

# City of Salinas

200 Lincoln Ave., Salinas, CA 93901

[www.cityofsalinas.org](http://www.cityofsalinas.org)



## Meeting Agenda

Wednesday, Feb. 22, 2023

6:00 PM

City Hall, West Wing Conference Room

### General Plan Steering Committee

#### STEERING COMMITTEE MEMBERS

Alejandro Chavez  
Jonathan De Anda  
Dennis Donohue

Xago Juarez  
Vicente Lara  
Robin Lee

David Mack  
Alexis Mendez  
Jonathan Ordiano

Matt Ottone  
Omar Perez  
Carissa Purnell

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

*Megan Hunter, Community Development Director  
Monica Gurmilan, Associate 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 Associate Planner at [monicag@ci.salinas.ca.us](mailto: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

Receive report of General Plan Update/Housing Element Process  
Review General Plan Annual Progress Report  
Review GPU Outline & Goal Structure

## 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.*

## OPENING PUBLIC COMMENTS

*Receive public communications from the audience on items that both on the agenda and 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 May 25, 2022*

## DISCUSSION ITEMS

### **General Plan/Housing Element Process Update**

*Calendar year 2022 was focused on initial engagement and laying the groundwork for drafting *Visión Salinas 2040 Documents*. Last year, staff held 12 workshops or working group meetings on the General Plan Update (see attached 2022 Community Meeting Summaries) and partnered with the Center for Community Advocacy to increase grassroots engagement reach. It was also recognized there was a need for additional outside and internal resources to concurrently work on the General Plan Update, 6<sup>th</sup> Cycle Housing Element, and Climate Action Plan. The City increased consultant support, recently hired a new planning manager, and is in the process of hiring an additional senior planner.*

## General Plan 2022 Annual Progress Report

*California Government Code 65400 requires cities and counties to submit an Annual Progress Report (APR) on the status of the General Plan and implementation progress to their legislative bodies, the State Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year. This contains a brief summary of Housing Element accomplishments, but there is a separate Housing Element APR required by HCD prepared by the Housing Division.*

### General Plan Draft Outline

**Assets and Challenges**

**Chapter Outline**

**Gap Analysis**

*Staff is currently working with PlaceWorks on a full Existing Conditions report, plan outline, and consolidating General Plan and related document goals/policies, as well as adding new language to address community input and identified gaps. The attached documents include a proposed chapter outline with Element subtopics. The Assets and Challenges and Gap Analysis memo give context to the outline and the discussion on what the General Plan addresses and what's missing.*

## FUTURE AGENDA ITEMS

**Draft GPU Goals/Policies**

**Draft Existing Conditions Report**

**Draft Land Use Buildout Projections**

## ADJOURNMENT

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**Monica Gurmilan, Associate 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](http://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, Feb. 15, 2023 at the Salinas Rotunda.*

**DRAFT MINUTES**  
**OF THE**  
**VISION SALINAS 2040 STEERING COMMITTEE**  
**GENERAL PLAN UPDATE**  
**May 25, 2022**

**WELCOME AND STAFF INTRODUCTIONS**

**PRESENT:** Alejandro Chavez, Jonathan De Anda, Xago Juarez, Laura Kershner, Vicente Lara, Jonathan Ordiano, Omar Perez, Carissa Purnell

**ABSENT:** Sloan T. Campi, Dennis Donohue, Robin Lee, David Mack, Maria Elena Manzo, John Meeks, Alexis Mendez, Matt Ottone

**STAFF:** Planning Manager, Lisa Brinton; Associate Planner, Monica Gurmilian; Senior Planner, Jonathan Moore

**COMMENTS FROM THE PUBLIC**

None

**MEETING OBJECTIVES**

- I. Receive report of First Quarter community engagement efforts
- II. Provide direction on community engagement strategy and land use

**DISCUSSION ITEMS**

Minutes from February 23, 2022 were approved.

Monica began the meeting by discussing the community engagement strategy. The turnout for the budget survey was discussed. The community design workshop is also a big part of our community engagement strategy. Sustainable Agricultural Lands- conservation grant- will be a part of our community engagement support and help with the community design workshop.

Committee members and staff then proceeded to discuss land use. Map scenarios were reviewed and app tools and features were explained. Staff and Committee members then talked about the different place types and the difference between traditional neighborhood and blended residential neighborhood. Traditional is low density with single family homes and blended includes multifamily homes/condos and it has room for growth. Committee members talked about some open spaces for development not being used on Merced St. and would like to see something other

than industrial there. They also discussed the creeks and how to be intentional with development around those areas.

Flooding around the city was also discussed as an issue and committee members expressed that they would like to see more elaborate water waste plans that can allow the water to go places such as parks.

Additionally, committee members asked about the parking situation after development and staff explained that corridors may alleviate this issue and encourage walking and the use of public transportation.

Lastly, the structure for the Community Design workshop was explained.

Future meetings:

- Next steering committee meeting September 28<sup>th</sup>
- Community Design Workshop June 29<sup>th</sup>
- EJ Workshop September

## **FOLLOW-UP REPORTS**

None

## **FUTURE AGENDA ITEMS**

- I. Environmental Justice Workshop
- II. Climate Action Plan

## **ADJOURNMENT**

Monica adjourned the meeting.

