



SALINAS

RICH IN LAND | RICH IN VALUES

Future Growth Area and Housing Permit Processing

May 13, 2025

Finance Committee

Lisa Brinton,
Community
Development Director

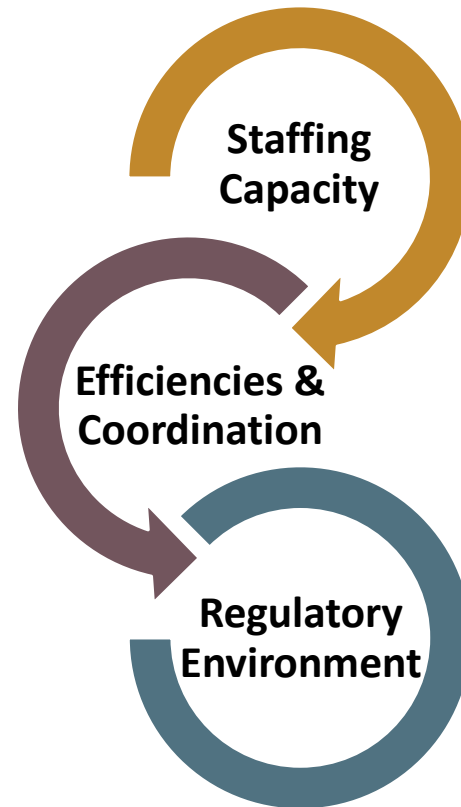
Overview

Customer Complaints

Length of time

Lack of Clarity

Interpretation
of Conflicting
Regulations



