

City of Salinas

200 Lincoln Ave., Salinas, CA 93901

www.cityofsalinas.org



Meeting Agenda

Wednesday, October 27, 2021

6:00 PM

Teleconference in accordance with
State of California Executive Order No.N-29-20 and N-35-20

General Plan Steering Committee

STEERING COMMITTEE MEMBERS

Sloan T Campi	Dennis Donohue	David Mack	Matt Ottone
Alejandro Chavez	Paul Farmer	Maria Elena Manzo	Omar Perez
Meg Clovis	Xago Juarez	John Meeks	Carissa Purnell
Jonathan De Anda	Vicente Lara	Alexis Mendez	
Dennis Donohue	Robin Lee	Jonathan Ordiano	

*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

PUBLIC NOTICE

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with Executive Order N-29-20, the public may only view the meeting online.

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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.

CALL TO ORDER

MEETING OBJECTIVES

Receive summary report of district land use meetings and community resource fair
Review draft place types

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 September 22, 2021

DISCUSSION ITEMS**Land Use**

- **Update on district meetings**
- **Update of resource fair**

Draft Place Types**FUTURE AGENDA ITEMS****Existing Conditions Report****Policy Scan****Draft Land Use Map/Designations****ADJOURNMENT**

Recording Secretary**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.

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PUBLIC NOTIFICATION

This agenda was posted on Wednesday, October 20, 2021 at the Salinas Rotunda.

Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx> and on The [Salinas Channel](#) on YouTube televised live on Channel 25 throughout week following the meeting. For the most up-to-the-minute Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at <http://tinyurl.com/salinas25>. Recent meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>.

**DRAFT MINUTES
OF THE
VISION SALINAS 2040 STEERING COMMITTEE
GENERAL PLAN UPDATE
SEPTEMBER 22, 2021**

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Jonathan de Anda, Xago Juarez, Vicente Lara, Robin lee, David Mack, John Meeks, Alexis Mendez, Omar Perez, Carissa Purnell, Meg Clovis

ABSENT: Sloan T Campi, Alejandro Chavez, Dennis Donohue, Paul Farmer, Maria Elena Manzo, Jonathan Ordiano, Matthew Ottone

STAFF: Planning manager, Lisa Brinton; Associate Planner, Monica Gurmilan; Senior Planner, Jonathan Moore

COMMENTS FROM THE PUBLIC

No public comments were received.

MEETING OBJECTIVES

- I. Receive direction on the General Plan organization options
- II. Provide updates on district land use meetings
- III. Receive direction on working group organization structure and timeline

DISCUSSION ITEMS

Meeting minutes from August 25, 2021 were approved.

John began by reviewing last meeting's discussion about the General Plan organization options. He reminded the committee of the 2 favored organization approaches. The options were narrowed to organizing by pillars, and the second option is based on organizing by element. Committee members agreed that these were still the favorite 2 options. Carissa and Robin, both established that they liked the idea of organizing it by pillars. Monica explained that conversation can continue in future meetings.

Monica proceeded to discuss updates on the District Land Use Workshops. She stated that 5 meetings have been completed and we're missing District 5. Monica explained the expected outcomes and organization of the meetings. She explained that meetings begin by discussing general thoughts about what Salinas is missing and what the community wants to see in our city. After, they talk about specific ideas that they have for their district. Monica discussed that the

focus for the meetings is to gather ideas on how to efficiently utilize our existing/ developed land. John reviewed some of the general feedback received in the Land Use Meetings. Committee and staff discussed some of the options on what to build in empty/ vacant spaces, they also provided feedback on general land use.

Monica began discussing working groups organization and timeline. She suggested using the pillars to organize/start the working groups. She continued by sharing the three pillars, which are, Built Environment, The Natural Systems, and Socioeconomic System. She suggested the idea of having meetings focusing on each pillar to help break into different groups. Monica shared the possible dates for future working group meetings.

Monica shared updates and details on our upcoming City Resource Fair for October 2nd, 2021.

FOLLOW-UP REPORTS

None

FUTURE AGENDA ITEMS

- I. Existing conditions
- II. Policy scan
- III. Draft land use map/designations

ADJOURNMENT

Alexis adjourned the meeting.

