

**From:** [Charles Joseph Montesa](#)  
**To:** [Public Comment](#)  
**Subject:** A Letter of Support for the CASP  
**Date:** Tuesday, November 17, 2020 12:54:47 PM  
**Attachments:** [Letter of Support for the Central Area Specific Plan.pdf](#)

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Good Afternoon,

I am wanting to submit a public comment on the CASP for today's city council meeting. I was told I could submit my letter of support, which I've attached this email, to this email.

Thank you.

Charles M.



Dear Mayor Cromeenes and Salinas City Council Members,

I am a resident and member of a local student initiative for affordable housing called the Student Housing Coalition. As a local student, young professional and committed community volunteer, I wanted to voice my support for the Central Area Specific Plan.

According to data from Zillow Inc, as of July 2020, the median home price in Salinas is \$518,721. Meanwhile, median apartment rent in Salinas is \$1,725. This leaves little affordable options for residents like me. To avoid the high burden of housing costs many young professionals who choose to stay and work in this community are left with little options but to reside in multigenerational or shared homes. Also, given that the economic impact of Covid-19 has more greatly affected my generation than the others, the need for more affordable housing could not be greater.

The Central Area Specific Plan with up to 3,911 homes featuring a range of housing affordability and unit types is a significant step forward to addressing our local needs. I also ask that the City Council maximize its positive impact by ensuring that all future and city-wide ordinances aimed at strengthening affordability are applicable to the Central Area Specific Plan.

Thank you,

Charles J S M.

Member of the Student Housing Coalition: The Monterey Bay Chapter

From: [Alexia Garcia](#)  
To: [Patricia Barajas](#)  
Cc: [Matt Huerda](#); [Kate Roberts](#)  
Subject: MBEP Letter to City Council re: Central Area Specific Plan  
Date: Monday, November 16, 2020 12:57:26 PM  
Attachments: [CASP CC Support Letter.pdf](#)

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Hi Ms Barajas,

Attached please find MBEP's letter to City Council regarding item #20-514, Central Area Specific Plan, on tomorrow's City Council agenda. This is not our public comment, but we'd like the letter to be received by the City Council.

Thank you,  
Alexia Garcia  
**Monterey Bay Economic Partnership**  
Community Engagement Assistant  
[REDACTED]

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**Staff: Kate Roberts, President & CEO**

November 16, 2020

Salinas City Council  
200 Lincoln Ave  
Salinas, CA 93901

**Subject:** Support for Proposed Central Area Specific Plan

Dear Mayor Cromeenes and Salinas City Councilmembers,

The Monterey Bay Economic Partnership (MBEP) was founded in 2015 and consists of over 87 public, private and civic entities located throughout Monterey, San Benito and Santa Cruz counties with a mission to improve the economic health and quality of life in the Monterey Bay region. Our Housing initiative consists of a broad coalition of community members, local employers, and organizations to advocate for and catalyze an increase in housing of all types and income levels in the region.

The North of Boronda Future Growth Area (FGA) is a monumental opportunity in determining future housing outcomes for the City of Salinas. For this reason, in December 2019, MBEP engaged, supported, and issued recommendations for the then-proposed West Area Specific Plan. Likewise in August 2020, MBEP began engaging on the CASP, working through our internal endorsement process and closely with City Staff, to arrive at our present set recommendations.

The CASP proposes a maximum of 3,911 homes and is anticipated to house up to 14,353 residents at buildout. Given its impact, every effort should be made to strengthen the Plan's density and affordability. We acknowledge and thank the City for its efforts to increase local housing stock, such as its deferral of impact fees and its adoption of an adaptive reuse ordinance. We offer the following recommendations in the understanding that there is still much work to be done to address a housing crisis and economic inequity which have only been exacerbated by COVID-19's economic impact.

MBEP Recommendations:

1) We encourage the City and Developers to make use of the newly adopted state bill, AB 2345, which has strengthened the State Bonus Density Law's concessions, including a maximum density bonus of 50% for qualifying projects. If the City were to adopt a city-wide Enhanced Density Bonus Ordinance, we recommend that the ordinance also apply to the CASP. The West Area Specific Plan's development agreement already includes language regarding city-wide ordinances also applying to the WASP.

2) Create more certainty for long-term ADU production by leveraging existing City policies such as the City's temporary five-year impact fee holiday which should be codified as a condition of the Plan's development agreement and adoption. Likewise, ensure that existing and future citywide ADU ordinances are applicable to the Plan.