Engagement Activity	Summary
<p>January 20<sup>th</sup>, 2022: <b>Existing Conditions/Working Group Kick-off</b></p>	<ul style="list-style-type: none"> <li>• Online webinar, over 90 participants</li> <li>• 1<sup>st</sup> part included presentation reviewing existing conditions and breakdown of working group topics. 2<sup>nd</sup> part - meeting was split into 3 breakout groups (Built Environment, Socioeconomic Systems, Natural Systems), one for every working group. Participants had the opportunity to choose one group or to visit all three. Facilitators asked 3 questions- <i>What stood out to you? What's something you want to change? What other information would you want?</i></li> <li>• Meeting notes: <a href="#">Existing Conditions Breakout Notes</a></li> </ul>
<p>February 2022: <b>Working Group Meetings</b></p>	<p><b>Built Environment:</b></p> <ul style="list-style-type: none"> <li>• Online meeting, 40+ participants</li> <li>• Meeting served as an introduction to the General Plan Update process. Breakout groups explored challenges and opportunities related to housing &amp; land use.</li> <li>• Meeting notes: <a href="#">Built Environment Meeting #1</a></li> </ul>
<p>March 2022: <b>Working Group Meetings</b></p>	<p><b>Built Environment:</b></p> <ul style="list-style-type: none"> <li>• Online meeting, 20+ participants</li> <li>• The meeting presentation focused on our current Housing goals, as well as a policy scan review. Breakout groups explored current housing priorities, policy changes, as well as missing topics.</li> <li>• Meeting notes: <a href="#">Built Environment Meeting #2</a></li> </ul> <p><b>Socioeconomic Systems:</b></p> <ul style="list-style-type: none"> <li>• Online meeting, 15+ participants</li> <li>• The meeting presentation included a short intro to the General Plan Update and engagement structure, as well as the topics included in the Socioeconomic Systems pillar. Breakout groups explored current Economic Development and Health/Environmental Justice goals.</li> <li>• Meeting notes: <a href="#">Socioeconomic Systems Meeting #1</a></li> </ul> <p><b>Natural Systems:</b></p> <ul style="list-style-type: none"> <li>• Online meeting, 10+ participants</li> <li>• The meeting presentation included a short intro to the General Plan Update and an intro to the Climate Action Plan and its connection to the Environmental Justice Element, as well as a review of the Salinas greenhouse gas emissions inventory. Group discussion was focused on areas of interest and questions related to the GHG inventory.</li> <li>• Meeting notes: <a href="#">Natural Systems Meeting #1</a></li> </ul>
<p>April 2022: <b>Working Group Meetings</b></p>	<p><b>Built Environment:</b></p>

	<ul style="list-style-type: none"> <li>• In person meeting at El Gabilan Library, 10+ participants</li> <li>• The meeting presentation focused on our current Circulation Element goals. Group discussion explored current challenges and opportunities.</li> <li>• Meeting notes: <a href="#">Built Environment Meeting #3</a></li> </ul> <p><b>Socioeconomic Systems:</b></p> <ul style="list-style-type: none"> <li>• In person meeting at El Gabilan Library, 15+ participants</li> <li>• The meeting presentation included a review of Economic Development goals discussed in the previous meeting and an introduction to the Environmental Justice Element. Group discussion was focused on potential Environmental Justice goals and policies.</li> <li>• Meeting notes: <a href="#">Socioeconomic Systems Meeting #2</a></li> </ul> <p><b>Natural Systems:</b></p> <ul style="list-style-type: none"> <li>• In person meeting at El Gabilan Library, 10+ participants</li> <li>• The meeting presentation focused on water and water governance, as well as some discussion pertaining to agriculture and pesticides.</li> <li>• Meeting notes: <a href="#">Natural Systems Meeting #2</a></li> </ul>
<p>April 28<sup>th</sup>, 2022: <b>Climate Action Plan Webinar</b></p>	<ul style="list-style-type: none"> <li>• Online webinar, 25+ participants</li> <li>• The first part of the meeting was a presentation led by consultants from PlaceWorks and served as an introduction to the City’s first Climate Action Plan and the current Vulnerability Assessment. The small group discussions focused on the different strategies residents can help reduce emissions in their daily lives.</li> <li>• Meeting summary: <a href="#">CAP Summary</a></li> </ul>
<p>June 29<sup>th</sup>, 2022: <b>Community Design Webinar</b></p>	<ul style="list-style-type: none"> <li>• Online webinar, 60+ participants</li> <li>• Webinar presentation focused on Community Design and its importance, the shift from traditional Land Use designations to Place Types as well as Street Types. The webinar included polling, a Q&amp;A portion, and raffle prizes for 3 lucky participants.</li> <li>• <a href="#">Comments and Poll Results</a></li> </ul>
<p>September 28<sup>th</sup> &amp; 29<sup>th</sup>, 2022: <b>Environmental Justice Workshops</b></p>	<ul style="list-style-type: none"> <li>• In person workshops, 35+ participants</li> <li>• 2 workshops- one in English, one in Spanish.</li> <li>• Workshops explored the City’s current EJ challenges related to pollution, water quality, and housing. The breakout portion of the meeting served as a brainstorm session to discuss community solutions.</li> <li>• <a href="#">Breakout Group Notes</a></li> </ul>





# 2022 Draft City of Salinas General Plan Annual Progress Report



**Presented to Salinas City Council March, 2023**

**Accepted by Resolution #**

## Table of Contents

1. Introduction
  - Purpose and Summary
  - General Plan Background
  - Coordination with Partner Agencies
  - Visión Salinas 2040 General Plan Update
2. Status of General Plan Implementation Efforts

### 1. Introduction

#### *Purpose and Summary*

California Government Code 65400 requires cities and counties to submit an Annual Progress Report (APR) on the status of the General Plan and implementation progress to their legislative bodies, the State Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year. The APR for 2021 was submitted on March 28, 2022.

The City made significant accomplishments related to its General Plan in 2022. Revitalization efforts in the downtown core continued with the approval of the transfer of properties to the City at the Intermodal Transit Center (ITC) for potential redevelopment, and the updating of the Downtown Memorandum of Understanding between the City and County of Monterey to support parking consolidation. The City selected consultants for a new Hebrón Family Center and major park improvements, as well as procured additional maintenance and upgraded services. Major investments were also made in pedestrian safety, with the City awarding a \$4.5 million dollar contract for sidewalk repairs citywide. Salinas also received a \$3.4 million dollar Intervention and Prevention Grant to fund multiple community-based youth programs. These accomplishments and more are detailed in Section 2. Status of General Plan Implementation Efforts below.

While the Housing Element is the subject of its own Annual Progress Report, housing is one of the City's top priorities, and a summary of General Plan efforts would be incomplete without some description of housing progress. In the past year, Salinas became the first Central Coast city to submit an application to the Prohousing Designation Program, released pre-approved plans for Accessory Dwelling Units, and is one of ten California jurisdictions awarded a Family Homelessness Challenge Grant.