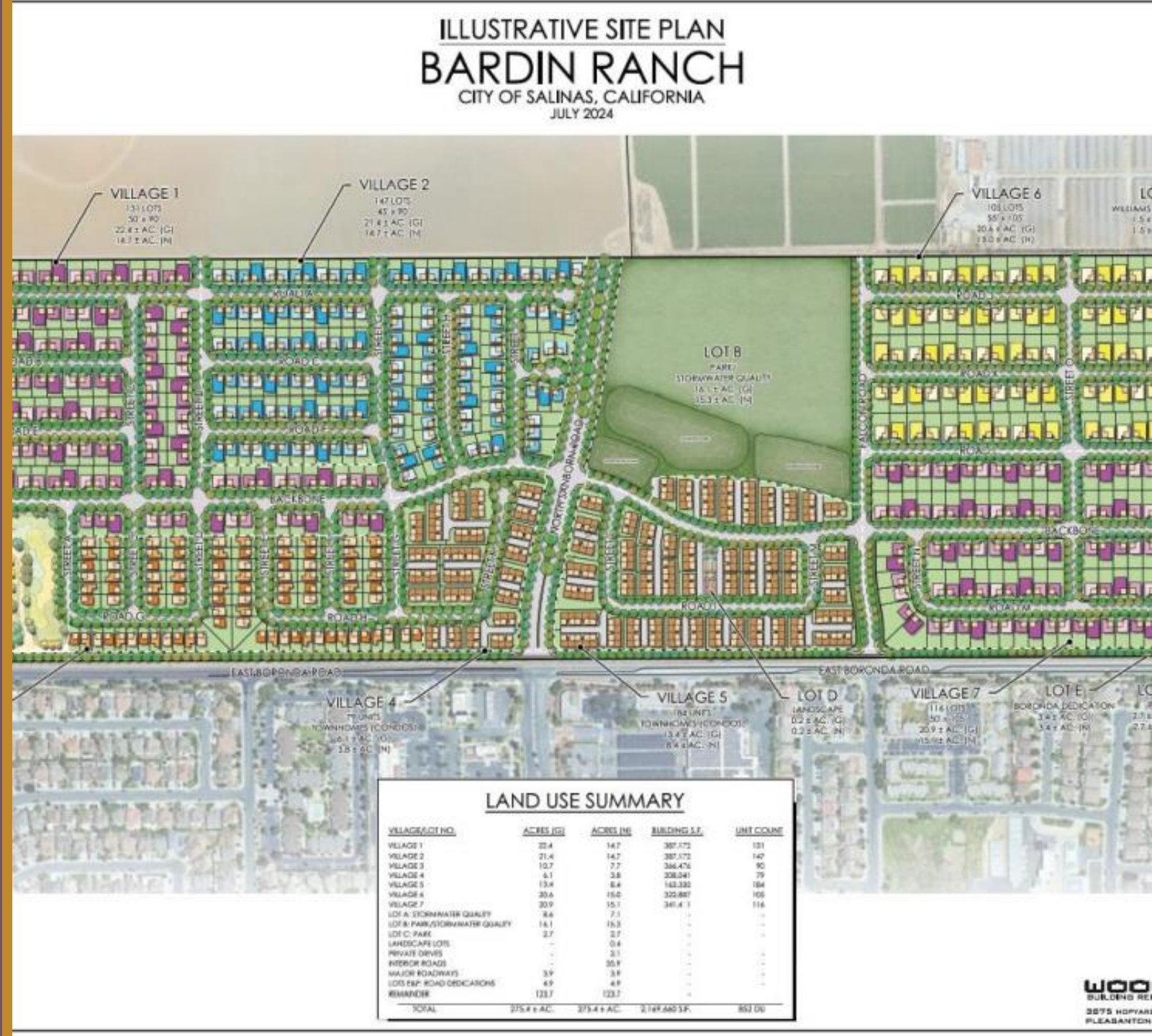
Internal Hurdles

Staff resources are insufficient
compared to volume

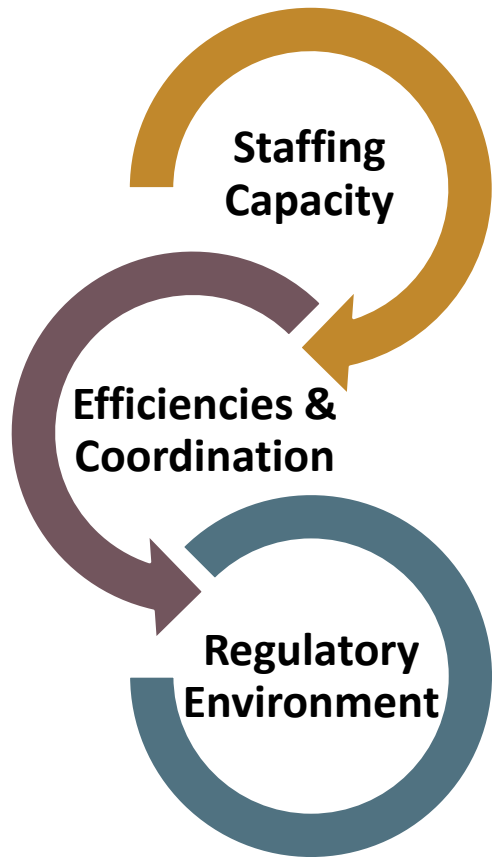
Division and department
coordination is lacking process for
final decision-making

Zoning, building, engineering and fire
codes have different criteria that can
be confusing or even conflicting

