

# Future Growth Area and Housing Permit Processing

May 13, 2025 Finance Committee

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#### Overview

#### **Customer Complaints Internal Hurdles** Staff resources are insufficient **Staffing Length of time** compared to volume **Capacity** Division and department **Efficiencies & Lack of Clarity** coordination is lacking process for Coordination final decision-making Interpretation Zoning, building, engineering and fire Regulatory of Conflicting codes have different criteria that can Environment Regulations be confusing or even conflicting

# Future Growth Area (FGA) Coordination





#### FGA Internal Hurdles

Staffing Capacity

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

Efficiencies & Coordination

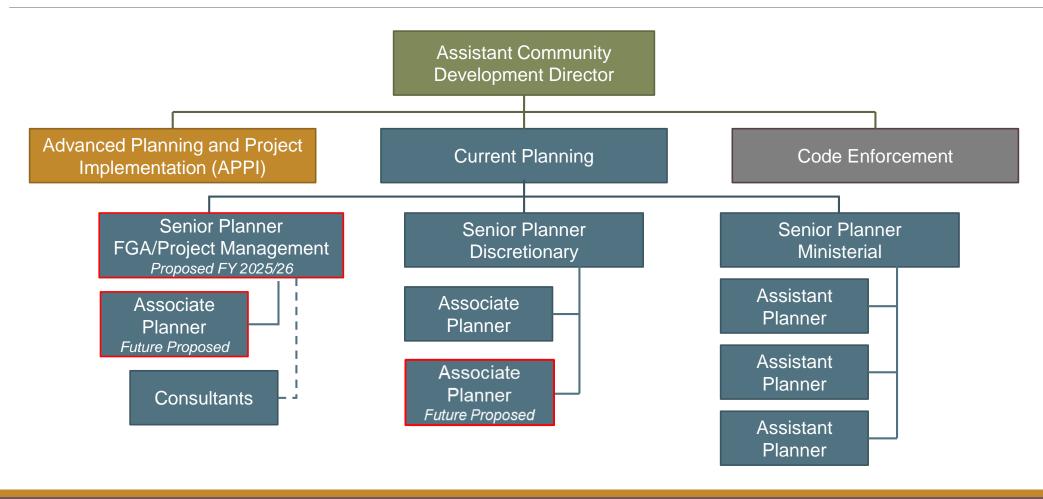
Lack of designated project manager to facilitate and expedite decision-making

Regulatory Environment

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



## Current Planning Staffing Request - FGA Support



## Proposed FGA Coordination Team

#### Community **Public Works** Fire Development **Primary Team** Senior Planner (1.0 FTE) FGA project management Weekly primary team meetings Regular updates to coordination team Secondary decision-maker involvement **Administration** Library and **Police** Secondary & City Attorney Community **Decision-Services** Makers

# Improved FGA Team Coordination

Staffing Capacity

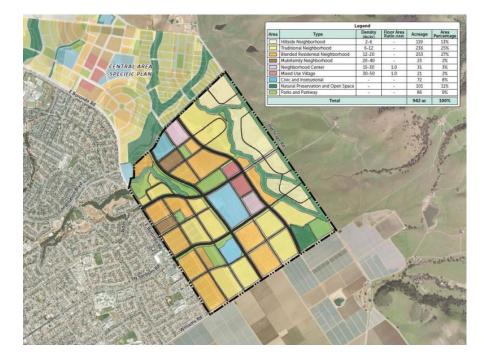
Add a Senior Planner with high-level technical expertise to provide project management

Efficiencies & Coordination

Provide a designated point of contact for internal accountability and for applicants to navigate processes

Regulatory Environment

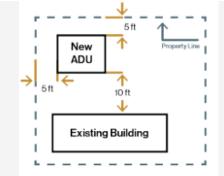
Serve as lead on tracking and ensuring compliance with regulatory processes



Accessory
Dwelling Unit
(ADU)
Coordination



## ADU Internal Hurdles





Plans have a high number of review cycles; due to vacancies consultants currently process reviews

Efficiencies & Coordination

Residents need more guidance than experienced developers

Regulatory Environment

Designers and/or owners do not understand complex regulations or submit incomplete plans



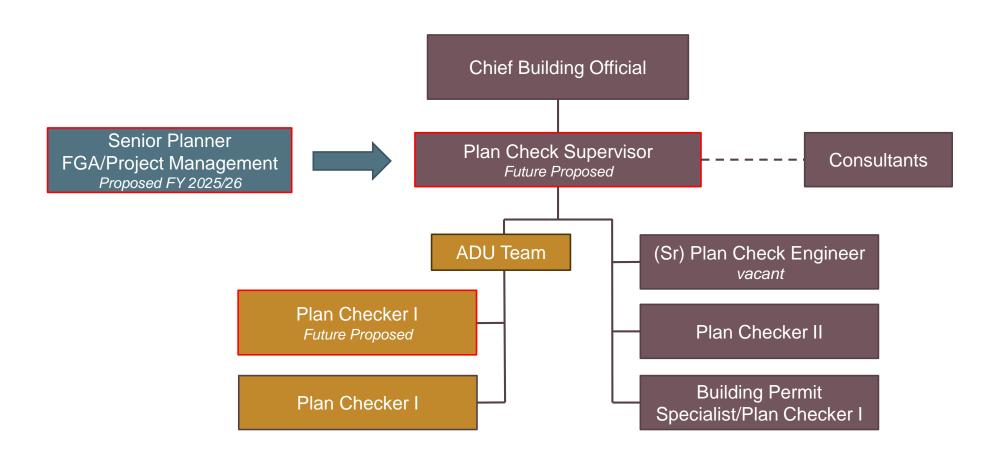
#### **Requirements by Permit Center Function**

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

Staffing Capacity

Efficiencies &

Coordination

Regulatory Environment 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

Regulatory Environment

#### **Areas of Focus**

**Development Design Standards** 

Level of Permit Processing

Administrative or Ministerial or Discretionary

Ease of Use and Interpretation



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