## *General Plan Background*

The City's [existing General Plan](#) was adopted in 2002 and contains eight (8) Elements: Land Use, Community Design, Housing (updated in 2015), Conservation/Open Space, Circulation, Safety, Noise, and Economic Development (adopted in 2017). In several ways this General Plan was ahead of its time, with a vision that called for a compact city form, high quality mixed use and infill development, and preservation of agricultural land. Still, much has changed in Salinas since the Plan was initiated in 1998. Salinas is acutely impacted by the statewide housing crisis and its population is projected to continue to grow for several decades. New state laws have also significantly altered the planning landscape. These legislative changes are focused primarily on increasing housing production and addressing climate change through reducing greenhouse gas emissions and developing adaptation measures. Several of the most important recent changes that the General Plan should consider or will have to directly address are summarized below:

- AB 32 (2006) - the Global Warming Solutions Act of 2006 required the California Air Resources Board (CARB) to develop a Scoping Plan to reduce greenhouse gas emissions (GHG) to 1990 levels by 2000. Subsequent Scoping Plans have added reduction targets of 40 percent from 1990 levels by 2030 and 80 percent below 1985 levels by 2045.
- AB 1358 (2008) – the Complete Streets Act of 2008 requires cities and counties to modify their circulation elements to plan for a balanced, multimodal transportation network that meets all users' needs for safe and convenient travel.
- SB 743 (2013) - removes automobile delay and congestion (level of service) as basis for determining significant transportation impacts under the California Environmental Quality Act (CEQA).
- SB 379 (2015) - requires general plan safety elements to include a climate change vulnerability assessment and address adaptation.
- SB 1000 (2016) - requires the creation of an environmental justice element to reduce the unique or compounded health risks in disadvantaged communities.
- AB 686 (2018) – requires jurisdictions to affirmatively further fair housing and adds new requirements for Housing Elements.
- SB 330 (2019) – the Housing Crisis Act created procedural protections for large housing developments, including limiting certain fee increases, the number of hearings that can be held, and downzoning.
- AB 68 (2019) - this bill allows for an Accessory Dwelling Unit (ADU) and junior ADU where certain criteria are met, prohibits minimum lot sizes for ADU, and identifies opportunities for ADUs in multifamily buildings where building standards are met.
- AB 671 (2019) - requires local governments to include plans to incentivize and promote affordable ADUs in their housing elements.

- SB 6 (2019) - requires local governments preparing a housing element on or after January 1, 2021, to submit an inventory of land suitable for residential development.
- SB 9 (2021) – Allows for two duplex housing units where one housing unit was allowed before and waives discretionary review and public hearings for these developments. A proposed project cannot result in the demolition or alteration of a building that currently has a tenant or has had a tenant in the last three years.
- SB 10 (2021) – Creates a voluntary process for local governments to pass ordinances prior to January 1, 2029, to zone any parcel for up to ten (10) residential units if located in transit rich areas and urban infill sites.

Through the General Plan Update the City can address these and other legislative changes and chart a resilient vision for housing the entire community, creating a sustainable future, and equitable recovery from the pandemic.

#### *Visión Salinas 2040*

The City launched the General Plan Update, *Visión Salinas 2040*, which will also include a new Environmental Justice Element and the City's first Climate Action Plan (CAP), in the summer of 2021. Engagement continued in 2022 with workshops, meetings, webinars, pop-ups, surveys, and other activities. All events/materials had interpretation/Spanish translations. Specific events included:

- Existing Conditions Workshop/Working Group Kickoff – Online webinar/workshop presenting existing conditions and working group topics before splitting into breakout groups.
- Working Group Meetings – Seven online and in-person General Plan topic-specific meetings with residents and topic experts.
- CAP Workshop – Kick-off activity for the Climate Action Plan, this webinar/workshop discussed the community's greenhouse gas emissions and areas/populations most vulnerable to climate change impacts.
- Community Design Workshop – This webinar focused on the proposed shift from traditional land use and street classifications to more form/place-based options.
- Transportation Survey – Nearly 400 respondents completed this survey on top transportation challenges and priorities in Salinas.
- Environmental Justice Workshops – The City held two in-person workshops for their first Environmental Justice Element, one led in English, one in Spanish (both had interpretation options).

- Farmworker Outreach – The City is partnering with the Center for Community Advocacy (CCA) to increase the grassroots reach of General Plan engagement, particularly to the farmworker community. In 2022, CCA made two outreach visits to local farm fields, and recruited 10 General Plan ambassadors.

*Coordination with Regional Planning Efforts*

In addition to Visión Salinas 2040, in 2022 the City worked with partner organizations on multiple regional planning efforts, including:

- Monterey-Salinas Transit’s (MST) Transit Oriented Development (TOD) Study – the Community Development and Public Works Departments are collaborating with MST and other jurisdictions on a grant to study the potential for TOD along possible Bus Rapid Transit Corridors. Staff helped review the initial grant application, refined study areas, provided background information, and continues to participate in meetings to develop the final study.
- Draft 6<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA) Methodology - The City worked closely with AMBAG and housing partners on the draft Methodology, successfully advocating for equity as core component.
- Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). The Fire Department led coordination with the Monterey County Office of Emergency Services (OES) on the MJHMP update, which also included Administration, Public Works, and Community Development. This update, adopted in 2022, includes vulnerability analysis for climate change hazards, new Salinas-specific climate problem statements, and climate adaptation actions.

**2. Status of General Plan Implementation Efforts**

2022		
Element	Projects and Accomplishments	Implemented Goals/Polices
Land Use /Community Design	<ul style="list-style-type: none"> <li>• City Council approved the transfer of properties from the Transportation Agency for Monterey County (TAMC) at the Intermodal Transportation Center (ITC). The transfer was completed in December, 2022. Next, city staff will prepare a Master Plan that may include Transit Oriented Development (TOD).</li> <li>• The City and County of Monterey updated their Downtown Memorandum of Understanding (MOU) in March, 2022, focusing on housing, safety, and mobility in the downtown, along with planning and assessing the feasibility of a government center parking facility.</li> </ul>	<p><b>Goal-LU-1:</b> Develop a balanced land use pattern that provides a wide range of jobs, housing, shopping, services, and recreation.</p> <p><b>Policy-LU-1.2:</b> provide a plan for land uses that includes the capacity to accommodate</p>

