

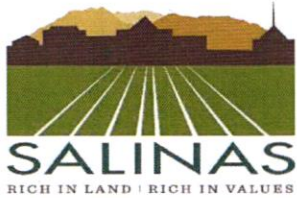
**North**

**Vicinity Map**



**CONDITIONAL USE PERMIT 2024-034**  
**592 Saint Edwards Avenue**

**Exhibit A**



# City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • [www.cityofsalinas.org](http://www.cityofsalinas.org)

## ENGINEER'S REPORT

**PURPOSE:** CUP2024-034

**LOCATION:** 592 St Edwards Ave

**APPLICANT:** Francisco Mora Gonzales

**DESIGNER:** E&L Building Design Studio

**DATE:** 9/13/2024

**PLANNER:** Bobby Latino

**REVIEWER:** Fernando Rizo, QSP/QSD  
Assistant Engineer

**DEVELOPMENT PROPOSAL:** Medium Project Employee Housing

**RECOMMENDATION:** Approved with Conditions

**SWDS CATEGORY:** N/A

**NPDES CATEGORY:** N/A

**SWDS THRESHOLD:** N/A

**DEVELOPMENT REVIEW:** *Development Review Submittal prepared by E & L Building Design Studio, dated 7/4/2024.*

### **DEVELOPMENT IMPACT FEES**

Development Impact Fees – No change in use is proposed based on the application. No development impact fees are anticipated.

### **CONDITIONS OF APPROVAL**

1. Driveway Extension – Proposed driveway extension shall be tapered to match existing driveway approach throat width to prevent a vehicles from going to over existing landscaping strip.
2. Offsite Improvements – Within 60 days of an approved use permit, the applicant shall provide confirmation that an ADA-compliant sidewalk is provided at all driveways. If ADA compliance is not verified, applicant shall obtain an encroachment permit to reconstruct the driveway to provide an ADA-compliant sidewalk per City of Salinas Standard Plan 5.
3. Offsite Improvements – Within 60 days of an approved use permit, the applicant shall reconstruct any damaged or uplifted sidewalk and/or curb & gutter per City Standard Plan 2R &
4. Offsite Improvements – Proposed secondary driveway approach shall be constructed per City Standard Plan 5.
5. Offsite Improvements – Within 60 days of an approved use permit, the applicant shall plant a street tree along St Thomas Way per City Standards and approved city street tree list.
6. Offsite Improvements – Any construction, reconstruction, or closure of the right of way shall require an encroachment permit.
7. NPDES Compliance – Contractor shall provide construction BMPs for site improvements.

**Exhibit** B



*Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.*

**E & L**  
BUILDING  
DESIGN STUDIO  
150 CANTERA ST.  
SUITE 1  
SALINAS, CA 93901  
TEL: (831) 250-0009

INFORM WITH THE REQUIREMENTS OF THE:  
C AND CITY OF SALINAS ORDINANCES.  
FOR TITLE 8, SECTION 336  
TION.  
EQUIPPED WITH A SHUTOFF NOZZLE, WHEN  
FOR THE SIZE OR TYPE OF HOSE IN USE. THE  
S AND SERVICES AND PERFORM WORK IN A  
SHALL BE PLACED ON BUILDING(S) TO BE  
REFLECTIVE AND/OR ILLUMINATED NUMBERS  
C, SECTION R319.1  
BE IN ACCORDANCE WITH 2022 CFC

SCOPE OF WORK

CUP 2024-004 EMPLOYEE HOUSING  
CONGREGATE LIVING WITH 16 OR FEWER R-3  
TENANTS STAY LONGER THAN 30 DAYS  
(NON-TRANSIENT)  
CUP 2024-004 DRIVEWAY INCREASE  
MINOR CUP FOR DRIVEWAY WIDTH INCREASE

