



CITY OF SALINAS PLANNING COMMISSION REPORT

DATE: DECEMBER 3, 2025

TO: PLANNING COMMISSION

FROM: LISA BRINTON, DIRECTOR
COURTNEY GROSSMAN, PLANNING MANAGER

TITLE: STUDY SESSION ON ZONING CODE UPDATE VISIONING AND
REQUIRED PHASE ONE HOUSING AMENDMENTS

RECOMMENDED MOTION:

Receive a presentation on Zoning Code Update visioning and required Phase One Zoning Code amendments related to changes in State housing law and provide direction. No action is required.

DISCUSSION:

Background

This item was continued from the November 19, 2025, Planning Commission meeting.

The City is embarking on a comprehensive Zoning Code Update (ZCU), timed to coincide with the completion of, and eventually to implement, the Visión Salinas 2040 General Plan Update. The ZCU is split into three phases to address immediate needs, ensure consistency with the General Plan Update once adopted, while ultimately developing a new code. Phase One will address short-term amendments to the current code to bring it into compliance with State law prior to completion of the General Plan Update and address priority items that do not need to wait for the full overhaul.

Phase Two includes bridge amendments to make the current Zoning Code consistent with the General Plan Update once the latter is adopted. Completion of Phase Two is anticipated by late-2026, but exact timing will depend on adoption of the General Plan Update. Phase Three is the completion of a new and revised Zoning Code. The objective of the Zoning Code update is to develop a code that will be easier to use for the public and staff, visually rich with easily shareable graphics, and streamline development that is consistent with community needs and vision. This also includes fully implementing relevant portions of the General Plan Update. Completion of Phase 3 is anticipated by the end of 2027.

Introduction and Visioning

PlaceWorks, the consultant firm [selected](#) for the ZCU, will give a multi-part presentation to the Planning Commission. The first part of the presentation will include a brief introduction to PlaceWorks, a summary of the ZCU project and recent best practices, and conclude with visioning questions for the Planning Commission to identify priority changes it wants to see in the update.

Phase One Amendments and Changes to State Housing Law

The second part of PlaceWorks' presentation will describe recent changes to State housing law, the role of local housing elements, and will focus on Phase One work to bring the current Zoning Code into compliance with current regulations. The [2023-2032 Housing Element](#) (Housing Element) identified multiple components of the Zoning Code deemed out of compliance that require corrective actions. Attachment 1 compiles the Housing Element programs that require code amendments and highlights actions that will be addressed in Phase One.

Next Steps

In early 2026, staff will return to the Planning Commission to discuss additional non-compliance related priorities to be addressed in Phase One and will launch stakeholder and community engagement. PlaceWorks will continue work to draft text changes to the Zoning Code to bring it into legal compliance.

ATTACHMENTS:

1. Housing Element Programs Requiring Zoning Code Update
2. PowerPoint Presentation