2022		
Element	Projects and Accomplishments	Implemented Goals/Polices
	<ul style="list-style-type: none"> <li>The City continues upzoning opportunity sites to mixed-use and higher density housing designations via an SB-2 grant ahead of the General Plan Update. These sites are on or near major transit corridors and opportunity sites, including downtown and the ITC, and along East Alisal and North Main Streets. All SB-2 rezones are expected to be complete in 2023.</li> <li>Created draft Place Types to replace current land use designations in the General Plan Update. These increase the areas designated for mixed use and allow for more housing density, especially along major corridors.</li> <li>In April 2022, Caltrans awarded City \$4M; \$1.87M from the Clean California State Beautification Program and \$2.15M from the Local Grant Program to further address Alisal community's short-term goals of appearance, cleanliness, and safety/infrastructure along Alisal Street Corridor. Improvements include public art, banners, signage, trees, and pedestrian amenities.</li> <li>City staff released a Request for Proposal (RFP) in October seeking a consultant team to create an Alisal District Identity Master Plan.</li> <li>In November 2022, the City and County of Monterey entered into the Alisal MOU focused on 1) master planning the development of City and County -owned property, with a primary focus on affordable housing, 2) establishing a trail network connecting City and County facilities and amenities, and 3) the expansion of health and mental health services in the Alisal.</li> <li>Relocated the Sun Street Transfer Station to Madison Lane, removing a waste transfer facility from the center of the city and opening up the area for long-term redevelopment.</li> <li>Started an Urban Forestry Master Plan</li> <li>Over 4,600 permits (commercial, residential, etc.) issued and 13,799 building inspections conducted.</li> </ul>	<p>growth projected for 2020 and beyond.</p> <p><b>Goal-CD-1:</b> Create and preserve a positive community image and identity.</p> <p><b>Policy-CD-1.4:</b> Use landscaping, design schemes, and signing to improve the image and distinct identity of the city, its neighborhoods, and its major gateways.</p> <p><b>Goal- CD-3:</b> Create a community that promotes a pedestrian-friendly, livable environment.</p> <p><b>Policy-CD-3.5:</b> Promote high-density residential development and mixed-use in the Central City.</p> <p><b>Policy- CD-3.8:</b> Promote the use of alternative modes of transportation, including bus, rial, bicycling and walking.</p>
Housing	See 2022 Housing Element Annual Progress Report	
Conservation/ Open Space	<ul style="list-style-type: none"> <li>Selected design consultants for Hebron Family Center Revitalization Project and the Park Revitalization and Improvement Projects.</li> </ul>	<b>Goal-COS-7:</b> Provide, develop, and maintain ample park and

2022		
Element	Projects and Accomplishments	Implemented Goals/Polices
	<ul style="list-style-type: none"> <li>• Make A Difference Day October 2022 hosted hundreds of volunteers for clean-ups at Azahel Cruz Park, Laurel Heights Park and Cesar Chavez Park.</li> <li>• Earth Day April 2022 drew hundreds of volunteers to remove invasive growth from the grove of trees in Sherwood Park.</li> <li>• Camp Amor Salinas hosted 35 high school aged volunteers for one week to clean the stage and picnic tables as well as repaint the trash cans at Sherwood Park.</li> <li>• The City released a Request for Qualifications and selected consultants for Project and Construction Management for a series of projects including, Closter Park Improvements, Cesar Chavez Trail, El Gabilan Play Lot and new inclusive Playgrounds at Northgate and Williams Ranch parks.</li> <li>• The City entered into contracts with Jet Mulch and two playground manufacturers for resurfacing and repairs citywide.</li> <li>• In May 2022, the Salinas City Council approved a Services Agreement with McLaughlin for the painting of Recreation Facilities (Breadbox, El Dorado, Closter). In addition, painting, new flooring, and HVAC repairs are underway at the Salinas Aquatic Center. HVAC repairs/replacements are also underway at the El Dorado Park Community Center.</li> </ul>	<p>recreational facilities that offer a variety of recreational activities.</p> <p><b>Policy- COS-7.8:</b> While supporting the development of private recreational facilities, ensure that the supply and maintenance of public parks and recreational opportunities is adequate to ensure permanent availability of parks and recreational facilities for use by the entire community.</p>
Circulation	<ul style="list-style-type: none"> <li>• Awarded a contract for sidewalk repairs citywide for \$4.5 million, including \$3.7 million in ARPA funds.</li> <li>• Constructed Safe Routes to School improvements at Bardin Elementary, to be completed in early 2023.</li> <li>• Completed a \$900,000 chip seal project repairing roads.</li> <li>• Working with Monterey-Salinas Transit (MST) on a grant to study regional Transit Oriented Development (TOD), including the Alisal Street Corridor. Staff has worked with MST throughout, including reviewing the application, refining the study area, and providing background information.</li> </ul>	<p><b>Goal C-1:</b> provide and maintain a circulation system that meets the current and future needs of the community.</p> <p><b>Goal-C-2:</b> Work with other local and regional agencies to develop regional transit and transportation systems.</p> <p><b>Goal-C-3:</b> Promote an efficient public transportation network.</p>