SHEET INDEX

ARCHITECTURAL  
AS GENERAL NOTES  
A1 SITE PLAN  
A2 EXISTING/PROPOSED PLAN

|                        |                                    |             |
|------------------------|------------------------------------|-------------|
| JURISDICTION:          | CITY OF SALINAS                    | 2022 C.R.C. |
| BUILDING CODE:         | RESIDENTIAL                        | 2022 C.E.C. |
| PLANNING DEPARTMENT:   | ELECTRICAL                         | 2022 C.E.C. |
| SUBDIVISIONS AND LOTS: | Mechanical                         | 2022 C.P.C. |
| PERMITS SECTION:       | PURCHASING                         | 2022 C.P.C. |
| CITY OF SALINAS:       | FIRE                               | 2022 C.F.C. |
| MUNICIPAL CODE:        | ENVIRONMENTAL HEALTH               | 2022 C.H.C. |
| TOWNSHIP:              | R-5-S-LOW DENSITY RESIDENTIAL      |             |
| PARCELS:               | ADJACENT PARCEL NO.2614-55-001-000 |             |
| CURRENT USE:           | RESIDENTIAL                        |             |
| PROPOSED USE:          | RESIDENTIAL                        |             |
| OCCUPANCY GROUP:       | RESIDENCE R-3/U-1                  |             |
| NUMBER OF STORIES:     | 1 STORY BUILDING                   |             |

| MANAGEMENT PLAN   |
|---|
| MANAGEMENT PLAN PER SECTION 37.50.073(e):   |
| a. NO BUSES ARE PERMITTED TO PICK UP AND DROP OFF AT THE PROJECT SITE.  |
| b. VEHICLES ARE PERMITTED TO CONDUCT PASSENGER LOADING ON SITE.   |
| c. ANY CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT (HCD) PROJECTS ARE PERMITTED TO CONDUCT PASSENGER LOADING ON SITE.              |
| d. ANY CALIFORNIA HEALTH & SAFETY CODE § 170008 HEALTH AND SAFETY CODE PROJECTS ARE PERMITTED TO CONDUCT PASSENGER LOADING ON SITE. |

PROPERTY, ONLY PASSENGER VANS OR  
[D] APPROVALS PURSUANT TO THE  
E.

- A2. EXISTING FLOOR PLANS
- A3. EXISTING ELEVATIONS
- A4. PROPOSED FLOOR PLAN
- D1. CONSTRUCTION & DEMOLITION
- D2. STORM WATER BMPs
- D3. CITY STANDARD PLAN

|                     |                     |
|---------------------|---------------------|
| CONSTRUCTION TYPE:  | V-B                 |
| BUILDING FIRE       |                     |
| NO SPRINKLER SYSTEM |                     |
| 7 900               | 100%                |
| LOT SIZE:           |                     |
| LANDSCAPE:          | (B) TO REMAIN       |
| EXISTING BUILDINGS  |                     |
| MAIN DWELLING       | 1 883 S.F. EXISTING |
| PORCH               | 28 S.F. EXISTING    |
| 2 CAR GARAGE        | 428 S.F. EXISTING   |
| TOTAL:              | 2 339 S.F.          |

[illegible]


## CONDITIONS OF APPROVAL

IF AN APPROVED USE PERMIT, THE APPLICANT SHALL PROVIDE CONFIRMATION THAT AT THE TIME OF THE APPLICANT'S REQUEST FOR AN APPROVED USE PERMIT, THE APPLICANT SHALL OBTAIN AN ENFORCEMENT ORDER FROM THE CITY OF SALEM'S DEPARTMENT OF PUBLIC WORKS AND COMMUNITY DEVELOPMENT, DIVISION OF PLANNING AND DESIGN, TO RECONSTRUCT ANY DAMAGED OR DETERIORATED SIDEWALK OR DRIVEWAY APPROACH SHALL BE CONSTRUCTED PER CITY STANDARD PLANS 28.1.

IF AN APPROVED USE PERMIT, THE APPLICANT SHALL PLANT A STREET TREE ALONG ITS PROPERTY SIDEWALK PER CITY STANDARDS PLAN 12.