Future Growth Area (FGA) Coordination



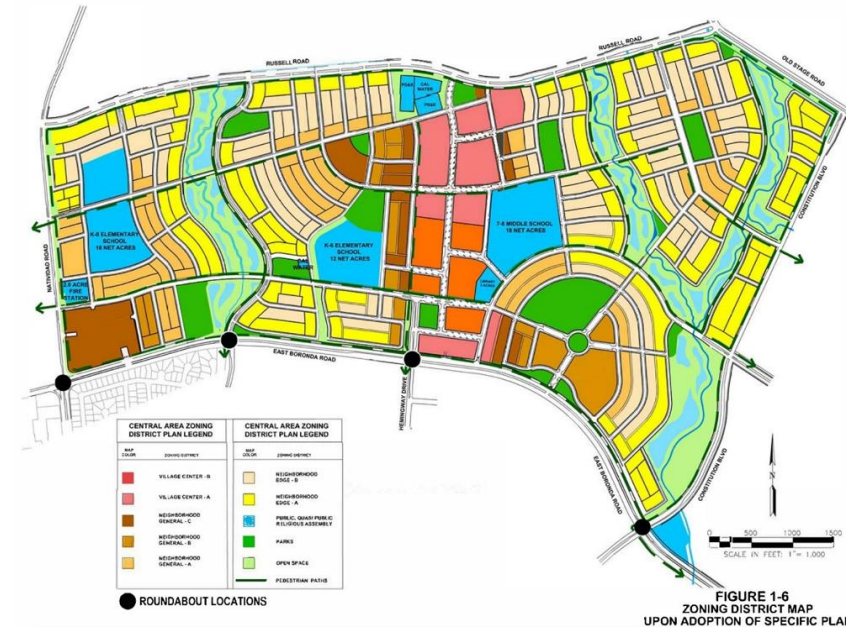
FGA Internal Hurdles



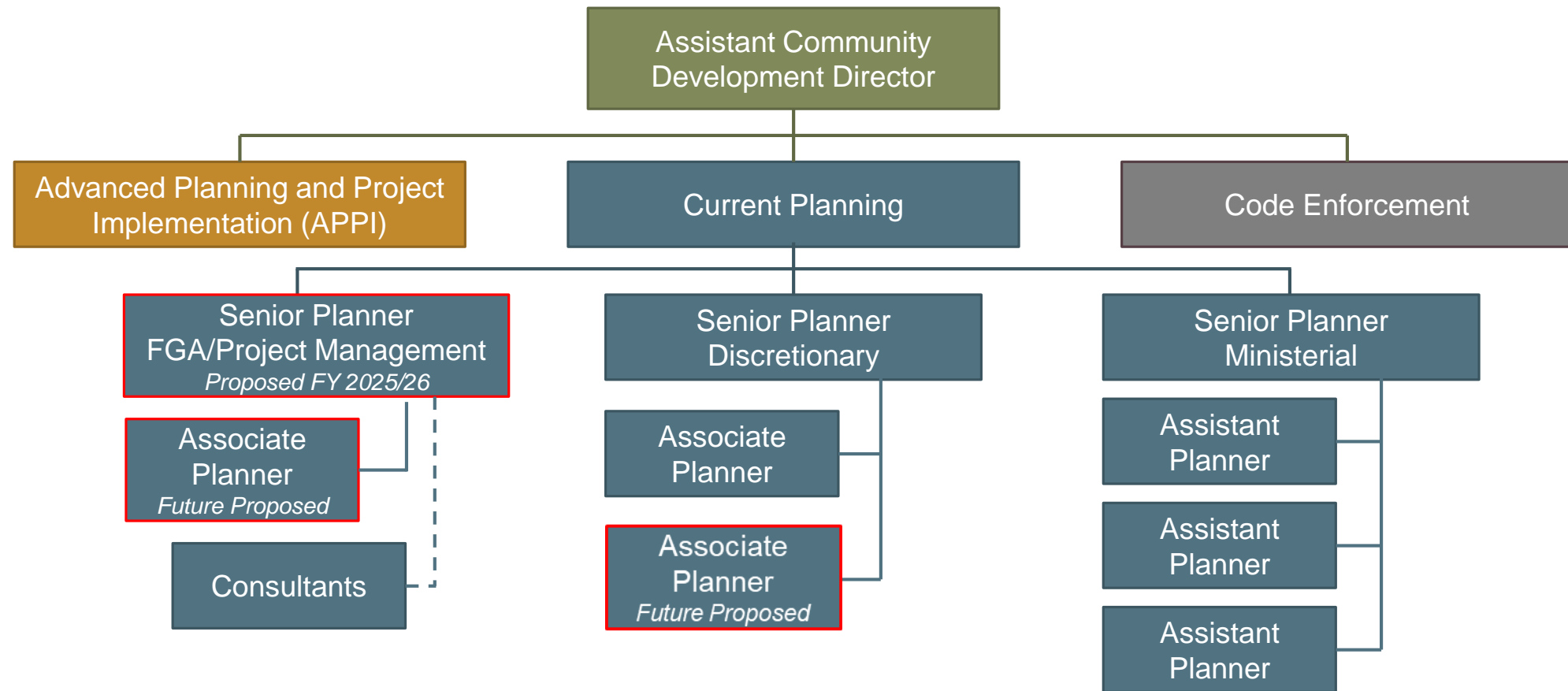
Lack of staffing experience and technical expertise in processing subdivision maps and complex entitlements