2022		
Element	Projects and Accomplishments	Implemented Goals/Polices
	<ul style="list-style-type: none"> <li>Accepted the Safe Routes to School Plan as a strategic planning document in December 2022. This document describes community identified-needs and recommendations to support walking, cycling, carpooling, and safety measures for 45 schools in Salinas.</li> <li>Updated the 2019 Greenhouse Gas Inventory with origin-destination VMT data to establish a baseline for the Climate Action Plan. Conducted the first Climate Action Plan Workshop in May 2022.</li> <li>Conducted a Transportation Needs survey for the General Plan Update that received nearly 400 responses.</li> </ul>	<p><b>Goal C-4:</b> Provide an extensive, safe public bicycle network that provides on-street as well as off-street facilities.</p> <p><b>Goal C-5:</b> Provide safe routes to school, work, shopping, and recreation for pedestrians.</p> <p><b>Policy-C-5.1:</b> Increase availability of safe and well-maintained sidewalks in all areas of the City.</p>
Safety	<ul style="list-style-type: none"> <li>Started the preparation of a Salinas Fire Department Master Plan.</li> <li>Hosted and organized the first annual Salinas March for Peace in the Alisal, drawing hundreds of residents. <ul style="list-style-type: none"> <li>Received a 3.4 million Dollar California Violence Intervention and Prevention Grant that will fund: <ul style="list-style-type: none"> <li>Salinas Police Department Juvenile Diversion program and a new Community Outreach Team to include a Sergeant, four officers, and a part-time analyst.</li> <li>Rancho Cielo: Tiny Home construction training program.</li> <li>Partners for Peace: Parent Education and youth mentoring.</li> <li>Natividad Foundation: Hospital-based violence intervention program.</li> </ul> </li> </ul> </li> <li>Continued to convene the Community Alliance for Safety and Peace maintaining a broad network of violence prevention and intervention partners to operationalize the strategic plan on Violence Prevention.</li> <li>Managing the development and implementation of the \$300,000 Prevention and Wellness Grant.</li> </ul>	<p><b>Goal S-1:</b> Continue to play a central role in the creation and maintenance of a community that resolves its problems in non-violent ways.</p> <p><b>Policy S-1.3:</b> Support the development and operation of community centers and recreational facilities as a pre-emptive strategy to reduce youth related crime.</p> <p><b>Goal S-5:</b> Improve the community's ability to respond effectively to natural and human-caused emergencies.</p>

2022		
Element	Projects and Accomplishments	Implemented Goals/Polices
	<ul style="list-style-type: none"> <li>Partnered with the County to adopt an updated Multijurisdictional Hazard Mitigation Plan in September 2022.</li> <li>Funding has been allocated for deferred maintenance at all City fire stations and projects are being initiated as staff and oversight resources allow.</li> </ul>	<p><b>Policy S-5.1:</b> Regularly update and use the City of Salinas Multihazard Emergency Plan for disaster planning, public education and guidance in responding to emergencies.</p> <p><b>Goal-LU-4:</b> Provide effective and responsive fire protection and emergency response service.</p> <p><b>Policy-LU-4.1:</b> Provide an effective and responsive level of fire protection, public education and emergency response service (including facilities, personnel, and equipment, through the Salinas Fire Department.</p>
Economic Development	<ul style="list-style-type: none"> <li>Supported Blue Zones and Sustainable Salinas in doing monthly volunteer clean-ups in Natividad Creek Park, the Alisal business corridor, Santa Rita Park and old town Salinas.</li> <li>The Small Business Hotline has received 136 calls and 96 emails in 2022 from businesses. The Business Navigator has assisted business owners and entrepreneurs with acquiring and renewing business licenses, permitting, referrals to small business support organizations and the promotion of workshops and financial opportunities.</li> <li>Continue to convene Small Business and Economic Recovery Taskforce quarterly to coordinate and partner with Salinas Business Community Organizations to provide training and financial support for small businesses and entrepreneurs.</li> </ul>	<p><b>Goal ED-QL-2</b> – Narrow social and economic disparities in the City of Salinas to foster a more inclusive community rich with diversity, social cohesion, civic engagement, and sense of belonging.</p> <p><b>Goal ED-RET-1.1:</b> Enhance retail, entertainment, and</p>

2022		
Element	Projects and Accomplishments	Implemented Goals/Polices
	<ul style="list-style-type: none"> <li>• In October 2022, launched social media and Technology Grant Program to assist businesses with marketing and efficiently operating their business.</li> <li>• In December 2022, launched Downtown Outdoor Dining Program and the Outdoor Dining Forgivable Loan Program to assist downtown eateries with investing in quality outdoor furniture that complements and enhances Downtown revitalization improvements.</li> <li>• City Council approved the Annual Public Arts Plan in March of 2022 funding \$5,000 for matching public art event grants and \$1,000 for marketing and outreach of grant and other Public Art Commission (PAC) support. Grant Request For Proposals (RFP) released in October.</li> <li>• Started an Agriculture Economic Study to develop General Plan Update policy recommendations to support the future of the agriculture industry in Salinas.</li> <li>• Completed EIFD Feasibility Analysis to fund infrastructure improvements required for the future development of the Salinas Ag Industrial Center.</li> </ul>	<p>tourism opportunities throughout the City.</p> <p><b>Policy RET 1.2</b> – Undertake an aggressive marketing program to change the misperception and false image of Salinas as being an unsafe place to visit, live and work.</p> <p><b>Goal ED-EBG-2</b> – Ensure that existing businesses have access to the resources and services they need to prosper and expand in Salinas.</p>

# Assets and Challenges

## **Built Environment**

### **Land Use**

#### Assets

- Two approved Specific Plans for the Future Growth Area north of Boronda Road for over 8,200 housing units, new parks and schools, and mixed-use/commercial space.
- Strong retail corridors and centers, including North and South Main Street, the Alisal, Auto Center, Northridge Mall, and Davis Road.
- Underutilized commercial lots with potential for mixed-use development.

#### Challenges

- Balancing competing needs for additional space (housing, parks, businesses, culture etc.)
- There are very few viable vacant lots along major streets or in neighborhoods for infill development. Many of those that exist have additional challenges, such as flood risks, difficult terrain, or environmental concerns.
- Most existing development is limited to a single use in one- or two-story buildings, making it challenging to provide room for all in a growing city.

## **Housing**

#### Assets

- In 2019, Salinas adopted an ordinance to encourage ADU construction by waiving development impact fees for a five-year period and in 2022 Salinas established pre-approved plan sets for detached ADUs.
- The city manages millions of dollars in federal housing grants annually (e.g., CDBG, ESG, HOME) and actively pursues State and other funding sources, such as Project Homekey and California Emergency Solutions Grants to support housing.
- \$15.6 million COVID-19 Emergency Rental Assistance Program that has assisted approximately 1,500 households.
- Relationships with quality non-profit developers, such as CHISPA, MidPen Housing, and the Monterey County Housing Authority HDC.

#### Challenges

- Housing production and income growth have not kept pace with population growth. Salinas' overall vacancy rate is 3.2%.
- Need to plan for 6,674 new units for the 6<sup>th</sup> Cycle Housing Element period (2023-2031)
- Many renters (54%) and homeowners (31.4%) face housing cost burden.
- High housing cost contributes to overcrowding and homelessness.
- Rising construction costs are an obstacle to new housing.