3180 Imjin Road, Suite 102  
Marina, CA 93933 831.915.2806

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- 3) Should more parking requirements be further reduced citywide, reduce parking requirements currently proposed in the CASP, particularly in the Village Center and allow for flexibility. Conduct a study of high density rental communities in Salinas or nearby communities with adjacent grocery and park amenities to help gauge vehicle use and parking now and project less into the future given increases in working from home and alternatives to personal vehicle use.
- 4) Flex-use is currently allowed for commercial-zoned sites, allowing for ground-floor residential construction as long as it's built in a manner aligned with commercial requirements. MBEP supports the inclusion of a flex-use policy and further recommends that the ordinance include milestones outlining when the commercial space must be converted to provide additional pressure for the developer to identify commercial tenants or meet the community's need for more housing.
- 5) MBEP supports the City's efforts currently underway to complete a ['Complete Streets' policy](#) where roadways and transportation facilities are designed to support multi-modality regardless of mode choice, age or ability. This takes into consideration transit, bicycling and walking, and the demands and desires of the community. This policy is in alignment with MBEP's Climate Change Action Initiative. MBEP further recommends that the City ensure the policy's provisions be applicable to the CASP after its adoption.

As part of its Covid-19 Housing Response Framework, MBEP has identified the need for concerted community engagement efforts during both the housing planning process and local government hearings. We applaud and thank the City for its implementation of real-time engagement via Zoom for its Planning Commission and City Council hearings. This step forward will no doubt expand access to public hearings and make civic engagement that much more inclusive.

In closing, MBEP applauds the City's leadership in moving this project forward and its efforts to address our community's housing needs. We recommend that any future, citywide efforts to maximize housing and affordability be applicable to the CASP with this language clearly reflected in the Development Agreement.

We look forward to continuing our work to improvise housing opportunities alongside the City of Salinas and thank you for your consideration.

Sincerely

Kate Roberts  
President & CEO

**From:** [josh verwolf](#)  
**To:** [Public Comment](#)  
**Subject:** Casp  
**Date:** Tuesday, November 17, 2020 1:35:07 PM

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I am writing in today to ask the city council to vote no on the casp until modifications are made. Without making changes this plan does not help the vast majority of Salinas residents. Taking away the in-lieu fees option from the whole project and the general plan would be a good start. Also building the inclusionary units concurrently with market rate units and raising the amount of affordable units altogether needs to be done. Thank you for your time and service.

**From:** [David Hernandez](#)  
**To:** [Public Comment](#)  
**Subject:** Central Are Specific Plan  
**Date:** Tuesday, November 17, 2020 8:52:10 AM

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To Mayor and Council,

I'm writing to urge you all to approve the Central Area Specific Plan with a planned recreation center (Youth, Teen, Senior or Gym) in the central part of the incoming development. It is important that the city of Salinas listens to its residents in that they have asked for more recreation services. Please do not leave this decision up to staff. It is imperative that the city council advocate for a new capital improvement project of a recreation center.

If we were to think of surrounding cities such as Castroville, Marina, Seaside, Monterey, Pacific Groove, all have small populations of about one of Salinas districts. Each of those cities have multiple recreation centers within their city limits. Ask yourself do each of our districts have multiple recreation centers in our districts?

With that said, it is time to start thinking of new capital improvement projects and building additional services for the new residents. What's not more attractive than buying into a new neighborhood with a recreation center within walking distance from a new home?

In closing, this is the time to set aside space for a new recreation center. This center does not just have to be for the youth. This center could be used for every age group. I just encourage you all to set space aside for building a new future recreation center.

Thank you

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David Hernandez Jr.



**From:** [Jill Miller](#)  
**To:** [Public Comment](#)  
**Subject:** FW: CASP is a sprawl plan for disconnection  
**Date:** Tuesday, November 17, 2020 1:49:45 PM

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Patty this came to me directly, see email below for today's public comment, sending per Chris.

Thanks-  
Jill

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**From:** Norma Guzman [REDACTED]  
**Sent:** Tuesday, November 17, 2020 1:47 PM  
**To:** Jill Miller [REDACTED]  
**Subject:** CASP is a sprawl plan for disconnection

Hi Jill,

As a trained urban designer, I am very concerned about the plans to make Salinas even more sprawled, decentralized, disconnected, and less walkable with the Central Area Specific Plan (CASP). What about Old Town and the adjacent blocks? Old Town has many underused sites, buildings that could use rehab/demo, and surface parking lots that would make wonderful infill housing and mixed use sites. Infilling downtown would have many benefits including:

1. Taking advantage of the Transit Center. A lot of money was spent on this location and building more homes within walking and biking distance would encourage more people to use it.
2. Supporting small businesses in Old Town. Dense housing would increase casual foot traffic as people walk their dogs or take their babies for rides in strollers down the historic Main.
3. Connecting and fixing the existing sewer, utilities, and water connections. Why not take advantage of these since this is a built out area? Plus, new development in Downtown could be a reason to repair underground and above ground connections that need improvements but are not funded.
4. Connecting people to jobs. There are many jobs in Old Town that would be easily accessible by foot if there were more housing there. Cars are expensive transport advocates estimate that it costs \$10,000+ per year to own a car.

