

# Attachment A

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## **Attachment A – Detailed Discussion**

### Project History

The County of Monterey (County) owns multiple parcels within the incorporated City of Salinas on East Laurel Drive. The County of Monterey is proposing to enter into a Lease Disposition and Development Agreement (LDDA) with Eden Housing Inc. to develop one hundred percent (100%) affordable housing. The County is proposing to enter into a Ground Lease substantially in the form set forth in the Lease Disposition and Development Agreement with Eden Housing Inc. The Ground Lease would enable Eden Housing, Inc. to develop a 132 unit affordable housing development on approximately five acres of a County owned parcel. The County is proposing to enter into a Regulatory Agreement and Declaration of Restrictive Covenants substantially in the form set forth in the Lease Disposition and Development Agreement with Eden Housing Inc.

The City of Salinas and the County entered into a Memorandum of Understanding (MOU) on April 27, 2021. This MOU established the roles and responsibilities for the development of affordable housing at 855 East Laurel Drive. The MOU established that because the proposed development is within the City of Salinas but is being developed on County owned land that the project would be analyzed for consistency with the 2010 County of Monterey General Plan, 2002 City of Salinas General Plan, and the City of Salinas Zoning Code Chapter 37. The County would review the project, act as the lead agency for California Environmental Quality Act (CEQA) purposes, and have the project obtain County approvals. The County would also issue all building permits and coordinate with the City of Salinas for important project components such as traffic improvements at the site, connection to the City's stormwater and sewer system, and the City's Fire Department approvals. Finally, the County will be issuing the building permits and will obtain all of the project's Regional Housing Needs Assessment (RHNA) credits.

The County and the City of Salinas published a Request for Qualifications (RFQ) on October 4, 2022, where Eden Housing, Inc. was jointly selected as the developer for the project. Eden Housing, Inc. was the highest scoring developer who submitted a proposal as a part of the RFQ review process. The Board of Supervisors (Board) then authorized County of Monterey Housing and Community Development (HCD) Director to negotiate and enter into an Exclusive Negotiating Agreement (ENA). The ENA enabled HCD to negotiate with Eden Housing, Inc. toward a Lease Disposition and Development Agreement (LDDA) for the project site. Eden Housing, Inc. submitted their application for the development project with HCD on February 29, 2024 and was deemed complete by HCD on November 21, 2024.

The LDDA before the Board, will subject to certain conditions, lease the County's property to Eden Housing, Inc. and facilitate the development of the proposed project. The LDDA will enable the County to convey the lease of the County property to Eden Housing, Inc. and establish insurance and indemnification standards for the proposed project. The LDDA also details how the disposition of the County property will occur and the conditions of the transfer. The LDDA additionally details the remedies the County has if Eden Housing, Inc. does not satisfy the conditions of the LDDA. The LDDA establishes a tentative development schedule for the

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proposed project, which if the developer does not satisfy the County can terminate the agreement. Finally, the County is proposing to lease the property to Eden Housing, Inc. for \$1.00 per year. As the applicant is developing a fully affordable housing project the County is proposing that to facilitate the project expeditiously and will have the Ground Lease fee be as minimal as possible. This amount will minimize the amount Eden Housing, Inc. would need to pay the County to deliver critical affordable housing to house residents of the County who are currently unhoused, unsafely housed, or living in temporary housing.

The Ground Lease Agreement substantially in the form set forth in the Lease Disposition and Development Agreement between the County and Eden Housing Inc. Minor changes or alterations may be executed by the Director of Housing and Community Development Department or their designee. Any substantial changes to the Ground Lease Agreement would result in the agreement returning to the Board to make amendments.

The Regulatory Agreement and Declaration of Restrictive Covenants substantially in the form set forth in the Lease Disposition and Development Agreement between the County and Eden Housing Inc. Minor changes or alterations may be executed by the Director of Housing and Community Development Department or their designee. Any substantial changes to the Regulatory Agreement and Declaration of Restrictive Covenants would result in the agreement returning to the Board to make amendments.

### Project Scope

The project would include the development of construction of four apartment buildings on approximately 5 acres of a County-owned within the City of Salinas. The gross floor area and unit count for the apartments are summarized on the table on the next page.

Building Number	Gross Floor Area	1-Bedroom	2-Bedroom	3-Bedroom	Total Units
Building 1	41,034	13	20	15	48
Building 2	26,083	6	18	6	30
Building 3	22,370	19	5	6	30
Building 4	21,591	1	17	6	24

*Table 1: Summary of Residential Square Footage & Units*

The project would also include associated site work, including:

- Grading of the site, with a net of 22,800 cubic yards of cut across the site.
- Landscaping with native and native compatible species, which would be required to cover 22.86% of the site area, totaling 43,113 square feet.
- Installation of hardscaping, including an access driveway and parking areas. Total impervious surface coverage would be approximately 195,617. This and the proposed storm drain facilities are discussed in the “Civil Engineering Considerations” below.
- Connection to existing utility systems, including water, wastewater, and storm drain facilities.

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- Ancillary development including trash enclosures, two amenity spaces, and site furnishings.

### Land Use & Zoning

The property has a 2002 City of Salinas General Plan land use designation of Public/Semipublic. The property has an underlying City of Salinas zoning of Public/Semipublic, with a Flood overlay district (PS-F). The PS zoning district section 37-30.390 (City of Salinas Zoning Code Chapter 37, Article III, Division 7) allows multifamily dwellings subject to the development and design standards of the Residential Medium Density R-M-2.9, pursuant to City of Salinas Zoning Code Chapter 37, Article III, Division 2, section 37-30.090.

### *Land Use*

The PS zoning district allows multifamily dwellings subject to the development and design standards of R-M-2.9.

### *Development Standards*

Site Development standards in the R-M-2.9 zoning district are detailed in the City of Salinas Zoning Code Chapter 37, Article III, Division 2, section 37-30.090. Table 37-30.60 establishes setbacks and building height for multifamily development in the PS zoning district. City of Salinas Zoning Code Chapter 37, Article V, Division 2, Table 37-50.100 establishes the parking requirements. The project is proposing 65 fewer parking spaces than is specified in Table 37-50.100, however, this is allowable per Government Code section 65915.

### Building Site Coverage:

The 2002 City of Salinas General Plan Table LU-2 establishes the maximum Floor Area Ratio (FAR) for multifamily in the PS zoning district, which is 15 dwelling units per acre. However, pursuant to Government Code 65915 the applicant is allowed to obtain an 80% density bonus which would allow the applicant to increase the density to 27 dwelling units per acre.

### Setbacks:

The minimum allowable setbacks are 15' (front), 10' (side interior), 15' (side corner), 10' (rear). The proposed setbacks are summarized below. The applicant is proposing a front setback of 10' which is one of the requested concessions proposed as a part of this application, pursuant to Government Code section 65915. Setbacks in the table below that indicate “~” were not numerically dimensioned and are approximated based on scaling the site plan, but comply with the minimum requirements as shown on the project plans.

	<i>Front:</i>	<i>Side:</i>	<i>Side:</i>	<i>Rear:</i>
Proposed	10 feet	~1,000 feet	~50 feet	~100 feet
Minimum Allowable:	15 feet	10 feet	15 feet	10 feet

*Table 1: Proposed and Allowable Setbacks*

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### Building Height:

The maximum allowable building height for multifamily developments in R-M-2.9 is 35 feet. There are permitted exceptions to the height limit allowed not including the towers, cornices, spires, and similar architectural features on the building, “covering not more than ten percent of the ground areas covered by the structure to which they are accessory” pursuant to exceptions to the height limits in City of Salinas Zoning Code section 37-50.080(a). The maximum height of the buildings is 40 feet, which includes towers, cornices, spires, and similar architectural features on the building, which do not cover more than 10 percent of the ground areas covered by structures. The maximum allowable building height for accessory structures in R zoning districts is 12 feet provided that the pitched roof does not exceed a height of 15 feet. There are permitted exceptions to the accessory structure height limit, pursuant to the City of Salinas Zoning Code section 37-50.010(e)(2) are allowed if the pursuant to (C) if “the increased roof height does not contain habitable space” and (D) “the top of the roof ridge of an accessory structure does not exceed the top of the roof ridge of the principal structure”. The proposed accessory structures (two clubhouses) the additional height is simply an architectural feature which will provide the structures with additional visual interest and breakup the structures massing. Additionally, the additional height does not contain habitable space. The proposed maximum height is summarized below.

	<i>Proposed:</i>	<i>Maximum Allowable:</i>
Building 1	34 feet 9 inches	35 feet
Building 2	34 feet 9 inches	35 feet
Building 3	34 feet 9 inches	35 feet
Building 4	34 feet 9 inches	35 feet
Clubhouse (Amenity Space 1)	13 feet ½ inches	15 feet
Clubhouse (Amenity Space 2)	13 feet 1 inches	15 feet

*Table 2: Proposed and Allowable Maximum Height*

### Landscaping:

Development standards require that all front, interior side, corner side, and rear yards in the development are landscaped. A conceptual landscaping plan was submitted which indicates that 43,113 square feet of the project site would be landscaped. Condition No. 9 requires that a final landscaping and irrigation plan be submitted which will required to show the minimum square footage of landscaping on the site.