IF RECONSTRUCTION, OR CLOSURE OF THE RIGHT OF WAY SHALL REQUIRE AN ENFORCEMENT ORDER FROM THE CITY OF SALEM'S DEPARTMENT OF PUBLIC WORKS AND COMMUNITY DEVELOPMENT, DIVISION OF PLANNING AND DESIGN, THE APPLICANT SHALL PROVIDE CONSTRUCTION BARRIERS FOR SITE IMPROVEMENTS.

IF THE SITE PLAN REVIEW INCLUDES CERTAIN FEES AND DEVELOPMENT REQUIREMENTS, PURSUANT TO THE CITY OF SALEM'S DEPARTMENT OF PUBLIC WORKS AND COMMUNITY DEVELOPMENT, DIVISION OF PLANNING AND DESIGN, THE APPLICANT SHALL PROVIDE A LETTER TO THE CITY OF SALEM'S DEPARTMENT OF PUBLIC WORKS AND COMMUNITY DEVELOPMENT, DIVISION OF PLANNING AND DESIGN, ON GOVERNMENT CODE SECTION 160201.1, BEGINS ON THE DATE THE OFFICIAL RECORDS OF THE CITY OF SALEM'S DEPARTMENT OF PUBLIC WORKS AND COMMUNITY DEVELOPMENT, DIVISION OF PLANNING AND DESIGN, ARE FILED WITHIN THIS 90-DAY PERIOD COMPLYING WITH ALL REQUIREMENTS OF SECTION 160201.1, AND THE CITY OF SALEM'S DEPARTMENT OF PUBLIC WORKS AND COMMUNITY DEVELOPMENT, DIVISION OF PLANNING AND DESIGN, SHALL REVIEW THE APPLICANT'S COMPLIANCE WITH ALL REQUIREMENTS AT A LATER DATE.

|   |  |  |
|---|--|--|
|  | <b>Project Name</b><br>Site Address<br>County<br>City, State, Zip<br>Type of Project | <b>1. Value of Project</b><br>\$ _____               |
|   | <b>2. Estimated Construction Period</b><br>From _____ To _____                       | <b>3. Estimated Construction Start Date</b><br>_____ |

City of Salinas  
 (Liquor License - 20464) (Fees - 20464)  
 Licensee: JUANITA MORA GONZALEZ  
 R/L# 1232731 / 43117 20464 (Fees - 20464)

Contractor & Demolition - Waste Reduction and Recycling Ph...

Address: 592 SAINT EDWARDS AVE., FRANCISCO MORA GONZALEZ  
 City and Zip: 592 SAINT EDWARDS AVE., Contact Phone: (831) 212-  
 and Zip: SALINAS, CA, 93905 E mail: jmg@unoboro.com

Project: New Construction **Alteration** Demolition Roofing Other  
 Description: EMPLOYEE HOUSING

Date: 7/14/24

Zip Code: 93905

Back Check

Application

Information will be generated by your project?

[illegible]

## Exhibit

[illegible][illegible][illegible]

|       |  |   |
|-------|--|---|
| Other | asset items  |   |
|       |  | A |
|       | <b>EXP Details</b>   |   |
|       | Confirmed  |   |
|       | Dynasty / Successors   |   |
|       | Other / Unknown  |   |
|       | Unknown / Mixed (see)  |   |
|       | Mixed EXP (multiple)   |   |
|       | Private  |   |
|       | Public   |   |
|       | Unknown / Cannot assign  |   |
|       | Other  |   |
|       |  |   |
|       | <b>EXP Detail Notes</b>  |   |
|       | 72 (2,220 entries) have been added. This list has been published on the website. |   |
|       | <b>Mixed EXP Materials</b>   |   |

**Explanation/Comments:** Please use this space to explain any additional pages in section 1.

Signature: \_\_\_\_\_

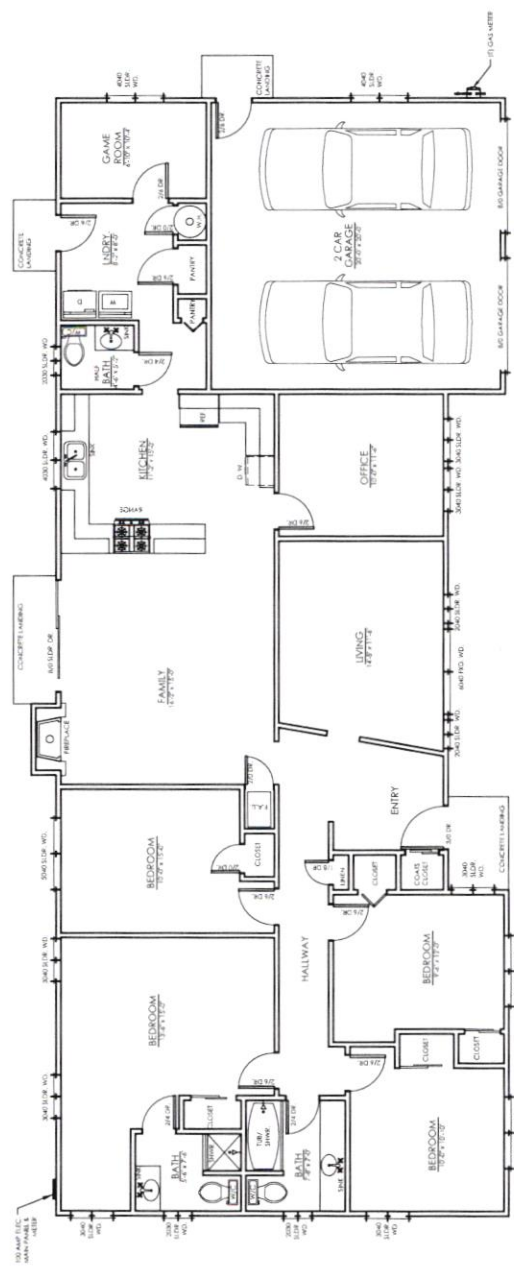
DATE: \_\_\_\_\_

Page 1 of 1

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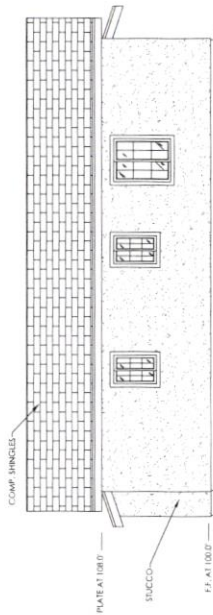




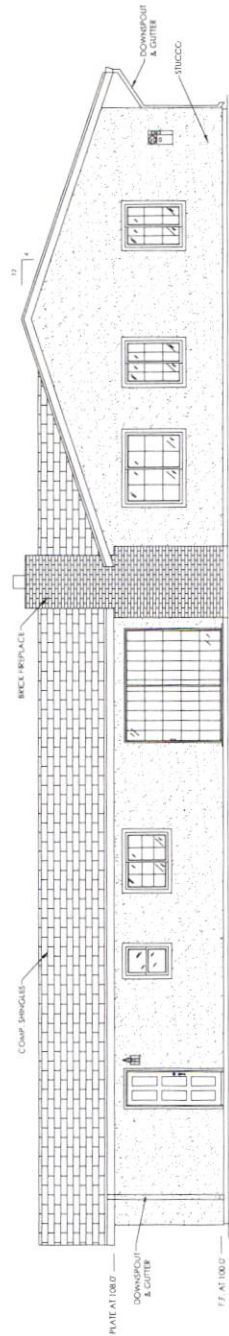
**1** EXISTING FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