Lack of designated project manager to facilitate and expedite decision-making

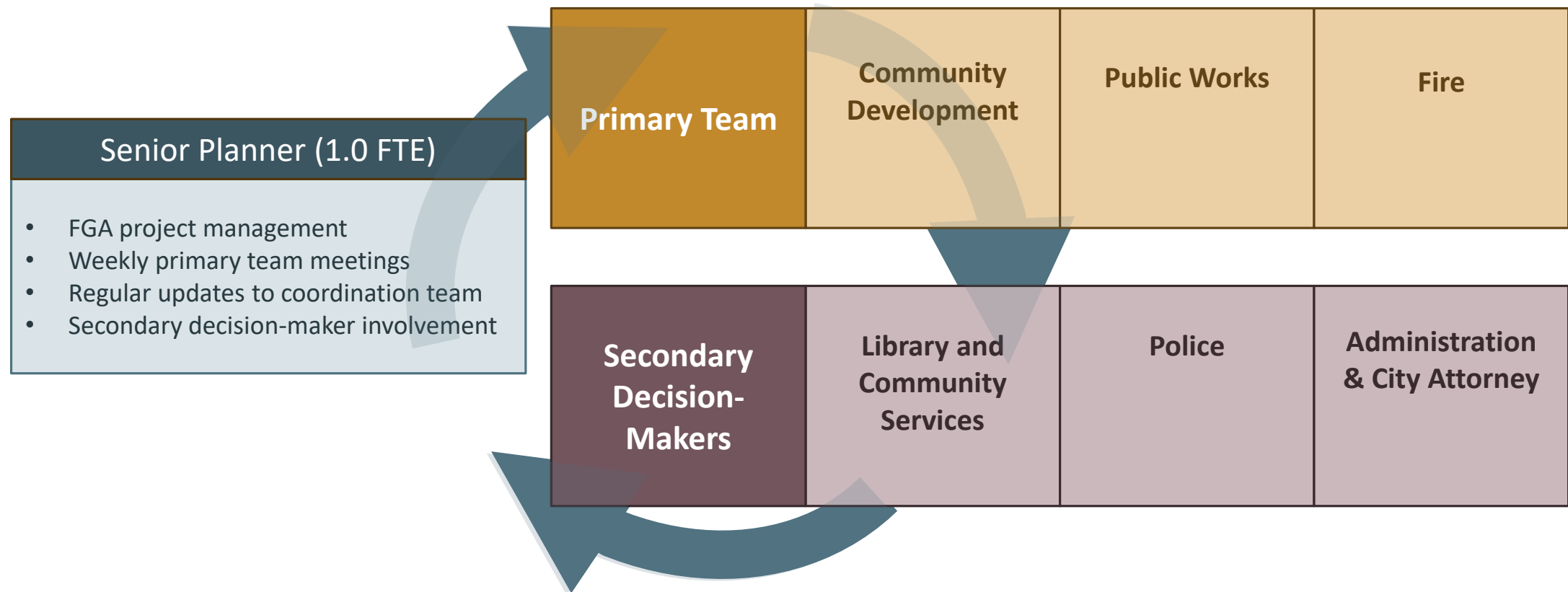
New regulatory environment of SB 330, Density Bonus Law, etc.



