic sites through historic landmark plaques and the Historic House Tour Guide.</p> <p>Action CD-2.1.4: Protect historical resources in accordance with the California Environmental Quality Act (CEQA).</p> <p>Action CD-2.1.5: Complete a new survey identifying historic structures and resources in Salinas.</p>
<p>Goal CD-3: Prioritize placemaking and space for people</p>	
<p>Policy CD-3.1: Improve the urban design relationship between buildings, streets, and people.</p>	<p>Action CD-3.1.1: Align Place and Street Types (see Land Use and Infrastructure, and Circulation Elements) to create human-scale districts and public spaces.</p> <p>Action CD-3.1.2: Use the zoning code and future specific plans to require building mass to frame adjacent public/open spaces, streets, and walkways.</p> <p>Action CD-3.1.3: Consider the entire public realm when undertaking major street projects, enhance pedestrian/active transportation connectivity, improve sidewalk amenities.</p>

Public Safety Outreach Results

Total community members reached: 500+

Pop Up Safety Results

- Which 3 elements would make our community safer?
 - More lighting in streets and public spaces
 - More fire/police services (traffic enforcement, trainings, safe zone exchanges, etc.)
 - Pedestrian/traffic safety
 - Housing assistance and community spaces
 - Mobile Crisis Team (mental health support)
 - Youth programming services
- 4 pop-up activities
 - Sherwood Hall- State of the City
 - El Dorado Park - Tenants' Right's Meeting
 - Sherwood School - Hebbbron Center Meeting
 - Sacred Heart Church - COPA Housing Academy
- 150 respondents



Public Safety Workshop

Feedback Source: Public Safety Meeting Breakout Groups (3/28 & 3/29) (78 participants)

Recurring themes:

Community Conflict Resolution and Crime Prevention

- Communicate/establish relationships with businesses/commercial
- Have more communication and connections with neighbors
- Have trainings in Spanish to be better prepared in case of natural disasters and crime
- Programs for parents on how to help our children to prevent violence
- After school programs that are free and accessible

- Indigenous/Spanish resources--need to communicate in multiple language
- Teach classes on how to strategically live in crowded conditions
- More community events—National Night Out, Ciclovía, etc.
- CHW model for safety (neighborhood watch)
- Community first aid and CPR courses (collaborate with schools)

CPTED

- More public lighting
- Programs for youth in schools and community centers
- Have lighting in parks and that are nice looking
- Maintain parks and gardens to eliminate dangers to the those who use them
- Maintain the streets, more pedestrian crossings and speed reducers
- Safe, well-funded schools
- More community spaces
- Cameras in the stop lights that function and are maintained
- Setting up a raceway for legal racing/outlets for cultural practices like low riders

Fire and Police Services

- More police surveillance
- A more united society, free of discrimination. Have more confidence with the police force
- The police should accept anonymous calls so that the community is not scared to report crimes
- Remove the language barrier in all departments of the city since most of the residents are Spanish speaking
- A police department that has capability and that is completely staffed
- Firefighter and police services that respond faster to emergencies
- Engage more with the community
- Quick response: less interrogation, no discrimination, gender language
- Uniforms can be intimidating
- Mental health resources for fire/police officers
- Education on what to do when firetruck is on road

Police Response Alternatives

- Programs for youth to combat crime
- Have resources like youth centers
- Response alternatives, have social workers that are well prepared (bilingual)
- More help for mental crisis, more collaborations with health departments
- Programs for people living on the streets, plus community outreach service programs
- Halfway house for runaway youth, safe space to go to prevent homelessness, run by social workers/not probation

- Youth outreach positions for violence at-risk/Gang prevention
- Alternative response models
- Police response alternatives: mobile crisis unit, out community is in strong need of mental health awareness and other response aside from police regardless of training people still fear them and don't feel safe—escalates the situation
- Family Justice Center (victims of domestic violence) --center that includes all resources necessary to help victims
- Mental health workers need to feel safe

Public Safety Survey

Feedback source: CCA Public Safety Survey (273 participants)

Recurring Themes/Top Responses:

What three elements would make your community safer?

- More lighting on the streets and in public places
- More police/fire services
- Programs and services for youth

What are the major problems in your community?

- Robberies (auto/car)
- Disorderly youth
- School safety
- Vandalism/graffiti
- Gang activity
- Gun violence
- Problems related to the homeless

Do you feel safe in your community?

- More or less

What is "public safety" to you?

- To feel safe outside in your neighborhood. Less housing insecurity. More police involvement in the community.

In the past 12 months have you had an interaction with the police? Was it negative or positive?

- No interaction

Do you feel safe asking for help from the police?

- Yes

If you don't feel comfortable asking for help, what could the police do to make you feel more comfortable?

- Accept anonymous calls/tips. Don't ask so many personal or unnecessary questions. Respond to calls quickly. Speak Spanish/be bilingual.

Would you be willing to work the police to resolve issues in your community?

- Not sure

Additional comments:

- More safety in schools and for our youth.

Public Safety Element

Goal PS-1: Continue to play a central role in the creation and maintenance of a community that resolves its problems in non-violent ways.