## **Circulation**

### Assets

- Monterey Salinas Transit (MST) provides public transit services in Salinas and the Monterey Bay area.
- The Salinas Intermodal Transportation Center offers the only Amtrak rail services in Monterey County and is walking distance to the MST bus station and downtown employment centers.
- Salinas has a traffic mitigation impact fee that distributes the cost of transportation across new developments.
- Completed in 2021, the Downtown Complete Streets project on West Alisal Street (from Blanco Street to Front Street), creates a safer multimodal street.

### Challenges

- Safety for all roadway users, especially non-motorists within the HIN.
- Lack of traffic signal synchronization results in less efficient roadways.
- Difficulty maintaining and modernizing infrastructure for a rapidly growing population.
- Overcrowding results in limited street parking in neighborhoods.

## ***Environment and Sustainability***

### **Conservation & Open Space**

#### Assets

- The City of Salinas has 52 park sites and numerous open space parcels.
- The City of Salinas was awarded funding for a new Hebbbron Family Center, and the renovation of Closter Park, a park identified as the highest priority based on a facility needs assessment.
- In partnership with the city, the Big Sur Land Trust acquired property in Carr Lake with plans to turn it into a central park with the engagement of residents at the center of the planning process.

#### Challenges

- Parks are heavily used by the community and many parks need significant maintenance and repairs.
- Equity in parks access is an ongoing challenge.
- Lack of a true urban plaza for civic and cultural events.

## **Sustainability**

### Assets

- There is potential for more walking, biking, and transit ridership.
- Salinas' relatively compact urban form in downtown lends itself to supporting active transportation.
- Salinas youth are interested in climate change.

### Challenges

- Reducing passenger vehicle emissions (vehicle emissions are Salinas' largest contributor to GHG)
- Increasing diversion of organic waste
- Vulnerability of disadvantaged communities to adverse impacts of climate change, such as more extreme heat days

## **Agriculture**

### Assets

- Salinas is surrounded by important farmland and is the historical home to many large ag companies and processing facilities.
- The area has a burgeoning Agriculture Technology (AgTech) industry.

### Challenges

- Determining what the future of the industry looks like in Salinas, as traditional growing takes on an increasingly smaller footprint within the city.
- Increasing agriculture related jobs with higher pay and ensuring that residents have the education/training to fill them.
- Contending with increasing droughts and water shortages.

## ***Socioeconomic Systems***

### **Economic Development**

#### Assets

- Salinas is the regional hub for goods movement via highway, train, and plane access.
- The Salinas Valley is the world's premier agricultural regions, with an estimated economic impact of over \$8 billion per year.
- Salinas supports small businesses, particularly in the growing AgTech industry.
- There is a strong and growing retail scene, most notably the Northridge Mall, the Alisal, and Main Street.
- Future growth areas include retail and business locations

#### Challenges

- It can be difficult to start or expand a business, especially for new small businesses.

- Diversification of industry, improved workforce development and education, and the creation of higher-paying jobs is needed to combat low median incomes relative to Monterey County and State averages.
- Modernizing transportation and sewer infrastructure and existing facilities to support business retention

## **Environmental Justice**

### Assets

- The Salinas General Plan Update will include the city's first Environmental Justice Element, which will focus on understanding and addressing environmental injustices in the community.
- City Council has allocated funds to support a healthier and safer Salinas.
- Local volunteer groups, such as Communities for Sustainable Monterey County, are working together towards a more environmentally sustainable Salinas through community education and action.

### Challenges

- Access to healthy food is not feasible for all residents, especially those who live on the perimeter of the city and are over ½ mile from grocery stores.
- Pesticide exposure and pollution burden are high in the city.

## **Public Safety**

### Assets

- Overall crime has decreased in Salinas over the past several decades.
- There are six Fire Department stations, a Police Department station, the Monterey County Sheriff's Department Headquarters, and Highway Patrol located in the city boundary.
- The City of Salinas and SPD are dedicated to community building and host events such as, Coffee with a Cop and the National Night Out.
- CASP and the City of Salinas are working towards addressing and reducing youth violence through partnerships, interventions, and events to hear from youth, like the "My Life Story" conference.

### Challenges

- Salinas Police Department faces ongoing staffing concerns.
- Salinas' 2021 crime rate was approximately five times that of Monterey City.

## **Arts, Culture and Youth**

### Assets

- The city has pursued several initiatives to support local art, including the Public Art Program Ordinance, the Public Art Master Plan, and the Public Art Plan Grant.
- Salinas has a diverse group of visual and performing art organizations.
- The city is home to many public murals as well as arts and cultural events for residents and visitors.
- There are several historic buildings throughout the city.

## Challenges

- There is limited access to space for visual and performing arts organizations to practice.
- Funding and support for local artists is also limited.
- More work can be done to preserve and celebrate historic structures in the city.



## Visión Salinas 2040 General Plan Structure/Organization

### General Plan

#### Introduction

- > Pillars
  - > Pillar vision
  - > Elements
    - > Assets and Challenges
    - > Goals
    - > Policies
    - \_> Action Matrix

**Vision:** Salinas believes that an inclusive, diverse, and welcoming environment is essential to developing and sustaining a livable City, which is working as a community to ensure that all members have equitable access to opportunities to advance their well-being regardless of their circumstances.

**Core Value:** An Inclusive, Diverse and Welcoming City where all Persons can Thrive.

### Pillars:

1. Built Environment
2. Environment and Sustainability
3. Socioeconomic Systems

### Elements:

1. Land Use
2. Community Design
3. Circulation
4. Noise
5. Conservation & Open Space
6. Environmental Safety
7. Health and Environmental Justice
8. Economic Development
9. Public Safety
10. Arts, Culture and Youth

**Pillar Organization:**

<b>Built Environment</b>	<b>Environment and Sustainability</b>	<b>Socioeconomic Systems</b>
<ul style="list-style-type: none"> <li>• Land Use</li> <li>• Community Design</li> <li>• Housing</li> <li>• Circulation</li> <li>• Noise</li> </ul>	<ul style="list-style-type: none"> <li>• Conservation &amp; Open Space</li> <li>• Environmental Safety</li> <li>• Health and Environmental Justice</li> </ul>	<ul style="list-style-type: none"> <li>• Economic Development</li> <li>• Public Safety</li> <li>• Arts, Culture and Youth</li> </ul>

