

FILED

Notice of Determination

MAR 20 2024

To: Office of Planning and Research **CHITL MARINA CAMACHO** From: Public Agency: City of Salinas – Community Development Department
MONTEREY COUNTY CLERK

For U.S. Mail: 2024-0060 ~~Street Address~~ **DEPUTY**
P.O. Box 3044 1400 Tenth Street
Sacramento, CA 95812-3044 Sacramento, CA 95814

Address: 65 West Alisal St.
Salinas, CA 93901
Contact: Thomas Wiles, Senior Planner
Phone: 831-758-7206

County Clerk
County of: Monterey
Address: P.O. Box 29
Salinas, CA 93902-0570

Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (If Submitted to SCH): SCH #2024010222

Project Title: General Plan Amendment 2023-001, Rezone 2023-001, Conditional Use Permit 2022-059, Resubdivision 2022-006, and Minor Modification 2022-019.

Project Applicant: CHISPA, Incorporated

Project Location (include county): City of Salinas in Monterey County. The project site is located on a 2.3-acre site at 98 Kip Drive in the Public/Semipublic (PS) Zoning District and is comprised of APN: 261-661-011-000.

Project Description The project site is located at 98 Kip Drive and includes the following applications:

1. General Plan Amendment 2023-001 (GPA 2023-001); Request to change the General Plan designation of a 0.85-acre portion of the 2.3-acre Subject Property from “Public/Semipublic” to “Residential High Density”;
2. Rezone 2023-001 (RZ 2023-001); Request to rezone the same above referenced 0.85-acre portion of the 2.3-acre Subject Property from “Public/Semipublic (PS)” to “Residential High Density (R-H-2.1)”;
3. Conditional Use Permit 2022-059 (CUP 2022-059); Request to construct a three story, 36-unit, multifamily residential 100% affordable senior housing Project. The Project consists of 36 units one (1) bedroom units including one (1) manager unit, 31 off-street parking spaces with a five (5) space (14%) parking reduction, concession and waiver requests for usable open space, density, and off-street parking and alternative means of compliance for landscaping along the east property line;
4. Resubdivision 2022-006 (RS 2022-006); Request for a parcel map (vesting tentative parcel map) to subdivide a 2.3-acre lot into two (2) lots of 1.45 and 0.85 acres each; and

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5. Minor Modification to Conditional Use Permit 1977-031 (MM 2022-019); Request to delete the terms and conditions of Conditional Use Permit 1977-031 (CUP 1977-031), from the proposed 0.85-acre lot, which currently applies the entire 2.3-acre lot.

The subject property is currently owned by Rector, Wardens, and Vestrymen of St. George's Parish and developed with an existing religious assembly use and a rectory (St. George's Episcopal Church), which was approved by Conditional Use Permit 1977-031 (CUP 1977-031).

The entire 2.3-acre subject property is currently zoned Public/Semipublic (PS). Per Zoning Code Section 37-30.390, Table 37-30.17, multi-family residential units are subject to a Conditional Use Permit (CUP) in the PS District. However, in the PS District, residential development is required to comply with the Residential Medium Density (R-M-2.9) development regulations, which only allows for one (1) unit for every 2,900 square-feet of lot area. The Applicant is requesting a General Plan Amendment (GPA) and Rezone (RZ) to change the General Plan and Zoning designations from "Public/Semipublic" to "Residential High Density" and "Residential High Density (R-H-2.1)" respectively to allow for increased residential density. The proposed GPA and RZ would be consistent with the designations of the adjacent property located to the south. Upon approval of the General Plan Amendment and Rezone, the proposed affordable senior housing Project with a 100% density bonus can be considered through the CUP process. The proposed parcel map is requested to create the 0.85-acre Project site from the remainder of the 2.3-acre site. The Minor Modification to CUP 1977-031 is requested to delete the terms and conditions of the religious assembly CUP from the proposed 0.85-acre lot. The existing Religious Assembly use would remain on the proposed 1.45-acre lot located adjacent to the west of the Project site.

This is to advise that the City of Salinas, acting as the Lead Agency, approved the above described project on March 12, 2024 and adopted an Ordinance for the Rezone on March 19, 2024, and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provision of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at:

City of Salinas Community Development Department, 65 West Alisal Street, Salinas, CA 93901 or it can be accessed electronically at currplanwebmail@ci.salinas.ca.us.

Signature (Public Agency)



Title

Senior Planner

Date March 19, 2024

Date Received for Filing and Posting at OPR: