

How to Rezone Property and Amend the Zoning Code

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Rezoning property or amending the Zoning Code regulations become necessary from time to time based on changed policies, economics and development practices. While rezoning affects specific properties, changing Zoning Code regulations affects all properties within a certain zoning designation.

When can Property be Rezoned or the Zoning Code Amended?

Either change can be made provided the Salinas City Council can determine that the rezoning or Zoning Code amendment:

1. *Is consistent with the Salinas General Plan and other plans and policies adopted by the Salinas City Council.*
2. *Will not have the effect of reversing the policies of the Salinas General Plan and other plans and policies adopted by the Salinas City Council.*
3. *Will not create an isolated district unrelated to adjacent zoning districts.*
4. *Will result in the City having the capability to provide public utilities, roads, and services to serve the uses allowed by the proposed change.*

What is the Process for Rezoning Property or Amending the Zoning Code?

Rezoning property or amending the Zoning Code at the earliest possible time will depend on the completeness of the application and the extent of the proposal. Early consultation with Community Development Department is strongly 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 a rezoning, complete the application and attach 10 copies of a map indicating the boundaries of the property to be rezoned. The map should indicate the surrounding land uses for any adjoining property. Also include an 8 1/2" x 11" reduction of the map; or*

If requesting an amendment to the Zoning Code, 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.*

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 rezoning or Zoning Code amendment may have a significant impact on the environment. One of the following determinations will be made:*

**INFORMATION
BULLETIN**

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

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.

Note: The application cannot be considered "complete" until all plans and environmental documents have been completed.

Step 7: Following the review of the proposal and environmental documents, notification may be sent that changes to the proposal must be made in order to comply with City regulations 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. The applicant will be notified of the hearing date and recommendations of City staff. In the case of a proposed rezoning, all property owners within 300 feet of the proposed site 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 process 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.

Step 11: In the event the rezoning or Zoning Code amendment is approved, the City Council will adopt an ordinance at its next regular meeting. The ordinance will take effect 30 days after adoption.

Can Other Permits be Applied for at the Same Time?

Yes. The City encourages this practice which will save substantial amounts of time and money. The application form is designed for multiple applications. However, other permit approvals cannot become effective if they depend on a zone change or amendment until the change is approved by the City Council and has taken effect.

How to Obtain More Information

Call Community Development Department at (831) 758-7206.

Refer to Article VI-14 of the Salinas Zoning Code for procedures on rezoning property and amending the Zoning Code.

Related Information Bulletins

Information Bulletin	Description
9	Standard Permit Conditions
14	Fee Schedule
22	How to amend the Salinas General Plan

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