I think it is wonderful that Salinas wants to add homes, but suburban expansions like CASP have many negative effects. Suburban sprawl will reduce permeable surfaces, so groundwater will not be recharged as much as it would be otherwise. Suburban sprawl also leads to social isolation and health problems as people do not naturally have the chance to walk or bike anywhere – the car centric feature of sprawl discourages from healthy natural habits and makes air less breathable.

Please rezone Old Town as it is truly CENTRAL and already has amenities and infrastructure that deserve to be enhanced, repaired, and brought back to life.

Thank you,

Norma Guzman  
MA City Planning & Landscape Architecture

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**From:** [Gloria Moore](#)  
**To:** [Megan Hunter](#); [Patricia Barajas](#)  
**Cc:** [\\_district1](#); [\\_district2](#); [\\_district3](#); [\\_district4](#); [\\_district5](#); [\\_district6](#)  
**Subject:** ID#2-515 ADUs for 11 & 119 W. San Ls Street  
**Date:** Friday, November 13, 2020 3:13:23 PM

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Megan

Mayor and City Council

I raise two thumbs in approval of PUD Permit 2020-001 and Resubdivision 2020-004 which will allow the construction of two ADUs - one at each address.

With the property owners' permission, I would like to see the demolition and construction captured in pictures or video (including the plot plans and interior floor plans) and then post such on the Community Development Department website from start to finish. Before, During, and After!

I keep having people ask where can they see an ADU in progress and finalized 115 & 119 W. San Luis can be easily viewed from the public sidewalks and streets.

I understand that there have been some timing issues for getting ADUs moving forward - let's start the clock and see how long it takes from Tuesday's approval until occupancy is granted. Maybe a ribbon cutting!

Gloria J. Moore



**From:** [Kimberly Recupero](#)  
**To:** [Public Comment](#)  
**Cc:** [Jim Koenig](#); [Nancy Pfeiffer](#)  
**Subject:** Public Comment for ID# 20-514 Central Area Specific Plan Project  
**Date:** Tuesday, November 17, 2020 1:02:30 PM

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**Kimberly Recupero | Legal Secretary to Manuel F. Martinez,  
Arne B. Sandberg, Sophia V. Cohn & Peter Y. Sumulong**

2001 North Main Street, Suite 500, Walnut Creek, CA 94596

T: [REDACTED]



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**From:** **Nancy Pfeiffer** [REDACTED]  
**Date:** Tue, Nov 3, 2020 at 1:49 PM  
**Subject:** Public Comment -Salinas City Council Meeting  
**To:** <[PublicComment@ci.salinas.ca.us](mailto:PublicComment@ci.salinas.ca.us)>

Good Afternoon:

I would like to submit the following comments to be read at today's City Council Meeting at 4:00 p.m.

My name is Nancy Pfeiffer, I am a member of the community extremely concerned with the lack of funding to build the three elementary schools that will be needed in the Central Area Specific Plan (CASP). I am concerned with the City's lack of support to create a Community Facilities District (CFD) to fund the construction of the three elementary schools. The law specifically allows the use of CFDs to fund schools, and there have been over 500 CFD school financings over the last decades. Why isn't the city requiring that the developers work with the districts to establish a CFD to help build the schools?

Thank you for your time!

**From:** [Kimberly Recupero](#) on behalf of [Manuel F. Martinez](#)  
**To:** [Public Comment](#)  
**Cc:** [Jim Koenig](#)  
**Subject:** Public Comment for ID# 20-514 Central Area Specific Plan Project  
**Date:** Tuesday, November 17, 2020 1:02:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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There are several important issues with the CASP that the City has not addressed. Issues like necessary funding for more schools and student safety. How can this Council approve the EIR without knowing the answers to these important questions? Do you have a plan? The community needs answers now, not 20 years from now. During this election, several candidates stated that students are important to them. That families are important to them. Now is the time to cash in on that promise, not later. The time to stand up for our students, the students of Salinas is now. Please ask staff how these issues are solved, and not just "addressed". Please hear the voices of the people who sent you to office to lead the entire community. Then act boldly with purpose. Be responsible for creating real, tangible, educational opportunity. Don't be simplistic in wanting to rush the creation of housing at the expense of building a true community. There are inadequate funds to build the schools that are needed for this project, and the buck stops here, at this dais. Do not miss this moment. Your children are counting on you because you hold the privilege of making this decision.

Thank you.