District Land Use Meeting Notes 2021 (Master)

What do you like about your Neighborhood?

District 1:

- Parks, Landscape at the costa plaza, People playing soccer in the parks
- Like two mid-shopping centers, soccer complex, high schools, elementary schools, and Creek-bridge shopping center
- Breadbox offers a lot of youth programs and a great place to come together

District 2:

- Job opportunities and youth retention
- Cesar Chavez Library
- Natividad Creek Park
- Support night activity in the area in commercial areas
- Encourage unique events like the Airshow, Hartnell Alisal campus, and Golf course in the area

District 3:

- Variety of restaurants
- Walkable/complete sidewalks
- Downtown improvements
- Bike lanes
- Pedestrian Crosswalks

District 4:

- That district 4 is the heart of Salinas/Very Cultural
- New housing/ Redevelopment that is ongoing
- Diversity of the district
- The police department

District 5:

- It's History and Culture

District 6:

- Amount of Open space(parks)
- Proximity to essential services/ Very walkable neighborhood
- Safe and Walkable Neighborhood

City Wide Meeting:

- Walkways around creek bridge
- Rich History, Santa Rita cemetery & church
- Shopping centers, Restaurants located near Creekbridge
- Neighbors

- Transitional housing/ Moongate Plaza mixed use development
- Big, matured trees on sidewalks (Tree canopies)
- Diversity
- Rich Culture all around the city
- Affordable housing for low-income seniors
- Tatum Garden
- District 5 has a sense of every district

What is in missing in our districts?

District 1:

- **Need more crosswalks that are accessible for all ages**
- Lots of potholes and unsafe sidewalks. Some of the sidewalks are destroyed in some neighborhoods. Cleaner streets in general and more trash receptacles in throughout District
- Open more art spaces such as the breadbox that are accessible to all
- Incentivize homeowners (building permits) to renovate their houses/apartments

District 2:

- More entertainment tailored toward youth
- & connectivity to promote walkability (Bike lanes and Green connections)
- Adding monuments in the Alisal (banners, public art, landmarks, Wayfinding signage)
- Improve streetlight and crosswalk infrastructure

District 3:

- Affordable housing for agriculture workers/ Higher density apartments
- Affordable Business incubators
- Improve community engagement between the city and residents.
- Welcoming sign coming into Salinas
- Roundabouts (Memorial Hospital, San Carlos St. San Miguel) Add Fruit Trees in open green spaces that will serve the community (Community Gardens)
- Joint use agreements with the local schools, this creates the opportunity for a youth council
- Farmers markets and more downtown parking

District 4:

- Better entertainment (Music venues/open spaces/Nightlife/Plazas)
- Acknowledgement of rich history through Monuments and Signage. Designation of Cultural districts
- Representatives of railroad coordination (Union Pacific)

District 5:

- Parks
- Parking
- Community Center for District 5
- More trees/Right type of trees

- Education about how to maintain those trees
- Cherokee St infrastructure
- Open spaces for children and families
- Sense of place in the city

District 6:

- Pedestrian crossing bridge
- Polices that prevent overcrowding + Traffic congestions
 - o Wider sidewalks, 4- LANE Roads
- More entertainment and Community Spaces (Community Gardens, Live music venues)

City Wide Meeting:

- Dog park
- Skate park in south Salinas
- Concert Venue for event
- Welcome sign coming into Salinas from King City
- Signage for neighborhoods
- Wayfinding Signage
- More public art
- More bike lanes that are clean and protected
- Street swept bike lanes
- Youth center for performing arts
- Safer Crosswalks (Flag system that palo alto uses)
- Better kept sidewalks
- Emt/Mental health professional response team that would aid police force to response to non-emergency calls
- Better public transportation routes that youth can access city amenities
- Highlight art/history of each individual neighborhoods
- Agtech education centers
- Economic development that pushes for job creation and brings other job industries into Salinas
- Expand into other industries other than agriculture; Businesses that can retain educated youth in Salinas
- Broadband infrastructure for small businesses
- Allow for short- term rentals in the city (Airbnb)
- Missing Middle Housing/ Creation of housing that is affordable for middle class
- Supporting non-profits in the city that supports youth. Private-Public partnerships
- Enticing Businesses with a work-home balance/ Focusing on Educating the young population
- Local preference policy for future housing developments
- Solving the crime issue and poverty issue that are the root of all problems in Salinas
- Water/Energy resources to sustain future businesses
- Updating park infrastructure on various parks throughout the city