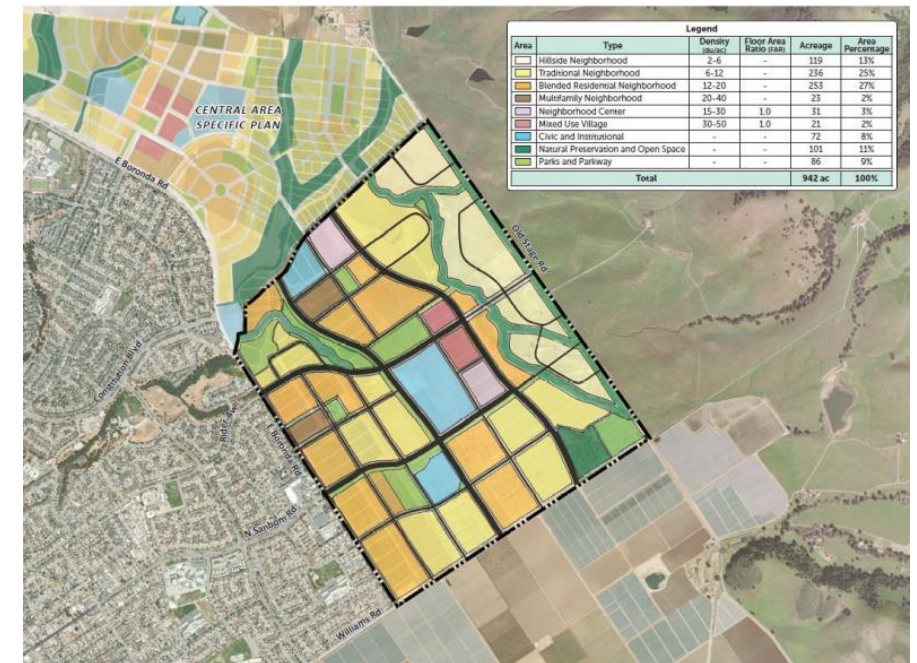
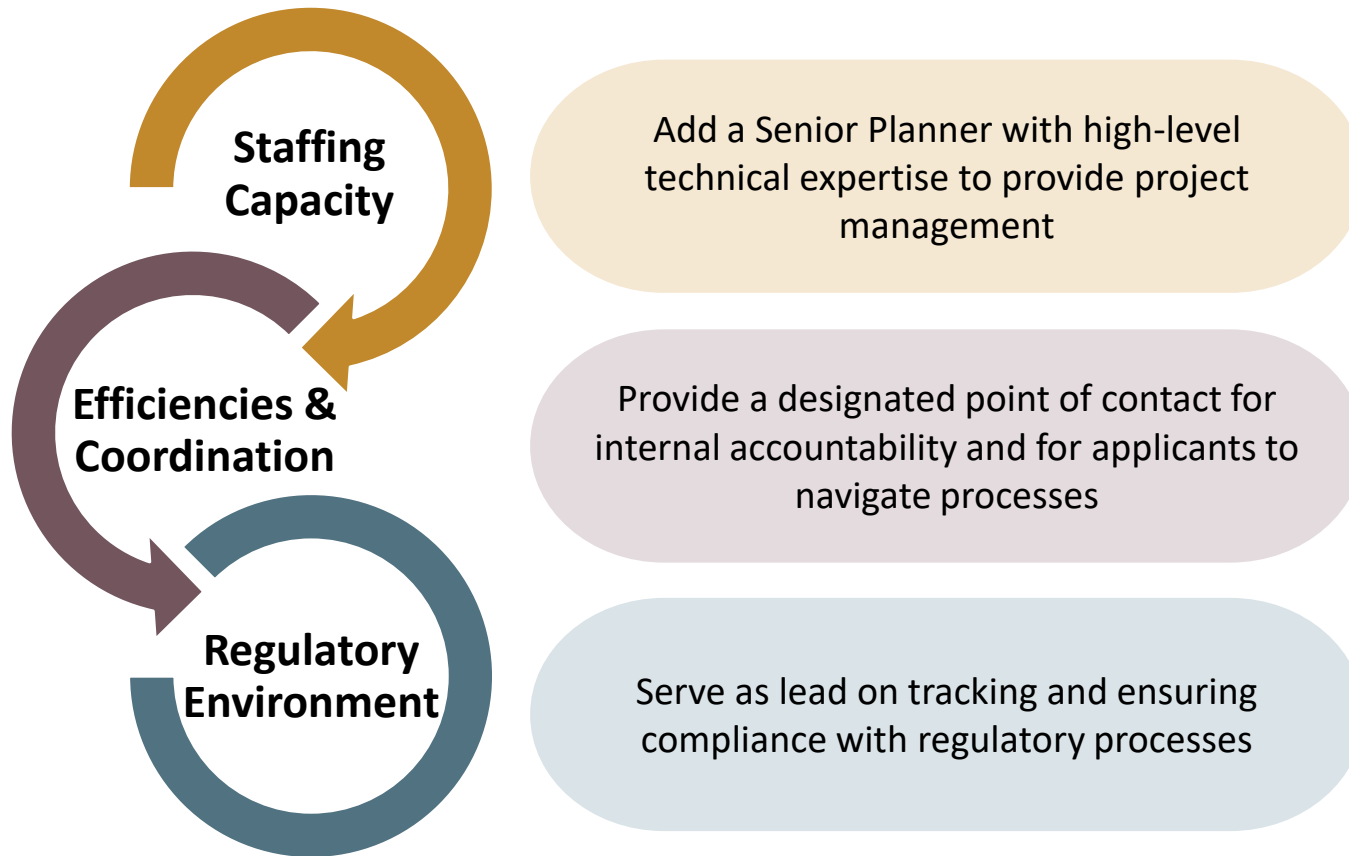
Current Planning Staffing Request - FGA Support