**Pillar and Element Topics:**

**Built Environment**

- Land Use Element: (Example of Element Vision/Summary) *Achieve a balanced land use pattern, manage future growth, and ensure that public services and facilities are provided to meet the community's needs.*
  - Balance of Land Uses
  - Management of Future Growth
  - Infrastructure
  - Public Facilities and Services
- Community Design Element
  - Image and Identity
  - Community Preservation and Enhancement
  - Neighborhood and Corridor Revitalization
  - Community Livability
  - Urban Design
- Housing Element
  - Housing Production, Diversity and Opportunities
  - Neighborhood and Unit Maintenance and Preservation
  - Housing Assistance, Protection, and Displacement Prevention
- Circulation Element
  - Roadway System
  - Regional Transportation
  - Public Transportation

- Active Transportation Network (bicycle, pedestrian, trails)
- Noise
  - Noise and Land Use Compatibility
  - Transportation Noise
  - Non-Transportation Related Noise

### **Environment and Sustainability**

- Conservation & Open Space
  - Water Management
    - Water Supply and Quality, Water Conservation
  - Natural Resources
    - Agricultural Resources, Cultural Resources, Ecological and Biological Resources, Mineral Resources
  - Air Quality
  - Parks, Recreational Facilities and Services
  - Emission Reduction and Energy Conservation (ties to CAP)
- Environmental Safety
  - Human Activity Hazards
  - Natural Hazards
  - Hazards Response
- Health & Environmental Justice
  - Pollution Exposure and Air Quality
  - Public Facilities & Physical Activity
  - Food Access and Security
  - Safe and Sanitary Homes
  - Physical and Mental Health Services
  - Community Engagement, Improvements and Programs for DACs

### **Socioeconomic Systems**

- Economic Development
  - Industry Growth and Attraction
  - Retail, Entertainment and Tourism
  - Workforce Development & Education
  - Business Retention & Expansion
  - Innovation and Entrepreneurship
- Public Safety
  - Community Conflict Resolution & Crime Prevention
  - CPTED

- Fire and Police services
  - Police Response Alternatives
- Arts, Culture and Youth
  - Youth Leadership & Development
  - Public Art
  - Cultural Investments

## MEMORANDUM

DATE February 13, 2023  
TO Lisa Brinton and Jonathan Moore  
City of Salinas, Community Development Department  
FROM Charlie Knox and Erika Lindstrom  
SUBJECT General Plan Policy Gaps and Staff Input

This memorandum describes policy gaps in the existing Salinas General Plan. The policy gap analysis is based on a review of recent State legislative updates, the State’s 2017 General Plan Guidelines<sup>1</sup>, and input from City staff. This memo does not outline policy gaps related to recent State housing bills, as the Housing Element update will be a separate City planning effort.

## State Legislation

### COMPLETE STREETS ACT (AB 1358, 2008)

- **Summary:** This bill requires cities and counties to modify the transportation and circulation element of their general plan to plan for a balanced, multimodal transportation network (i.e., “complete streets”) that meets all users’ needs for safe and convenient travel in a manner that is suitable to the local context. Any revision of a general plan transportation element triggers AB 1358’s requirements.
- **Recommendation:** The Salinas General Plan currently does not contain goals or policies that explicitly call for a complete and balanced multimodal transportation network. However, related policies are incorporated into the existing Chinatown Revitalization Plan and the Alisal Vibrancy Plan. Consider integrating these and/or similar policies into the updated General Plan.

### TRANSPORTATION IMPACTS (SB 743, 2013)

- **Summary:** This bill creates streamlining provisions and exemptions for transit-oriented development (TOD) infill projects. SB 743 also replaces Level of Service (LOS) with Vehicle Miles Traveled (VMT) as the appropriate metric for evaluating project-specific transportation impacts. In 2018, the Office of Planning Research (OPR) issued a Technical Advisory on Evaluating Transportation Impacts in

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<sup>1</sup> The guidelines outline the statutory requirements for general plans, provide recommended content and policy language, and provide resources and templates to assist local agencies with the general plan update process. These guidelines were updated in 2017 and therefore do not reflect legislation that has subsequently been passed. The policy recommendations in the guidelines focus on key themes that include economics, healthy communities, and equitable opportunities.

California Environmental Quality Act (CEQA) documentation, which includes recommendations for VMT assessment, thresholds of significance, and mitigation measures. Mandatory use of the new VMT metric under the CEQA Guidelines by all Lead Agencies went into effect on July 1, 2020.

- **Recommendation:** Shift from LOS to VMT to comply with SB 743. The City can still incorporate LOS to evaluate traffic flow and safety but may choose to not identify or consider a lower average delay standard (rather than LOS D). Any policy changes related to LOS and VMT will likely require public education and outreach.

### **PARKING CASH OUT (AB 2109, 1992; AB 2206, 2022)**

- **Summary:** AB 2109, passed in 1992, requires employers with 50 or more employees to offer their employees a “parking cash out” (i.e., subsidy) benefit and program to reduce single-occupancy vehicle commuting. In an effort to make the 1992 law easier for employers to implement, AB 2206 (2022) updates the definitions of “employer,” “parking cash-out program,” and “parking subsidy;” imposes additional administrative requirements for employers; and identifies specified duties of the State Air Resources Board.
- **Recommendation:** Consider incorporating “parking cash-out” policies as a method to reduce single-occupancy vehicle commuting.

### **ZERO-EMISSION VEHICLE AUTHORITY (SB 551, 2021)**

- **Summary:** This bill establishes the California Zero-Emission Vehicle Authority to coordinate activities among State agencies to advance zero-emission vehicle infrastructure deployment and ensure compliance with Governor Gavin Newsom’s executive order that 100 percent of cars and passenger trucks be zero-emission by 2035 and 100 percent of medium- and heavy-duty vehicles be zero-emission by 2045.
- **Recommendation:** Consider incorporating policies to plan for increased infrastructure needs to accommodate zero-emission passenger vehicles and medium/heavy-duty vehicles by 2035 and 2045, respectively.