Workshop Main points:

District 1:

- Needs a crosswalk on North Sanborn and Paseo Grande
- Make a three-way stop at Rider Avenue and Casitas Drive
- Along Natividad Creek there are safety concerns on the trails (shelter homes for homeless)
- The stop light needs to be longer on North Sanborn and East Laurel Drive
- Traffic calming on Towt Street
- Outdoor dancing stage/space
- Cultural Art Murals all over
- More multi-family housing
- Wayfinding Signage on East Alisal Street and Cesar Chavez Park
- Fix potholes on Rider Avenue and Gee Street
- Re-paint crosswalks and bike lanes in the whole district
- Add more vehicle lanes on East Boronda
- Crosswalk on Hemmington and Nantucket Blvd
- Infrastructure on Old Stage Road

District 2:

- Lighting on Williams Road
- Invest in Historic Neighborhoods
- Using the golf course as park space (golf course to have temporary events)
- Connecting las casitas with Acosta Plaza to increase access to hospital
- Neighborhood Multifamily, 9 LOCATIONS identified
- Midrise Multifamily, 5 LOCATIONS identified
- Neighborhood Center, 9 LOCATIONS identified
- Corridor Mixed Use, 8 LOCATIONS identified
- Institutional and Service Use, 6 LOCATIONS identified
- Green Connections, 5 LOCATIONS identified
- 1 maker space LOCATION identified (Entertainment/ Industrial flex)

District 3:

- More pocket parks in neighborhoods that can accommodate specific neighborhoods and steer away from bigger “central” parks as they are not being fully utilized.
- Planned out Bike/Running trails throughout the that loops around the city with proper signage. Potential to connect south to north and East to west parts of the city.
- Gauge community interest with further planning through virtual engagement (Surveys, Polls) to gather the most community input
- Lack of public thought - # cars is increasing and need for more traffic management. Add parking throughout the city (Downtown needs more parking)
- Focus on affordable housing and recreation used for all ages
- Consider changing various brick and mortar that are outdated and not fully utilized. Move away from large retail locations such as Star shopping lot.

- Repurpose the Californian building into (Hotel, Mixed-Use or Museum)
- W. Market St. has the potential for GO Karting track or a trampoline Park.
- Amphitheater on Hartnell park or Central Park could direct land to Alisal St.
- Taller/Higher Density building → Be mindful of one-story single-family homes for privacy (Better communication w/ Neighbors)
- Add a dog park to Mission Park along Romie Lane.
- Redo fields in front of Harris rd. into Office park.
- Build commercial mixed-use for in front of Granite Construction on Work St/ Higher density housing
- Leave agriculture fields along E. Blanco Road. No need for big box Target.
- Have a Trader Joes (Sprouts, Staff of Life in Santa Cruz) – attract a boutique but affordable grocery store

District 4:

- More Microbusiness incubators, Adult learning centers, Farmers Market, bike lanes and neighborhood
- Mixed-use and midrise multifamily spaces, More Multifamily Building Near Pelton PI
- More housing in Chinatown, Higher Density. Light industrial zoning that would create work/Live space that is accessible
- Cesar Chavez park Potential for beautification
- Highlight the history of the area
- Opportunity to develop a facility to house relatives of Natividad hospital patients
- Preston Street has an empty lot that would serve for multi-family housing such as tiny homes or duplexes
- Mixed-Use (Coffee shops + Cultural spaces + Living spaces) along E Market street
- Improve sidewalk accessibility along E laurel Drive/ Make sidewalks cleaner and safer throughout the City
- Improve proximity to services and jobs that don't require travel across city of services
- Use the empty field across Salinas Adult School for Mixed-use housing with a potential for small retail shops and grocery store. Improve the green connections to the Carr lake park
- Reconsider industrial designation of parts of Rossi if it remains undeveloped

