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CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901
Attn: Bobby Latino, Associate Planner

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document

CONDITIONAL USE PERMIT NO. 2024-034
City of Salinas
Community Development Department

WHEREAS, the Salinas Planning Commission, at a public hearing duly noticed and held on November 20, 2024, found that the that the proposed location of the use and structure and the proposed conditions under which it would be operated and maintained will be in accordance with the objectives of the Salinas General Plan, the Salinas Zoning Code, and the purposes of the district in which the site is located; that the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City; and that the proposed conditional use complies with the provisions of this Zoning Code, including any specific conditions required for the proposed use; and that this conditional use has been evaluated in accordance with the California Environmental Quality Act and is considered Exempt from the California Environmental Quality Act.

NOW, THEREFORE, the Salinas Planning Commission hereby grants and issues Conditional Use Permit No. 2024-034 pursuant to *Article VI, Division 8: Conditional Use Permits*, of Chapter 37 of the Salinas City Code and upon the following terms and conditions and not otherwise, to wit:

ISSUED TO PROPERTY OWNER:	Francisco Mora Gonzalez
FOR USE:	Medium Project Employee Housing with an occupancy of 7 to 14 employees in an existing 1,833 square foot single-family detached dwelling unit with an 8-foot-wide driveway extension to the right.
ON PROPERTY LOCATED AT:	592 Saint Edwards Avenue
ASSESSOR'S PARCEL NO.:	261-455-001-000

ZONING DISTRICT: R-L-5.5 (Residential Low Density)

ENVIRONMENTAL REVIEW ACTION & DATE: Exempt per CEQA Section 15301 (Existing Facilities), November 20, 2024.

EXPIRATION DATE: None, once properly established, unless the subject Medium Project Employee Housing use ceases operation for a continuous period of six (6) months or more.

RIGHT TO OPERATE/DEVELOP

1. The Permittee shall have the right to establish and operate a Medium Project Employee Housing with an occupancy of 7 to 14 employees in an existing 1,833 square foot single-family detached dwelling unit with an 8-foot-wide driveway extension to the right of an existing 20-foot-wide driveway on the above-described property in accordance with the following exhibits incorporated herein by reference and made a part of this Permit:

Exhibit "A" Vicinity Map

Exhibit "B" Engineer's Report, dated September 13, 2024

Exhibit "C" General Notes (Sheet A0)

Exhibit "D" Site Plan (Sheet A1)

Exhibit "F" Existing Floor Plan (Sheet A2)

Exhibit "G" Existing Elevations (Sheet A3)

Exhibit "H" Proposed Floor Plan (Sheet A4)

Exhibit "I" Management Plan

Exhibit "J" Department of Housing and Community Development Permit for Seasonal Employee Housing for 14 Employees, dated March 7, 2024

LIMITATIONS ON USE

2. The subject Medium Project Employee Housing shall be operated in a manner that will not adversely affect the adjacent neighborhood or be detrimental to the character of the residential neighborhood, subject to Section 37-80.180 (Performance Standards).
3. The City Planner may conduct a review of this Permit after inauguration, and may require modifications, if appropriate. The City Planner may also schedule a review by the Salinas Planning Commission, at a public hearing, if considered necessary. In the event that a public hearing is necessary, the Permittee shall reimburse the City of Salinas for all costs and expenses required to prepare for and conduct said hearing.
4. If the subject Medium Project Employee Housing use ceases operation for a

continuous period of six (6) months or more, this Conditional Use Permit shall become null and void.

5. A minimum of two full bathrooms will be provided per dwelling unit.
6. A full kitchen including a sink, countertop at least four (4) feet in length, cooking apparatus, and refrigerator will be provided.
7. Sleeping areas of at least fifty square feet per occupant will be provided consistent with the California Employee Housing Act.
8. A minimum of three parking spaces shall be provided on-site.
9. No on-site signs advertising the employer shall be permitted.
10. The property owner shall register the medium project employee housing with the City and provide the following: 1) any California Housing and Community Development (HCD) approvals pursuant to the California Health & Safety Code § 17008 Health and Safety Code, 2) emergency contact information, 3) contact for property maintenance, and 4) a transportation plan outlining how employees will get to and from work. See Exhibits “I” and “J”.
11. Emergency contact information shall be posted on the exterior of the facility adjacent to the main entrance. Street address numbers shall be legibly posted on each building comprising the facility.
12. No buses are permitted to pick up and drop off at the property. Only passenger vans or vehicles are permitted to conduct passenger loading onsite.
13. Per Exhibit “I”, the Management Plan, an onsite property manager shall be required, which can be a designated employee, at the expense of the employer and annual building inspections through the approval of a Conditional Use Permit to ensure employee and neighbor safety.
14. The city may charge an administrative fee for monitoring compliance with the provisions of this section as determined from time to time by the city council.
15. The City Planner shall reserve the right to revoke permits authorized by this section if the City Planner determines that the facility is in violation of any of the provisions in this section. Revocations shall be conducted in accordance with Section 37-60.1330: Revocation of permits.
16. Total width of the extended driveway shall not exceed twenty-eight feet (28’).

