



September 9, 2021

Lisa Brinton, Planning Manager  
Community Development Department  
65 West Alisal Street, 2nd Floor  
Salinas, California 93901

Subject: Downtown Parking Lot and Intermodal Transportation Center Rezone Project

Dear Ms. Brinton:

LandWatch Monterey County supports the proposed project, which would rezone various locations “mixed-use” and allow development of approximately 500 housing units at densities that support affordable housing. In addition, the project would help reduce greenhouse gases by making it easier for residents to walk, bike, and access alternative modes of transportation in downtown Salinas.

As proposed, the project allows mixed-use at four downtown City-owned parking lots, the City’s Permit Center and adjacent parking garage (Permit Center and Parking Garage site), and portions of the City’s Intermodal Transportation Center (ITC), as well as an expansion of the Downtown Core (DC) Overlay District to include the ITC. The project also amends the General Plan for the ITC, Lot 8, Lot 12, and Permit Center and Parking Garage land use designation changes. The sites are currently zoned Public/Semipublic (PS) and/or Commercial Retail (CR) and would be rezoned as Mixed Use (MX) at all six sites. The sites’ General Plan land use designations are currently Retail, Public/Semipublic, or Mixed Use. These would be amended to Mixed Use where required (i.e., at four of the six sites).

The project would comply with or exceed plans, policies, regulations and GHG reduction actions/strategies outlined in AMBAG’s 2040 MTP/SCS, the 2017 Scoping Plan, and the City of Salinas General Plan. Consistency with these plans would therefore reduce the project’s incremental contribution of GHG emissions.

Thank you for your consideration.

Sincerely,

Michael D. DeLapa

Executive Director