District 5:

- Improving the number of parks in District 5/ safer parks and reducing the number of homeless
- Vibrancy in the Northridge mall to accommodate high density population/ K mart as well
- On Main St. and E Curtis St. there is potential to create a fashion/ art district that could tap into all the art culture that Salinas has.
- Use the auto mall for concert venue with my utilization.
- More lighting on N main St. and Santa Rita area (Street is very dark for high density traffic)
- Pocket parks on Northridge mall parking space and create mixed-use or residential
- K area is over drafting (Growth area)
- Create walkable safe areas that connect to parks

- Investigate about open lots/ spaces on N Main St. (What are they being used for? Who owns them?)
- Community Center on Northridge mall parking spaces
- Green Corridors connecting parks and open spaces/green roof tops
- Bring back bicycle committee
- City Contest (Garden, trees, etc.)
- Use open spaces as infill









District 6:







- Pathway from Safeway to Alvarez High school through Gavilan Creek
- Multipurpose/ community rooms should be required in large residential developments
- Make green connection along Gabilan creek that connects to Carr lake
- Affordable housing in the West area specific plan
- Redevelop Jail into housing + Healthcare + Retail. Build Jail in Monterey
- Create pedestrian friendly affordable housing in the new development area/ Focus on smaller pocket neighborhoods as opposed to bigger general city development
- Set up bike share services that connect people to main areas such as new development to Northridge Shopping center or to Carr lake. Retail Express connectivity
- Farmers markets in the Northridge shopping center (Currently a lot of underutilized parking)
- Build more environmentally friendly developments that use quality materials to build.
- More community spaces/ open spaces (Neighborhood centers) in new developments.(Park by Lassen Ave)
- Convert some parking lots into housing
- Build more libraries, health clinics, and child care facilities in new development
- Give better maintenance to public trees
- Roots are disrupting sidewalks (Compton and Glendora)
- Reduce speed limit on Natividad Rd.
- Use plastic barricades to prevent traffic lane violations, like crossing solid white lanes








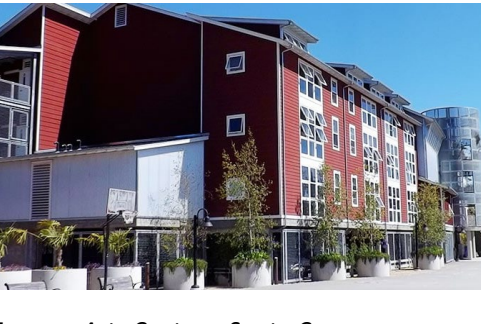
City Wide Meeting:









- Proximity and access to facilities where people can receive mental health services ex. Transportation
- Drug use in Salinas
 - Police Enforcement for drug dealers
 - Support for drug users
- Getting people out of poverty, especially those who have been released from prison
 - Assistance from Non-Profits
- Chinatown has cars parked more than 3 days
 - Enforcement of 3-day parking policy
- Creating a park in Chinatown/Opening the Chinatown history building
- Creating Mental health facility in Chinatown
- Mix use building along main canal St.
- Traffic improvements on East Boronda Rd

- Youth center along E Laurel Dr. /Mixed-use and create a park with sports amenities
- Insert mixed-use building along South Main St.
- Mixed-use opportunities at the Northridge shopping center, across the street from Northridge mall, and Kmart Shopping center (with multiple floors)
- The city needs more bike lanes throughout and bike boulevards
- Speed humps in residential areas to calm traffic speed.
- Making pedestrian lanes without taking away parking
- Oldtown lack things(Outdoor Gym, Garden, Children activities) Concert venue
- Mixed use development in the star market shopping center
- Dog park in district 5 and a park in general
- Auto Mall has lots of under-utilized space that could serve for parking, Concert Venue, Go-kart track centered around cars
- Create Housing in the golf course that is under-utilized
- Add lighting on Main streets particularly North Main St.
- Expand bike at Carr Lake and add Signage
- Bike pass underneath the Dans St. Bridge
- Maintain and swept bike paths on a regular basis
- Miden Boronda can accommodate 4 lanes
- Kmart parking – Trader joes and reuse as a community center
- More protected bike lanes
- Develop the intermodal Transportation center to include Economic development in the freight building farmer’s market.
- Firestone building/business across Harris Rd.
- Mixed use and industrial flex on Harkins St.
- Conference Center in the orchard supply center
- Carr lake with bike track
- Use airport for more activities that will bring in more money for the city
- Have more joint use agreements with schools
- Improve roads + sidewalks all around the city (Highlight district 2 which has bad roads)
- More spaces for special events
- Improved parks + maintain open spaces
- More restaurants open the evenings
- Aquatic center in the new development on E Boronda Rd. /Amphitheater + open space
- Welcome sign coming in from King City