Proposed FGA Coordination Team



Improved FGA Team Coordination

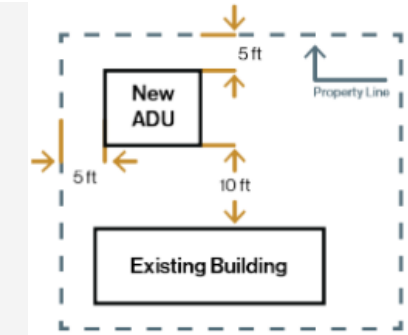


Accessory Dwelling Unit (ADU) Coordination



ADU inspected by City of Salinas in 2025

ADU Internal Hurdles

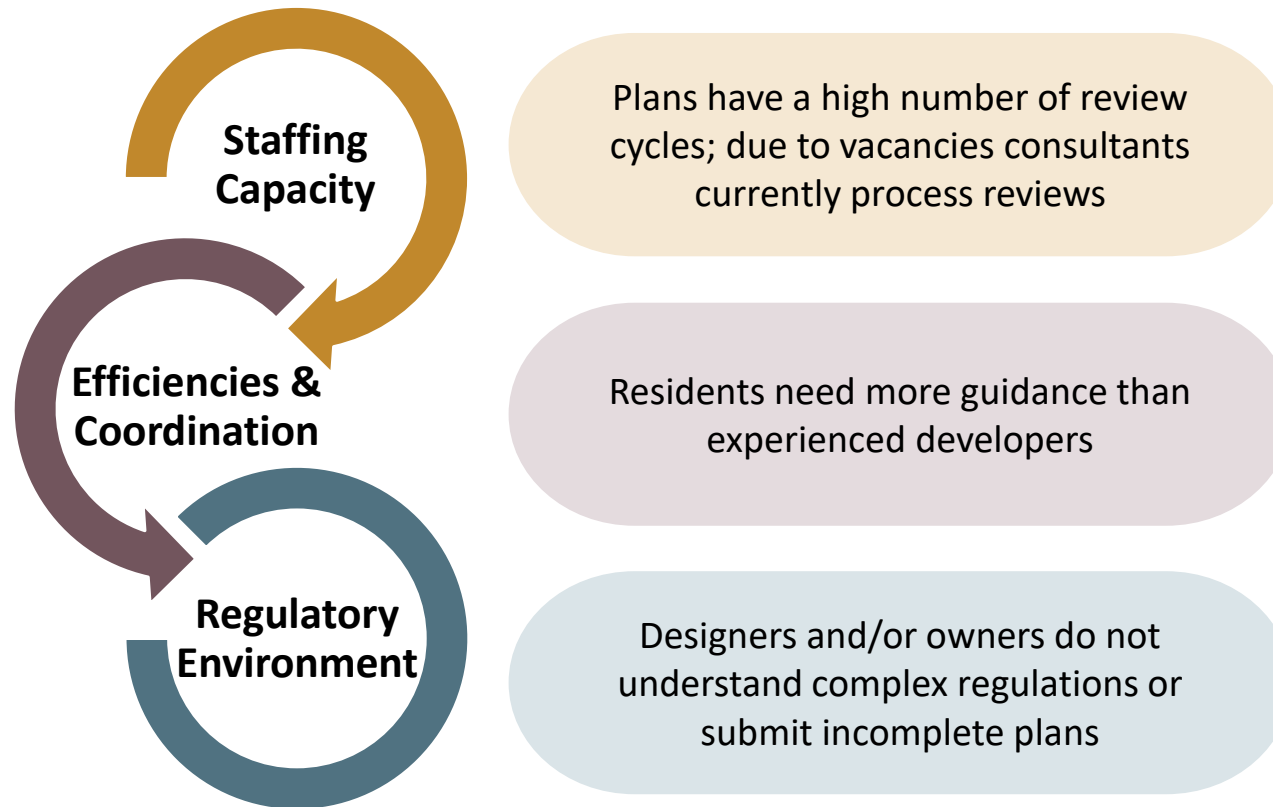


Requirements by Permit Center Function

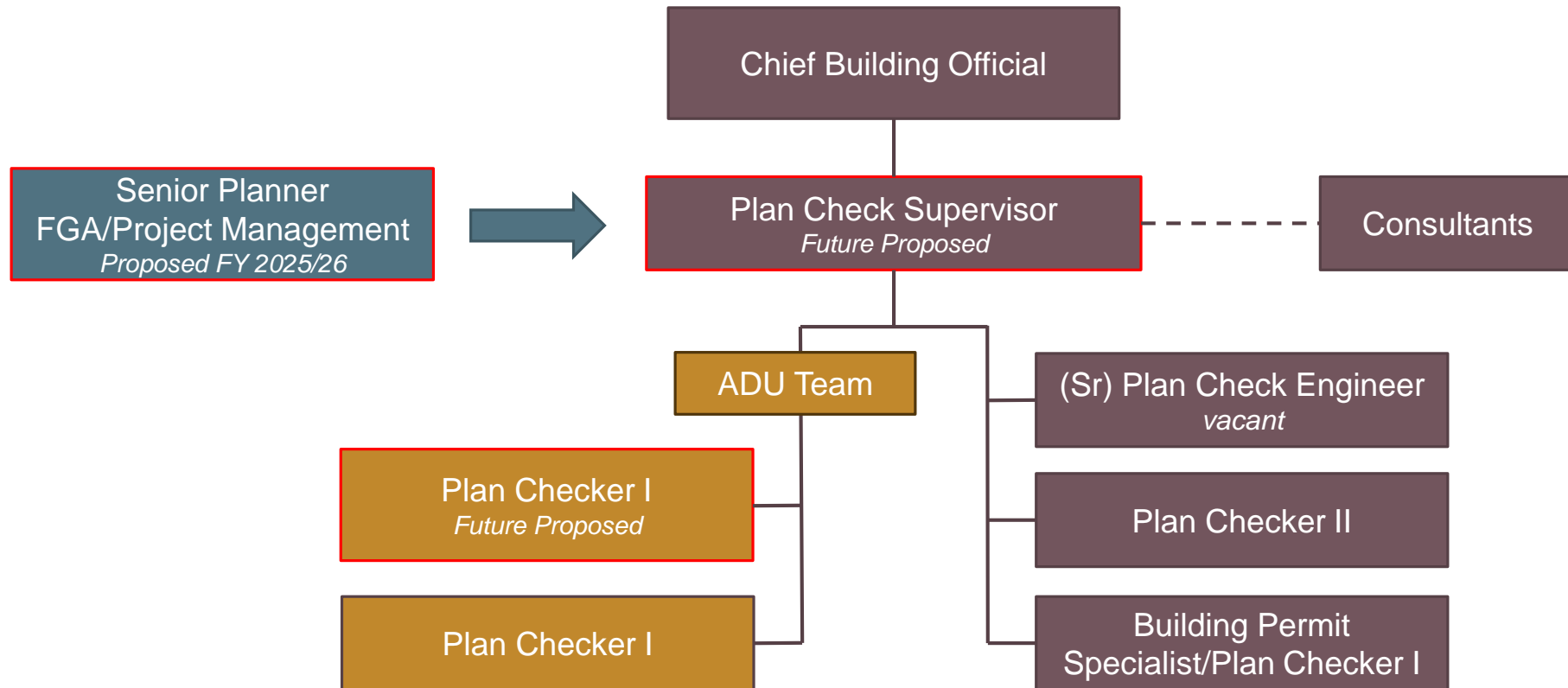
Permit Services – Building Code: Distance requirements depend on construction method