### Parking:

The requirements for off-street parking are detailed in City of Salinas Zoning Code section 37.50.360, Table 37-50.100 which detailed the required parking standards. If a project qualifies for a Density Bonus pursuant to Government Code 65915 the County cannot require a vehicle parking ratio of more than 1 space per 0-1 bedroom unit and 1.5 spaces per 2-3 bedroom units. This project qualifies for the Density Bonus and therefore qualifies to provide 66 fewer parking spaces than would be required by the City of Salinas zoning regulations.

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	Proposed	Required (State Law)	Zoning
Phase One	108	108	147
Phase Two	71	71	98
<b>TOTAL</b>	<b>180</b>	<b>179</b>	<b>245</b>

*Table 3: Proposed and Allowable Parking Spaces*

### Recreation/Open Space:

Development standards require that there should be a minimum of 500 square feet of usable open space per dwelling unit. This would require the development to provide 66,000 square feet of usable open space. The development proposes 49,777 square feet of usable open space. The proposed project includes multiple recreational features including: a playground, plaza/gathering areas, community garden, and pet area. Additionally, the development proposes two clubhouses which will provide residents with indoor community space. The applicant requested a waiver from the minimum recreation/open space development standard pursuant to Government Code 65915, as the project is located in close proximity to three parks that can provide residents with additional recreational spaces.

### Affordability:

The project proposes 132 apartment units. The applicant is proposing a 100 percent affordable housing development, which exceeds the requirements of the 2010 County of Monterey General Plan LU-2.13, which requires 25% of new housing units to be affordable units. The development is exempt from the City of Salinas' Inclusionary Housing requirements as the development is a one hundred percent affordable low income housing project. The applicant is proposing all of the units in the development be for extremely low income, very low income, or low income tenants. The applicant has tentatively proposed the below mix of affordability in compliance with Government Code section 65915. Condition No. 12 will require that the applicant enter into an Affordable Housing Agreement to memorialize the affordability standards and agree to annual monitoring to ensure affordability standards continue to be met. Additionally, Condition No. 12 will require the applicants to provide all of the units, excluding the manager's units to tenants that qualify as low income or lower. The exact affordability mix for each Phase will be determined by Developer prior to Close of Escrow based on the mutual goal of delivering as much affordability as is reasonable and financially feasible.

	Extremely Low Income	Very Low Income	Low Income	Manager Unit	Total
<b>TOTAL</b>	<b>29</b>	<b>48</b>	<b>53</b>	<b>2</b>	<b>132</b>

*Table 4: Affordable Housing Unit Breakdown by Income Category*

### Visual Resources & Design

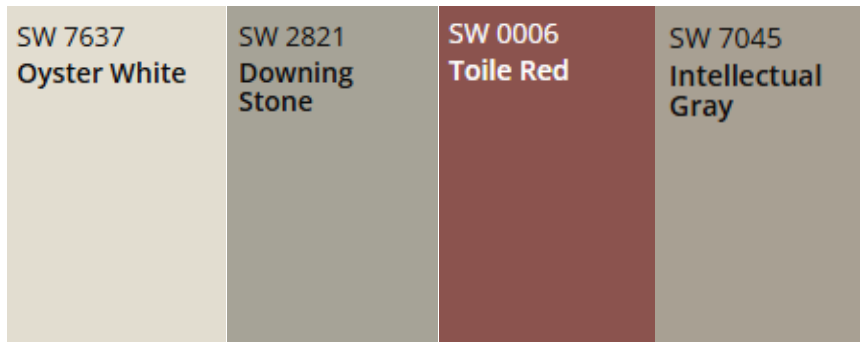
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The proposed project is subject to the 2010 County of Monterey General Plan and City of Salinas Zoning Code design requirements for multifamily dwellings in R-M-2.9 zoning districts. The project is consistent with these policies and requirements.

The site is not located in a designated visually sensitive or highly sensitive area as mapped in the 2010 County of Monterey General Plan Figure 14 “Scenic Highway Corridors & Visually Sensitivity Map”. The project is consistent with the 2002 City of Salinas General Plan Goal CD-1 in that the project creates and preserves a positive community image and identity. The project creates high quality low income housing units to provide low income community members with quality housing within the City of Salinas. The project further complies with 2002 City of Salinas General Plan Policy CD-1 in that it creates balanced housing types that are both distinct from the surrounding environment, but also seamlessly blend into its surroundings through its design and siting and create a strong sense of neighborhood identity through its design.

The neighborhood is characterized by developed urban uses. To the north and east are County of Monterey public facilities and offices, residential development to the east and south, agricultural land to the south, and public recreational facilities to the west. The project would be infill development consist with the existing pattern of growth and surrounding neighborhood character. The buildings have been sited to minimize the impact their mass and bulk and screen from the public view the interior parking lots. Native and native compatible species have been utilized on the proposed landscaping plan, which will harmoniously integrate the development into its surrounding context.