|                  |  |
|------------------|--|
| ROOF:            | COMPOSITE SHINGLES                             |
| ROOF FLOOR:      | 4-12 GABLE ROOF                                |
| OVERHANG:        | 2' OF EAVE, 1'-1/2" GABLE                      |
| INSULATION:      | 2x4 FRAMED SPACE                               |
| CEILING:         | OUTSIDE PLASTIC DOWNSPOUTS, 1/2" SPACER BLOCKS |
| WALL:            | 1x6/2x6  |
| DOOR:            | 1/2x4 VERTICAL                                 |
| WINDOW (RM):     | PAINTED WOOD TRIM                              |
| WINDOWS:         | SHED VENT, DOUBLE PANE                         |
| EXTERIOR COLORS: | GRAY   |
| ROOF:            | 1x6/2x6  |
| DOOR:            | COMBINATION DOOR                               |
| WALL:            | WHITEN   |



1 EAST ELEVATION (REAR ELEVATION)

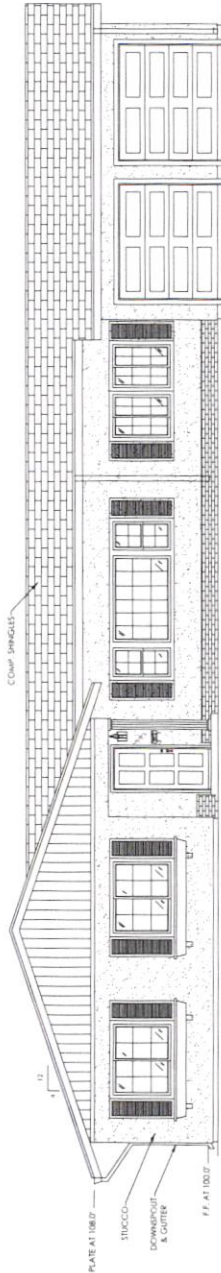


1

SOUTH ELEVATION

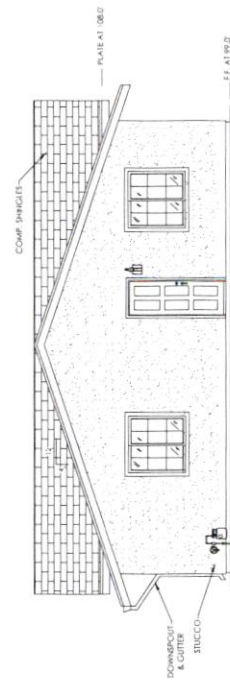
SCALE: 1/4" = 1'-0"

[FRONT ELEVATION]

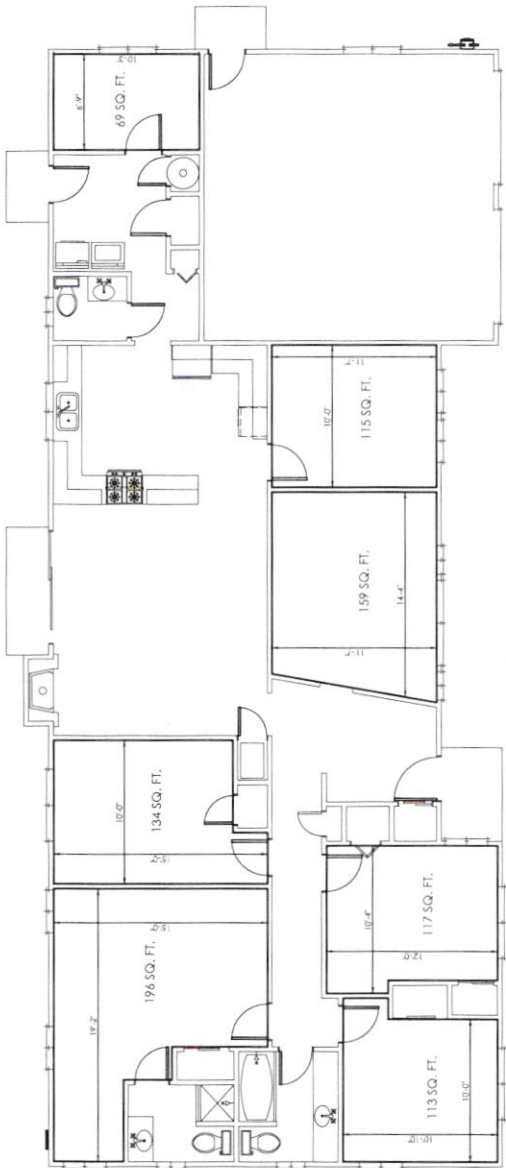


1 NORTH ELEVATION (REAR ELEVATION)

SCALE: 1/4" = 1' 0"