Current Planning – Zoning Code: 6 ft apart or structurally connected via a wall, breezeway, etc.

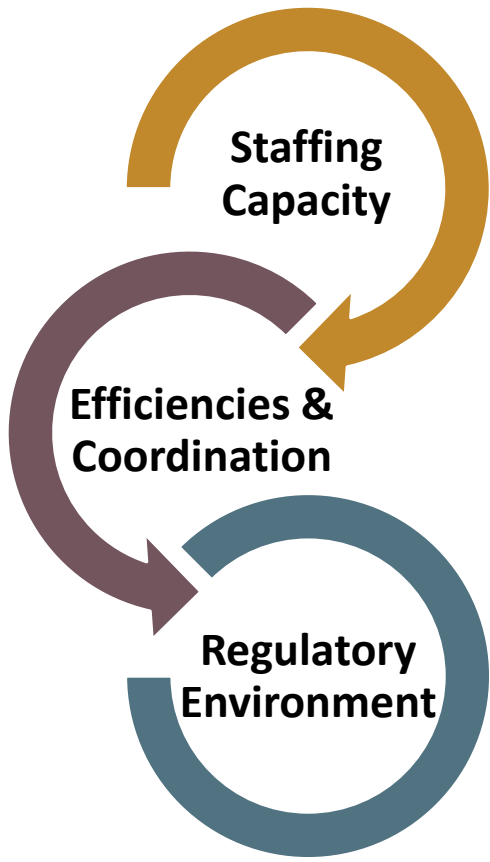
Fire Prevention – Fire Code: Adding sprinklers can impact distance requirements between structures



Permit Services Staffing Request and Integration



Improved ADU Team Coordination



Prioritize quality reviews by increasing capacity to spend more time with homeowners and designers

Begin Owner-Designer-City meetings to minimize resubmissions through early communication and education

Improve communication of complex regulatory environment with dedicated internal review team



City of Salinas' ADU Pre-Approved Plans

Comprehensive Zoning Code Update

Areas of Focus

Development Design Standards

Level of Permit Processing
Administrative or Ministerial or Discretionary

Ease of Use and Interpretation



Opportunities

Objective Design Standards

Appropriate Level of Permit
Processing

User-Friendly, Clear and Illustrative
Examples and Documentation

Business Navigator

- Assists entrepreneurs and small business owners with navigating regulatory processes
- Provides connections to technical and financial resources
- Limited Term Position Ends June 30, 2025
- Staff recommends adding the position to its workforce



Questions?

*For more information, contact the Community Development Department
(831) 758-7387*

<https://www.cityofsalinas.org/Your-Government/Departments/Community-Development>