

How to Amend the Salinas General Plan

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The Salinas General Plan is a comprehensive, long-range development plan for the City of Salinas and its surrounding area. The General Plan is a "constitution" for development and the basis upon which all development must conform. It contains both policies and maps which set forth the type and distribution of future land use, both private and public.

All zoning and subdivision regulations must conform to the Salinas General Plan. They need not be exact, but must substantially conform to the intent of the General Plan's policies and map. For example, if the General Plan Map shows an area designated for low-density residential development, it would generally be inconsistent with the General Plan to allow high-density residential zoning. For this to occur, the General Plan Map would first have to be amended to show high-density residential zoning.

When can the Salinas General Plan be Amended?

The Salinas General Plan can be amended at any time by the Salinas City Council. Amendments can be initiated by the City Council, Planning Commission or the public.

Often, an amendment initiated by the public occurs along with a rezoning request. This enables an applicant to request zoning that is consistent with the amended General Plan. The General Plan Map, policies in the General Plan, or both, can be amended subject to City Council approval.

What is the Process for Amending the Salinas General Plan?

Amending the Salinas General Plan at the earliest possible time will depend on the completeness of the application and the type of amendment. Early consultation with Community Development Department is recommended before an application is made. This consultation will provide essential information about the proposal.

The following steps will generally apply:

Step 1: Obtain an application from:

City of Salinas
Community Development Department
65 West Alisal Street,
Salinas, CA 93901

Or

www.ci.salinas.ca.us

(Community Development Department page)

Step 2: If requesting an amendment to the General Plan Map, complete the application and attach 10 copies of the proposed map change(s). Also include an 8 ½" x 11" reduction of the proposed map change(s).

If requesting an amendment to the General Plan Text, complete the application and attach a copy of the requested revisions to the text.

Step 3: Submit the completed application along with an application fee to Community Development Department.

**INFORMATION
BULLETIN**

City of Salinas
Community Development Department
65 West Alisal Street
Salinas, CA 93901
(831) 758-7206

Step 4: The application will be reviewed by Community Development Department and other City departments to determine the effect of the proposed change.

Step 5: The application will also be reviewed in accordance with the California Environmental Quality Act (CEQA) to determine if the map or text amendment may have a significant impact on the environment. One of the following determinations will be made:

1. The proposal is "exempt"; no further environmental review is required.
2. The proposal will have no significant impact on the environment, and a Negative Declaration will be posted a minimum of 20 days before the public hearing (30 days notice is required for projects requiring state review).
3. The proposal may have a significant impact on the environment, and an environmental impact report (EIR) will be required to fully assess its potential environmental effects. The proposal cannot be considered further until the EIR is prepared and reviewed by all appropriate agencies and the public.

Step 6: After the initial environmental review has been conducted, any additional environmental review fees that may be required must be submitted to Community Development Department.

Step 7: Following the review of the proposal and environmental documents, notification may be sent that changes to the proposal must be made to mitigate environmental impacts or to receive a favorable staff recommendation.

Step 8: Following any revisions to the proposal and completion of environmental documents, a notice will be published in the newspaper announcing that a public hearing before the Salinas Planning Commission will be held to consider the proposal. In the case of a map amendment, all property owners with 300 feet of the property will be notified by mail of the public hearing date and time.

Step 9: During the public hearing, the Planning Commission will ask for comments from the applicant, the public and City staff. The Planning Commission will then recommend to the Salinas City Council approval, recommended revisions or denial of the proposal.

Step 10: The Salinas City Council will conduct a public hearing to consider the proposal, and any changes recommended by the Planning Commission. The same public notification used for the Planning Commission hearing is used for the City Council public hearing. Following the public hearing, the City Council will approve, modify, or reject the Planning Commission recommendation.

Can Other Permits be Applied for at the Same Time?

Yes. The City encourages this practice. It will save substantial amounts of time and money. The application form is designed for multiple applications.

How to Obtain More Information

Call Community Development Department at 758-7206.

Related Information Bulletins

Information Bulletin	Description
4	How to Rezone Property and Amend the Zoning Code
9	Standard Permit Conditions
14	Fee Schedule