ENGINEERING REQUIREMENTS

17. The development shall conform with the Engineer's Report, dated September 13, 2024 (see attached Exhibit "B").

FIRE PROTECTION REQUIREMENTS

18. All applicable requirements of the Salinas Fire Department and Titles 19, 24 and 25 of the California Administrative Code must be met and may include, but not be limited to, provisions for fire alarm systems, fire extinguishers, sprinkler systems, emergency vehicle access and installation of fire hydrants.
19. If required, all fire sprinkler apparatus shall be incorporated into the overall site plan and building design. Such apparatus shall be located within building interiors, garages, stairwells, utility areas, trash areas and/or other areas substantially out of the public view. Fire Department connection pipes shall be painted to match the adjacent building.

PARKING REQUIREMENTS

20. A minimum of three off-street parking spaces shall be provided including two-garaged off-street parking spaces in accordance with *Article V, Division 2: Parking, Loading, and Outdoor Lighting*.
21. All off-street parking shall be graded, paved, drained, landscaped, striped, and maintained in accordance with *Article V, Division 2: Parking, Loading, and Outdoor Lighting* of the Salinas City Code.

SIGNS

22. No on-site signs advertising the employer shall be permitted.

LANDSCAPING

23. New landscaping shall comply with the requirements of Article V, Division 4 of the Salinas Zoning Code.

MAINTENANCE

24. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.

25. The Applicant, or successor-in-interest, shall eradicate graffiti painted or marked on the facility within seventy-two (72) hours of occurrence pursuant to Municipal Code Section 5-03.19(a)(4).

PUBLIC IMPROVEMENTS

26. All existing damaged and hazardous sidewalks, and unused driveways shall be reconstructed to City standards prior to issuance of a Certificate of Occupancy.
27. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS

28. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain permits or licensing from any county, regional, state, or federal agencies. If applicable, a City Business License shall be obtained prior to commencement of use.
29. This Permit may be subject to water and sanitary sewer allocations. The Permittee shall proceed at their own risk as water and sanitary sewer allocation may not be available at the time requested.

MODIFICATION OF APPROVED USE AND PLANS

30. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Permit. The City Planner may approve minor modifications to this Permit if the City Planner finds the modification to be in substantial compliance with the original approval.

VIOLATION; REVOCATION

31. Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing, or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, any violation of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance and/or other applicable laws, regulations or codes. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas Planning Commission in accordance with *Article VI, Division 18: Enforcement and Penalties* of the Salinas Zoning Code or such codes

as may be subsequently adopted.

SUBSTANTIAL ACTION TIME LIMIT

32. This Permit shall expire one year after its effective date unless:
- a. A building permit has been issued and construction diligently pursued;
 - b. A certificate of occupancy has been issued;
 - c. The use is established in conformance with the provisions of the Zoning Code;
or
 - d. The City Planner determines that substantial action has commenced to carry out the terms and intent of the Conditional Use Permit.

PERMIT VALIDATION

33. Pursuant to Zoning Code Section 37-60.530, this Permit shall be null and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to City of Salinas Community Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

STANDARD CONDITIONS

34. Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement**, and **Section 1-8.2: Liability for costs**, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.
35. The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
36. Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state, and federal laws and regulations.
37. No further development other than that shown on this permit or attached exhibits

shall be allowed unless or until an amendment to this permit has been approved. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

NOTICE OF CHALLENGE LIMITATIONS

- 38. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

EXECUTIONS

THIS CONDITIONAL USE PERMIT was approved by action by action of the Salinas Planning Commission on November 20, 2024, and shall become effective on the following date unless appealed to the Planning Commission of the City of Salinas in accordance with Article VI, Division 17: Appeals:

Effective Date: December 3, 2024 _____
Courtney Grossman
Planning Manager, City of Salinas

(Signature(s) Listed Below on Page 8 Must Be Notarized)

THIS CONDITIONAL USE PERMIT is hereby accepted upon the express terms and conditions hereof, and the undersigned Permittee agrees to strictly conform to and comply with each and all of this Permit's terms and conditions.

Dated: _____

Francisco Mora Gonzales
Permittee / Property Owner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
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STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 202__, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

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