Category	Place Type	Description	Example Images		Uses/Development Types ● = intensity of use	Most Comparable Zoning
Open Space and Public Service	1. Natural Preservation and Open Space	Intended to protect vulnerable natural resources in Salinas, such as creeks, habitats, and erosion areas.	 Gabilan Creek	 Between Circle Dr. and N Madeira	Open space ●●●● Resource preservation ●●●●● Flood management/green infrastructure ●●●●● Walking trails ●●	Open Space (OS)
	2. Parks and Recreation	This place type provides a flexible designation for existing and future public and privately-owned recreation areas. Parks can range from neighborhood tot lots to large multipurpose sports facilities and many active recreation uses in between.	 Closter Park	 Natividad Creek Park	Public parks ●●●●● Playgrounds ●●●●● Sports fields ●●●●● Recreation centers ●●●● Trails ●●●● Dog parks ● Community Gardens ●	Parks (P)
	3. Civic and Institutional	This place type includes many of the schools, recreation centers, government offices, and hospitals throughout Salinas, as well as the Salinas Airport. Some of these institutions, however, occupy large lots and need different development standards to efficiently use space. Because of these large lot sizes, there are also opportunities for complementary housing, such as housing for teachers and staff on school sites, or tiny homes/alternative housing solutions.	 El Gabilan Library	 Hartnell College - photo by "Sgerbic"	Grade schools ●●●●● College/post-secondary ●● Government buildings ●●●●● Hospitals ●● Recreation centers ●● Residential ● Airport ●	Public/Semi-Public (PS)
	4. Traditional Neighborhood	Established neighborhoods with predominantly low-density residential units, typically single-family homes, accessory dwelling units, and small multifamily structures that reinforce area character. Supporting uses include schools, parks/community centers, and places of worship.			Single-family residential (detached homes, small lot homes) ●●●●● Small-scale multifamily units (accessory dwelling units, duplexes) ●●●● Education/worship/parks ●	Residential – Low Density (R-L)

Residential			Salinas home	Salinas Accessory Dwelling Unit (ADU)		
	5. Mixed Residential Neighborhood	Residential neighborhoods with a mix of multifamily and single-family units. Includes small apartment buildings, bungalow courts, townhouses, detached/attached homes and accessory dwelling units. Supporting uses include schools, parks/community centers, and places of worship. Also walkable to place types with commercial services and mixed use.	 <p>Bungalow court – Riker Street</p>	 <p>Salinas small apartment building – Riker Street</p>	<p>Multifamily - small apartment buildings (~4-12 units), bungalow courts, townhomes, duplexes ●●●●●</p> <p>Single-family residential ●●</p> <p>Education/worship/parks ●</p>	Residential – Medium Density (R-M)
	6. Midrise Neighborhood	Larger apartment buildings and other multifamily developments. Typically, large enough to support semi-private community spaces on-site such as a playground or gardens. Similar supporting uses as other residential place types. Walkable to nearby commercial districts and commonly near major roads.	 <p>Haciendas apartments – Calle Cebu</p>	 <p>La Gloria apartments – E Market Street</p>	<p>Larger apartment and condominium developments ●●●●●</p> <p>Rowhomes/townhomes ●●●</p> <p>Education/worship/parks ●</p>	Residential – High Density (R-H)
7. Neighborhood Center	Located at key neighborhood intersections, and areas that started as residential but have slowly converted to include a mix of commercial uses over time, Neighborhood Center would provide a variety of services and offer a social hub for nearby residents. Buildings would be encouraged to include a mix of retail, dining, and service uses on the ground floor with residential uses on floors above. Would also include existing horizontal mix of uses such as residential, offices and personal services, and supporting retail.	 <p>Montana Avenue – Santa Monica</p>	 <p>Romie Lane</p>	<p>Retail and dining ●●●●</p> <p>Medical and professional offices ●●●●</p> <p>Personal services and offices ●●●</p> <p>Multifamily residential ●●●</p> <p>Vertical mix of uses ●●●</p> <p>Public gathering spaces ●</p>	<p>Commercial Office/Residential (CO/R)</p> <p>Mixed Use – (MX)</p>	