Community Conflict Resolution & Violence Prevention

<p>Policy PS-1.1: Improve community safety and health through civic engagement and relationship building.</p>	<p>Action PS-1.1.1: Create opportunities to build more trusting and transparent relationships between the community, businesses and public safety officers to enhance collaboration and strengthen community safety, inclusion, and engagement.</p> <p>Action PS-1.1.2: Ensure language inclusivity (including indigenous languages) to increase communication and connections with community members.</p> <p>Action PS-1.1.3: Support and facilitate youth and resident led community events like National Night Out and Ciclovía.</p> <p>Action PS-1.1.5: Convene residents, community organizations, schools, and the County to improve the criminal justice system.</p>
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Police Response Alternatives

<p>Policy PS-1.2: Implement alternative policing methods, Community Policing, youth programs and crime awareness public education programs to reduce the incidence of crime within Salinas.</p>	<p>Action PS-1.2.1: Promote neighborhood cohesion programs, and Neighborhood Watch programs to reduce the risk of criminal activity.</p> <p>Action PS-1.2.2: Support after school programs and other youth programs/activities (e.g., Explorer Program, outreach positions for at-risk youth, etc.)</p> <p>Action PS-1.2.3: Offer crime/violence prevention trainings/programs.</p>
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	<p>Action PS-1.2.4: Collaborate with regional partners to explore the creation of a mobile crisis unit that prioritizes mental health support.</p> <p>Action PS-1.2.5: Work with Salinas Outreach and Response Team to support engagement/communication with unhoused residents.</p>
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Goal PS-2: Provide effective and responsive police and fire services to ensure a safe and vibrant community.

Fire & Police Services

<p>Policy PS-2.1: Ensure Salinas’ residents have effective and responsive fire, EMS, and police services.</p>	<p>Action PS-2.1.1: Address staffing needs by:</p> <ul style="list-style-type: none"> *Adding additional response units during periods of high incident activity; *Adding additional battalion chief(s) per shift; *Plan for the addition of facilities and staff in future growth areas; *Exploring opportunities to reduce response workload; *Addressing administrative and support staff needs. <p>Action PS-2.1.2: Offer mental health/emotional support services for fire/police officers.</p> <p>Action PS-2.1.3: Encourage capacity building and trainings for staff.</p> <p>Action PS-2.2.4: Ensure roads can accommodate fire protection equipment and other emergency vehicles.</p> <p>Action PS-2.2.5: Update traffic signal pre-emption equipment to help improve response times.</p>
<p>Policy PS- 2.2: Improve facilities and access to equipment and technology.</p>	<p>Action PS-2.2.1: Seek funding to modernize fire facilities to help improve work conditions and response times.</p>

	<p>Action PS- 2.2.2: Extend use of cameras at intersections and high traffic public spaces.</p> <p>Action PS- 2.2.3: Seek funding opportunities to purchase new and improved fire/police equipment.</p>
<p>Policy PS- 2.3: Fire/PD collaboration with other City departments and outside agencies/organizations to help improve the built environment and connect residents to services.</p>	<p>Action PS-2.3.1: Work with the Community Development Department to assist community members with housing/shelter needs.</p> <p>Action PS-2.3.2: Work with Code Enforcement to help mitigate safety concerns due to overcrowding.</p> <p>Action PS-2.3.3: Support Public Works with active transportation projects to ensure pedestrian and traffic safety.</p> <p>Action PS-2.3.4: Work with County of Monterey and other agencies to connect residents with mental health, social, domestic violence support and other services.</p> <p>Action- prioritizing public spaces? Parks/Closter Park.</p>
<p>Policy PS- 2.4: Provide a range of fire/police services to support community education and non-emergency situations.</p>	<p>Action PS-2.4.1: Seek funding opportunities to support local schools with first aid and safety trainings/demonstrations.</p> <p>Action PS-2.4.2: Continue to promote Safe Zone Exchange and work with community to identify additional programmatic needs.</p> <p>Action PS-2.4.3: Increase public education related to home fire safety and prevention.</p> <p>Action PS-2.4.4: Promote the use of the Salinas Police Department anonymous tip line.</p>

Goal PS-3: Create a safer community through the use of design techniques for existing spaces, new developments and reuse/revitalization projects.

Crime Prevention through Environmental Design (CPTED)

<p>Policy PS-3.1: Promote the use of Crime Prevention through Environmental Design techniques/strategies.</p>	<p>Action PS-3.1.1: Encourage physical features that improve building visibility, as well as well-marked entrances and exits, proper lighting, and landscape design to improve or limit access to certain areas.</p> <p>Action PS-3.1.2: Create welcoming and accessible community spaces with both safety and design features (e.g., signage, public art, large planters/boulders to discourage vehicles, etc.)</p> <p>Action PS-3.1.3: Ensure repair and general upkeep of neighborhoods, debris, trash and graffiti removal, and street, lighting and sidewalk repairs.</p>
<p>Policy PS-3.2: Cultivate a safe and clean neighborhood environment in which residents, employees, and visitors feel comfortable and safe at all times.</p>	<p>Action PS-3.2.1: Ensure that streets, sidewalks, and public spaces are clean and well maintained.</p> <p>Action PS-3.2.2: Maintain and improve lighting in parks.</p> <p>Action PS-3.1.4: Install infrastructure improvements that increase pedestrian and traffic safety.</p>