3 WEST ELEVATION (REAR ELEVATION)  
SCALE: 1/4" = 1'-0"





## Management Plan

The purpose of this document is to provide information about the house located at 592 Saint Edwards Ave, Salinas, CA, 93905.

### PROPOSAL

I am requesting a permit for a Farming House for employees under the H-2A visa program.

### OCCUPANCY

This request is limited solely to agricultural employees; no visitors or family members will be allowed in the house. The house shall be occupied from March to November, 24 hours a day, 7 days a week, every year.

### CAPACITY

The capacity for this house will be 14 employees. Each employee will be assigned a bed in compliance with city requirements. The bed distribution plan will be attached.

### DESCRIPTION:

The house includes: 5 bedrooms, 2.5 bathrooms, living room, kitchen, laundry room, 2-car attached garage.

### VEHICLES:

**Transportation:** There will be a vehicle to transport the employees, which shall be parked on the driveway. No buses are permitted for pick-up and drop-off at the property. Only passenger vans or vehicles are allowed for on-site passenger loading.

**Delivery:** One vehicle will deliver food twice a day, parking on the driveway to avoid street traffic. The delivery schedule will be coordinated with the catering company.

## **RULES:**

The following rules for employees will be posted behind the main door:

1. Employees are prohibited from using:
  - a. Alcoholic beverages and illegal drugs (e.g., marijuana, cocaine, heroin, LSD, ecstasy, methamphetamine, ect).
  - b. Misusing Over-the-Counter (OTC) Medications, such as cough syrups with codeine, motion sickness medications with dimenhydrinate, and sleep aids with diphenhydramine, etc.
  - c. Prescription drugs without a valid prescription.
2. Employees must not play loud music that disturbs the neighborhood.
3. No visitors or family members of employees are allowed on the property.

## **EMERGENCY CONTACT**

The following emergency contact information will be posted behind the main door:

1. **House Owner:**
  - Name: Francisco Mora Gonzales
  - Phone Number: 831-905-6817
2. **Local Police Department**
  - Phone Number: 911 (for emergencies)
  - Non-Emergency Phone Number: (831) 758-7321
3. **Fire Department**
  - Phone Number: 911 (for emergencies)
  - Non-Emergency Phone Number: (831) 758-7261
4. **Medical Emergency**
  - Phone Number: 911 (for emergencies)
  - Nearest Hospital: Natividad Medical Center
    - Address: 1441 Constitution Blvd, Salinas, CA 93906
    - Phone Number: (831) 755-4111

## **SUPERVISION:**

One person assigned by the company will supervise and verify that the employees are following the rules.



## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF CODES AND STANDARDS  
EMPLOYEE HOUSING PROGRAM

9342 Tech Center Drive, Suite 500, Sacramento, CA 95826  
P.O. Box 278180, Sacramento, CA 95827-8180  
1-800-952-8356 / TDD 1-800-735-2929 / FAX (916) 263-5348  
www.hcd.ca.gov



March 7, 2024

**Operator**

FMG FARM CONTRACTOR INC  
PO BOX 1582  
GONZALES, CA 93926

**Facility**

FMG SALINAS  
592 SAINT EDWARDS DR  
SALINAS, CA 93905

**Facility Type:** Employee Housing (H-2A)**Legal Owner**

FRANCISCO MORA GONZALES  
PO BOX1582  
GONZALES, CA 93926

Your application for a Permit to Operate Employee Housing has been approved and is printed below. The permit is valid for the time interval and number of employee/lots specified. Post the permit in a conspicuous place at the employee housing facility. Notify the Department immediately of any changes.