<p>Mixed Use</p>	<p>8. Mixed Use Corridor</p>	<p>City Corridors are centered along major roadways and focus on commercial activity, such as retail shopping centers, offices, hotels, and professional services. Development may also include multifamily residential and a vertical mix of uses.</p>	 <p>Constitution Blvd – Creekbridge Village</p>	 <p>Lighthouse Avenue - Monterey</p>	<p>Vertical mix of uses ●●●●● Retail and dining ●●●●● Offices and services ●●●●● Multifamily residential ●●●●● Entertainment Hotels/lodging ●● Public gathering/open space ●</p>	<p>Mixed Use (MX)</p>
<p>Employment</p>	<p>9. Commercial Retail</p>	<p>The Commercial Retail place type primarily provides for uses such as retail stores, restaurants, and personal and business services. These uses are commonly located in large shopping centers on major roads. This place type also allows for some residential and hotel uses.</p>	 <p>North Main Street – Northridge Mall</p>	 <p>West Davis Road - Costco</p>	<p>Regional shopping centers and malls ●●●●● Retail and dining ●●●●● Offices and services ●●●●● Entertainment ●●●●● Multifamily residential ●●●●● Hotels/lodging ●●●●● Auto sales/service ●●●●●</p>	<p>Commercial Retail (CR)</p>
<p>Employment</p>	<p>10. Employment Center</p>	<p>Business parks, research and laboratories, office clusters, and limited manufacturing. Landscaping and design standards shall be used to eliminate minor nuisances due to odor, dust, noise or traffic. Because of this, Employment Centers would also be suitable for large-scale apartments and workforce housing that can mix with these uses.</p>	 <p>Abbot Street - Primecare</p>	 <p>Rossi Street and Quail Run</p>	<p>Office/business parks ●●●●● Research facilities ●●●●● Medical offices/labs ●●●●● Multifamily residential/workforce housing ●●●●● Light industrial ●●●●●</p>	<p>Industrial - Business Park (IBP) Industrial – General Commercial (IGC) Commercial Office (CO)</p>
<p>Employment</p>	<p>11. Emerging Industry</p>	<p>Areas that support a variety of light manufacturing, workshops, art and craft production, commercial kitchens, and other small-scale non-nuisance industry. This place type also includes live/work and supporting retail.</p>	 <p>Green Incubator building - UK</p>	 <p>Tannery Arts Center – Santa Cruz Jscotannery.com</p>	<p>Light industrial ●●●●● Workshops ●●●●● Maker Space ●●●●● Business Incubators ●●●●● Auto-repair ●●●●● Live/work ●●●●● Retail ●●●●●</p>	<p>Mixed Arterial Frontage (MAF) Industrial – General Commercial (IGC) Light intensity</p>