The project further utilizes design standards such as cement plaster and metals for the exterior materials of the structure and muted earth tones such as white, green, and red that integrate with the surrounding urban uses. The selected exterior materials and paint colors are shown below and indicate the development’s ability to blend into its surroundings while also providing visual interest from all locations where the project is viewable. Staff has included some of the proposed colors and materials below as examples and included Building three below as an example of how the colors and materials would be applied.



*Figure 1: Proposed Paint Colors*



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*Figure 2: Proposed Building 3*

### **Biological Resources**

A revised biological assessment dated October 26, 2023, was prepared by EMC Planning Group, a qualified biological consultant from Monterey County's list of approved biotic consultants, for the potential development of this site. The biologist identified the site is a highly disturbed site and surrounded by other urban uses or highly disturbed agricultural lands. The project site was characterized by nonnative grassland and is not expected to provide adequate habitat for special-status plant or wildlife species. The biological report did recommend that if construction activities are conducted between September 16 and January 14, that a nesting bird survey should be prepared. The biological report is available in the HCD-Planning Library File No. LIB240108. Consistent with the recommendations Condition No. 11 has been applied to the project to ensure that there would be a nesting bird survey conducted if construction activities are conducted between September 16 and January 14.

### **Civil Engineering Considerations**

2010 County of Monterey General Plan Policy S-1.7 indicates that site specific reports addressing geological hazards and geotechnical conditions shall be required as part of the planning phase and review of discretionary permits. Policy S-1.8 requires that new development may only be approved if it can demonstrate that the site is physically suitable, and the development will not contribute to geologic instability or hazards. 2002 City of Salinas General Plan Policy S-4.1 requires that proposed development investigate and mitigate potential geologic and seismic hazards to preserve life and property. Policy S-17 requires that as a part of the planning phase and review of discretionary permits soil and geologic surveys to ensure conditions are appropriate for the development. In accordance with these requirements:

- A geotechnical investigation was prepared by Rockridge Geotechnical. This report is available in HCD-Planning Library File No. LIB240108.

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The report analyzed soil and geologic conditions and included recommendations regarding: foundation design, loose or expansive soils; surface and subsurface drainage and erosion; fill quality and compaction; utility trench backfill; capillary moisture break and water vapor retarder; retaining wall design; and grading specifications. The report concluded the site soil conditions were suitable for the proposed use so long as the design recommendations contained in them were followed. The applicant would be required to incorporate the report recommendations as part of the building permit process.

The proposed project would convert undeveloped land to urban uses, increasing the amount of impervious surfaces and surface water runoff. Total impervious surface coverage for the project is summarized in the table below:

Impervious Surface Type	Square Footage Number
<i>Residential Structure Impervious Surface</i>	35,651
<i>Other Structures Impervious Surface</i>	6,023
<i>Other Impervious Surface</i>	153,943
<b><i>Total Impervious Surface</i></b>	<b>195,617</b>

*Table 5: Impervious Surface Coverage*

To address this, the applicant will be submitting a City of Salinas NPDES and encroachment permit to connect into the City of Salinas stormwater system, which will manage the stormwater generated on site. Implementation of the stormwater control plan measures would reduce peak post construction stormwater runoff to levels less than the existing conditions.

### **Traffic**

The project was analyzed pursuant to California Senate Bill 743 (SB 743), which changed the methodology for review under CEQA from Level of Service (LOS) to overall Vehicle Miles Travelled (VMT). To address this regulatory change, the project had an LOS and VMT analysis conducted as the 2010 County of Monterey General Plan and the 2002 City of Salinas General Plan utilize LOS to analyze traffic impacts.

The City of Salinas, the State of California, and federal regulations have adopted standards for when a traffic signal is required. Based on the transportation analysis (LIB240109) conducted for this project the analysis concluded that the intersection of East Laurel Drive and Veterans Way should be signalized. The cost for the signalization of East Laurel Drive and Veterans Way will be determined and finalized as a part of the Ground Lease Agreement. The exact fair share and fair share of maintenance costs of Veterans Way, a County maintained road, will be determined at a later date and will be memorialized in the final and executed Ground Lease Agreement. Conditions No. 9, 19, and 20 have been incorporated into the project. The incorporation of these

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conditions ensures that the circulation system meets the current and future needs of the community to satisfy Policy Goal C-1 and meets the adopted standards for when a traffic signal is required.

Therefore, the project has been conditioned with Condition No. 9, 19, and 20 to ensure that the improvements to the intersection of East Laurel Drive and Veterans Way are completed prior to the project's certificate of occupancy being granted.

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