### **LOCAL HAZARD MITIGATION PLAN INTEGRATION (AB 2140, 2006)**

- **Summary:** This bill allows jurisdictions to adopt local hazard mitigation plans (LHMPs) into the health and safety element of their general plans to be considered for part or all of their local-share costs on eligible Public Assistance funding provided through the California Disaster Assistance Action (CDAA) program.
- **Recommendation:** While AB 2140 is not a requirement, it is an optional incentive to increase city and county resilience in the face of natural disasters. Salinas is part of the multi-jurisdictional hazard mitigation plan for the County of Monterey<sup>2</sup>, which was completed in 2022. For multi-jurisdiction

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<sup>2</sup> Accessible here: <https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/office-of-emergency-services/hazard-mitigation>

LHMPs, each county and city subject to the LHMP must adopt or annex the LHMP into its general plan safety element.

### **CLIMATE CHANGE ADAPTATION (SB 379, 2015)**

- **Summary:** This bill requires the safety elements of general plans to be reviewed and updated to include climate adaptation and resilience strategies. The review and update must include a vulnerability assessment with a set of adaptation and resilience goals, policies, objectives, and implementation measures.
- **Recommendation:** The current Salinas General Plan does not address climate change or resilience. The safety element update should include climate adaptation and resilience strategies as well as a vulnerability assessment.

### **FIRE, FLOOD, AND ADAPTATION SAFETY ELEMENT UPDATES (SB 1035, 2018)**

- **Summary:** This bill clarifies that a review and any necessary revisions to safety elements to address fire hazards, flood hazards, and climate adaptation and resilience strategies all must occur upon each revision to a housing element or LHMP. In the absence of those triggers, a safety element review, and any needed updates to address these topics, including adding any new information or appropriate climate adaptation and resilience policies, must occur no less than once every eight years.
- **Recommendation:** The safety element was last updated in 2002 and will be updated either as part of the general plan update, or with the upcoming update to the housing element. The updated safety element should address the required topic areas discussed above.

### **WILDFIRE SMOKE CLEAN AIR CENTERS FOR VULNERABLE POPULATIONS INCENTIVE PILOT PROGRAM (AB 836, 2019)**

- **Summary:** This bill creates the Wildfire Smoke Clean Air Centers for Vulnerable Populations Incentive Pilot Program, which would be administered by a State board and allow local governments to apply for grants to retrofit ventilation systems at certain public buildings to provide refuge for residents during periods of unhealthy air quality caused by excessive smoke from wildfires.
- **Recommendation:** AB 836 does not impose any direct requirements with respect to general plans. However, given that health impacts from wildfire smoke on vulnerable populations were of significant concern across California due to unprecedented fires in recent years, staff may consider including a new action in the safety element to leverage the pilot clean air center program.

### **TRIBAL CULTURAL RESOURCES (AB 52, 2014)**

- **Summary:** This bill adds “tribal cultural resources” to the specific cultural resources protected under CEQA and requires lead agencies to notify relevant tribes about development projects. It should also be noted that the State statute regarding general plan contents requires the open space

element to address “open space for tribal resources” as one of several categories of open space that must be covered in the general plan [Gov. Code § 65560(b)(6)].

- **Recommendation:** The current general plan does not contain existing policies related to tribal resources or coordination with tribes. There are no legal requirements for general plan content regarding tribal cultural resources since AB 52 is specifically focused on the CEQA process. However, the City may consider incorporating tribal coordination and/or resource policy language since early and ongoing dialogue between tribes and lead agencies is central to successful tribal consultation efforts.

## Additional Guidance

### FEDERAL VIBRATION GUIDANCE

- **Summary:** The Federal Transit Administration (FTA) provides criteria for acceptable levels of groundborne vibration based on typical human response.<sup>3</sup> A criterion of 72 VdB (vibration decibel) is used as a threshold for potentially annoying groundborne vibration from frequent train pass-by events (i.e., more than 70 events per day) at residences and places where people sleep.
- **Recommendation:** Consider including policies or implementation measures related to vibration, as the existing General Plan does not address this topic.

### GENERAL PLAN GUIDELINES

- **Summary:** To minimize the health impacts of truck traffic associated with goods movement, the guidelines recommend that truck routes be designed to minimize risk to areas with concentrations of sensitive receptors and vulnerable road users, like pedestrians and bicyclists. In addition, the guidelines recommend that goods movement facilities, like distribution centers, be located to avoid residential areas and schools.
- **Recommendation:** Consider including and/or revising existing circulation policies to specifically reference the negative health impacts of truck traffic.

## Staff Input

After a comprehensive review of current General Plan policies, Salinas staff also have recommended considering new and/or modified policies to achieve the following goals and priorities:

- Encourage and incentivize infill development, particularly for underutilized parking lots, Focus Growth areas, and recently completed Specific Plan areas, such as West Area Specific Plan, Central Area Specific Plan, Gateway Center Specific Plan, and Salinas Travel Center Specific Plan.

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<sup>3</sup> Federal Transit Administration (FTA), 2018. *Transit Noise and Vibration Impact Assessment Manual*.



- Consider where intentional increases to density can occur to be compatible with surrounding uses (e.g., along main corridor areas) and provide a smooth transition between main corridors and low-density residential neighborhoods (e.g., through encouraging missing middle housing).
- Promote the recognition and preservation of historic districts and structures.
- Address the deficiency of green space in Focus Growth areas and neighborhoods by converting vacant lots into neighborhood parks and/or promoting pocket parks where possible.
- Support water conservation and retention by establishing a minimum landscaping requirement for private lots.
- Explore a more robust program for recycling, waste collection, composting, etc.
- Improve connectivity and safety for pedestrians and cyclists throughout the city by encouraging multimodal greenway corridors, installing bike lockers, partnering with private entities to build links in the bicycle network, and continuing to require new development to contribute to the financing of street improvements, including pedestrian and bicycle facilities.
- Promote traffic safety measures, including but not limited to, limiting curb cuts, consolidating parking lots by encouraging share parking lots and/or a parking structure in-lieu fee in Community Benefit Districts, and considering a “roundabout first” policy.
- Reduce single-occupancy vehicle commuting by incentivizing Travel Demand Management, promoting teleworking, priced workplace parking, and transit subsidies, among other methods.