**Manuel F. Martinez | Attorney at Law**

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**From:** [Kimberly Recupero](#)  
**To:** [Public Comment](#)  
**Cc:** [Jim Koenig](#); [REDACTED]  
**Subject:** Public Comment for ID# 20-514 Central Area Specific Plan Project  
**Date:** Tuesday, November 17, 2020 1:04:29 PM

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**Kimberly Recupero | Legal Secretary to Manuel F. Martinez,  
Arne B. Sandberg, Sophia V. Cohn & Peter Y. Sumulong**

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**From:** **Fernando Mercado** [REDACTED]  
**Date:** Tue, Nov 3, 2020 at 12:52 PM  
**Subject:** Public Comment for WASP  
**To:** Jim Koenig [REDACTED]

Good evening Council members, staff, and members for the public. My name is Fernando Mercado and I am a member of the community, who is also a Trustee for the Alisal Union School District. I cannot stress enough the importance of collaboration between the city of Salinas and the AUSD, particularly when it comes to the Central Area Specific Plan (CASP). I need you to understand that should the CASP move forward in its current form, you will be putting our school district in a very difficult situation where we will not be able to adequately fulfill our educational obligations. The Draft EIR does not accurately reflect the realities of school facilities funding. In addition, the city is using outdated Student Generation Rates (SGR's) that determine how many students are projected for enrollment that the proposed project will bring. Under the current plans, AUSD will have two schools, yet projections indicate a potential need of a third school. We need to make sure that students generated by the proposed new homes will have the proper schools to house them. Currently AUSD does not have the necessary resources nor capacity to build these schools and should these plans continue to move forward without mitigating the District's concerns, you will be essentially overpacking our schools, putting severe stress on student learning. I invite the Councilmembers, city staff, and developers to meet with District staff and work something that is favorable that meets the needs of the community and students alike. Thank you.

--  
Fernando Mercado Luis  
Governing Board of Trustees, Area 1  
Alisal Union School District

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**From:** [Matt Huerta](#)  
**To:** [Christie Cromeenes](#); [Scott Davis](#); [Tony Barrera](#); [Gloria De La Rosa](#); [Steve McShane](#)  
**Cc:** [Public Comment](#); [Megan Hunter](#); [Jill Miller](#); [Jyl Lutes](#); [Michael DeLapa](#)  
**Subject:** Salinas City Council; CASP Hearing  
**Date:** Tuesday, November 17, 2020 1:01:29 PM

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Dear Mayor Cromenes and Councilmembers:

A coalition of resident leaders in Salinas have collaborated over recent weeks to create a set of thoughtful recommendations aimed at improving the affordability provisions for the Central Area Specific Plan. Our collective goal is to help address our ongoing health emergency and create greater resiliency for our community in the future. We submitted a letter to the Planning Commission and many of us attended that hearing on October 21st. We were very disappointed that several commissioners admitted to not reading their full packets and some did not even ask any questions of staff or the developers. Some community members were not able to participate in the hearing due to the City's policy of not allowing real time verbal engagement.

Despite the approval of the CASP by the Planning Commission without consideration of our recommendations we continued to work with the developers directly. Representatives from the leading developer, Stonebridge, have substantially agreed as of today, 11/17 on the following:

1. For sale dwellings, developers will meet the 15% inclusionary housing requirements on-site.
2. The developer will notify the City and designated non profits prior to releasing dwelling units for sale. Non profits will be able to refer qualified buyers to the developer for consideration.

Although it was not agreed upon yet, we continue to insist that building affordable units concurrently is paramount, these homes simply cannot be delayed to after 70% of the market rate homes are built which is currently allowed.

Thank you for your consideration

Matt Huerta on behalf of the Salinas Housing Justice Coalition

  
*"Leadership in Housing and Community Development"*

**From:** [Joel Sims](#)  
**To:** [Public Comment](#)  
**Subject:** Salinas is getting trashed  
**Date:** Monday, November 16, 2020 3:26:48 PM

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City Council and City Executives,

When will the trash created by the homeless population become a public health crisis? If you wait to address the issue until that point will the City be liable for the illnesses, loss of work, loss of value to property, etc.. that such a declaration would cause? I've watched as huge mounds of trash have moved from the railroad siding visible from the Sanborn overpass to the canal near Casentini and most every underpass in the city. Your allowing the homeless to occupy this area near residential apartments, homes and commercial properties is a ticking time bomb. All types of animals are getting into that trash and carrying diseases with them into neighboring areas. What will happen when that canal fills with water and carries all that trash downstream? Why don't the homeless have to abide by the same laws as I do with respect to disposing of garbage? This needs to be an agenda item and addressed as soon as possible.

Respectfully,

*Joel Sims, Realtor*

*DRE#01915525*

*Norm Yop Inc., Realtors*

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]