

**SALINAS PLANNING COMMISSION  
RESOLUTION NO. 2019-09**

**RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE  
AMENDING CHAPTER 37 OF THE SALINAS MUNICIPAL CODE (ZONING)  
REGARDING SMALL AND MEDIUM PROJECT EMPLOYEE HOUSING IN THE  
RESIDENTIAL LOW (RL) AND RESIDENTIAL MEDIUM (RM) ZONING DISTRICTS  
(ZCA 2019-002)**

**WHEREAS**, on November 7, 2006, the Salinas City Council, adopted Ordinance Number 2463 replacing the existing Zoning Code; and

**WHEREAS**, on May 18, 2010, the Salinas City Council adopted Ordinance Number 2507 which amended various provisions of Chapter 37 of the Salinas Municipal Code (“Zoning Code”) to allow for general changes, language clarification, and minor corrections; and

**WHEREAS**, on April 19, 2016, the Salinas City Council adopted Ordinance Number 2569 which amended various provisions of Chapter 37 of the Salinas Municipal Code (“Zoning Code”) to allow for general changes, language clarification, and minor corrections; and

**WHEREAS**, on December 6, 2016, the Salinas City Council adopted Ordinance Number 2581 which amended Zoning Code Sections 37-10.250, 37-10.280, and 37-10.430 to modify definitions related to accessory dwelling units; Sections 37-30.020, 37-30.060, 37-30.110, 37-30.160, and 37-30.430 to allow accessory dwelling units as permitted uses; and 37-50.250 to address conformance with state law regarding accessory dwelling units; and

**WHEREAS**, on April 18, 2017, the Salinas City Council adopted Ordinance Number 2592 which amended various provisions of Chapter 37 of the Zoning Code to remove the bedroom mix requirement for residential development in the Central City Overlay and correct typographical errors; and

**WHEREAS**, on July 3, 2018, the Salinas City Council adopted Ordinance Number 2605 which amended Sections 37-40.320(b) and 37-10.250 and added Section 37-50.015 of Chapter 37 to establish an adaptive reuse ordinance that would allow for the reuse of existing non-residential buildings for the production of housing when located in the Central City Overlay Downtown Core Zoning District and within a building at least fifty years old, or located within a historically significant building in the City; and

**WHEREAS**, on September 18, 2018, the Salinas City Council adopted Ordinance Number 2607 which amended Sections 37-40.320(b), 37-10.250, 37-50.015 of Chapter 37 of the Salinas Municipal Code (Zoning) to expand the adaptive reuse ordinance to include the Central City Overlay District; and

**WHEREAS**, both the Salinas Plan and Farmworker Housing Study and Action Plan of the Salinas Valley and Pajaro Valley, stresses the need for an immediate solution to provide safe, decent housing for both employee and emergency housing and the City Council provided direction that staff draft legislation for consideration; and

**WHEREAS**, in response to this direction, on March 6, 2019, the Salinas City Council adopted Ordinance Number 2617 which amended Section 37-50.300 of Chapter 37 to permit temporary employee and interim housing in existing properties developed as a hotel or motel; and

**WHEREAS**, the Mayor convened a stakeholder group of agricultural labor contractors, growers, and housing advocates to provide continued guidance on draft legislation to clarify small project employee housing regulations and to allow medium project employee housing in the Residential Low (RL) and the Residential Medium (RM) Zoning Districts subject to approval of a Conditional Use Permit (CUP) to expand employee housing while preserving neighborhood character; and

**WHEREAS**, on October 2, 2019, at a duly noticed public hearing, the Salinas Planning Commission recommended that the City Council introduce and adopt Zoning Code Amendment 2019-002, to amend Zoning Code Sections 37-10.290, 37-10.300, 37-10.330, 37-10.360, 37-30.020, 37-30.060, 37-30.110, and 37-50.075, to clarify small project employee housing regulations and allow medium project employee housing in the Residential Low (RL) and the Residential Medium (RM) Zoning Districts subject to approval of a Conditional Use Permit (CUP).

**NOW, THEREFORE, BE IT RESOLVED** by the Salinas Planning Commission that the Commission recommends that the City Council find the project to be categorically exempt from the California Environmental Quality Act and introduce and then adopt Zoning Code Amendment 2019-002; and

**BE IT FURTHER RESOLVED** that the Commission adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

Categorical Exemption:

- 1. The project has been found to be a Class 5 Categorical Exemption pursuant to Guidelines section 15305 of the Guidelines to the California Environmental Quality Act;***

The proposed Zoning Code amendment applying to Zoning Code Sections 37-10.290, 37-10.300, 37-10.330, 37-10.360, 37-30.020, 37-30.060, 37-30.110, and 37-50.075 to clarify regulations for small project employee housing and allow medium project employee housing in the Residential Low (RL) and Residential Medium (RM) Zoning Districts subject to approval of a Conditional Use Permit (CUP), is categorically exempt from further environmental analysis per CEQA

Guidelines Section 15305 (Minor Alterations in Land Use Limitations). The proposed Zoning Code Amendment would not result in a significant environmental impact since it involves minor alterations to the Zoning Code.

Zoning Code Amendment 2019-002:

1. ***The amendment is consistent with the Salinas General Plan and other plans and policies adopted by the Salinas City Council.***

The proposed amendment would not result in uses inconsistent with any land use designation. It would clarify the regulations for small project employee housing in the Residential Low (RL) and Residential Medium (RM) Zoning Districts and may allow medium project employee housing in the RL and RM Districts subject to approval of a Conditional Use Permit (CUP). The Zoning Code Amendment would be consistent with General Plan Policies LU-2.1 by maintaining a compact City form and with L-U-2.4 by utilizing well-designed in-fill development.

2. ***The amendment will not have the effect of reversing the policies of the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.***

The proposed amendment will not reverse existing policies, because the proposed changes would be consistent with the General Plan and Zoning Code and would clarify the regulations for small project employee housing in the Residential Low (RL) and Residential Medium (RM) Zoning Districts and may allow medium project employee housing in the RL and RM Districts subject to approval of a Conditional Use Permit (CUP).

3. ***The amendment would not create an isolated district unrelated to adjacent zoning districts.***

The proposed Amendment will not create any additional zoning districts.

4. ***The City has the capability to provide public utilities, roads, and services to serve the uses allowed by the proposed amendment.***

Salinas is an urbanized area and public infrastructure is presently in place to serve most uses.

**PASSED AND ADOPTED** this 2nd day of October 2019 by the following vote:

AYES: Chairperson Griffin, Commissioners Laguna, Meeks, Nohr, Ottone, Rocamora

NOES: None

ABSTAIN: None

ABSENT: Commissioner Anzo

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and adopted by the affirmative and majority vote of said Planning Commission at a meeting held on October 2, 2019, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: \_\_\_\_\_

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Courtney Grossman  
Secretary