Industrial	12. Medium Industrial	The Medium Industrial place type provides for light 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 nuisance factors.	 West Market Street	 Victor Way	Light manufacturing ●●●● Warehousing and distribution ●●●● Auto sales and repair ●●●● Wholesaling ●●●● Business parks ● Energy production ●	Industrial – General (IG) <i>Medium intensity</i>
	13. Heavy Industry and Production	Areas dedicated to intense manufacturing, distribution, freight, and other heavy industry and infrastructure. Located near rail and highways for efficient movement of goods. Provides significant space for large-scale operations and other uses that may generate significant noise, odors, or other potential nuisances that preclude residential development and requires buffering from surrounding development.	 Harkins Rd	 Hansen Street	Packing and shipping centers ●●●●● Plants and factories ●●●●● Warehousing and distribution ●●●●● Waste management/processing ●●● Auto salvage ● Energy production ●	Industrial – General (IG) <i>Heavy Intensity</i>
Unique	14. City Center a. Core b. Edge	The City Center place type is centered on the vibrant heart of Main Street in Salinas. This place type would build off its historic character, while encouraging innovation, adaptive reuse, multi-story mixed use, and transit-oriented development, especially near the Intermodal Transit Center and blocks surrounding Main Street. City Center Core should feature the tallest buildings in Salinas, with development intensity tapering off in Edge areas.	 South Main Street – Downtown Core	 East Alisal Street – Downtown Neighborhood	Retail and dining ●●●●● Entertainment ●●●● Multifamily residential ●●●●● Office ●●●● Government ●●●● Hotels ●● Public gathering/open space ●	Mixed Use (MX) + Central City Overlay Downtown Core Area and Downtown Neighborhood Area
	15. Alisal Marketplace	A major redevelopment opportunity connecting the City Center to the Alisal through a new walkable neighborhood that includes large-scale residential, mixed-use, civic, commercial, and even flexible light industrial development.	 <i>Warehouse Artists Lofts in Sacramento – Photo by Max Whittaker</i>	 <i>Mixed use building - Berkeley</i>	Large apartments/multifamily residential ●●●● Retail and dining ●●●● Office ●●●● Live/work ●●● Light industrial/maker space ●●● Hotel/lodging ●● Civic (government/education) ● Public gathering/open space	Mixed Use (MX) Mixed Arterial Frontage (MAF) Industrial – Business Park (IBP)

Unique

16. West Area Specific Plan (WASP)

Approved in 2019, the WASP is located on 797 acres north of Boronda Road between San Juan Grade and Natividad Road. It plans for over 4,300 housing units in a variety of densities, mixed use commercial areas, and community uses such as parks and schools.



WASP Land Use Map

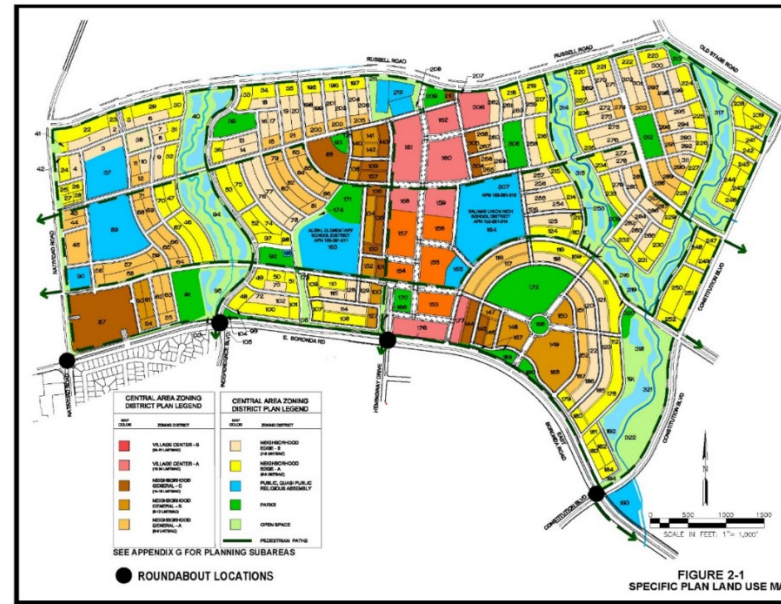
-
- Low – medium density residential ●●●●●
- High density residential ●●
- Schools ●●
- Parks and open space ●●
- Mixed use and commercial space ●●

The WASP and CASP each have their own land use/zoning plans

Unique

17. Central Area Specific Plan (CASP)

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.



CASP Land Use Map

-
- Low – medium density residential ●●●●●
- High density residential ●●
- Schools ●●
- Parks and open space ●●●
- Mixed use and commercial space ●●
- Library/fire station ●

The WASP and CASP each have their own land use/zoning plans