**PERMIT TO OPERATE SEASONAL EMPLOYEE HOUSING FOR 2024****Identification Number:** 27-16621-EH**Issue Date:** March 6, 2024**Start Date:** May 10, 2024**Expiration Date:** November 30, 2024

| Housing Type           | Number of Units | Number of Employees |
|------------------------|-----------------|---------------------|
| Single Family Dwelling | 1               | 14                  |

**Number of Employees for which Operator Provides Housing:**

14

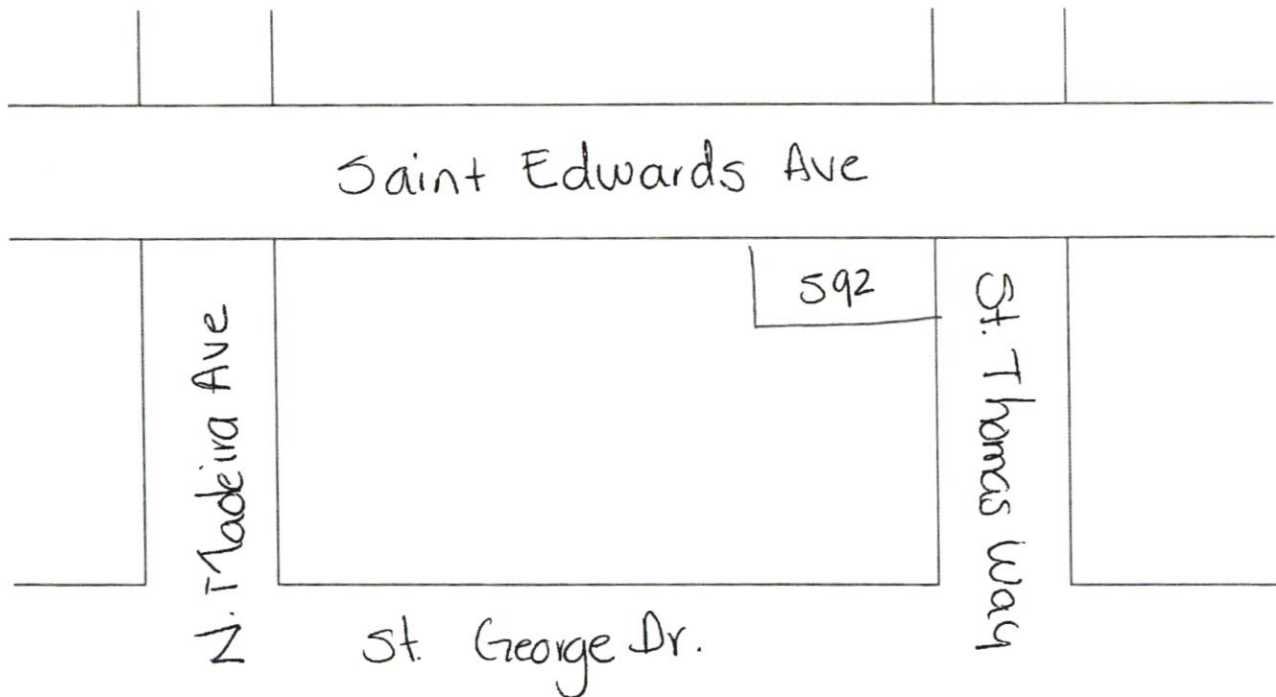
This permit is issued in accordance with the provisions of the California Health and Safety Code and Title 25, California Code of Regulations, Division 1, Chapter 1 and is subject to suspension or revocation as provided therein. This permit is not transferable. The Department shall be notified within 10 days of any changes of name, ownership, or operator. For information or to report violations of the Employee Housing Act, you may contact the Department at P.O. Box 278180, Sacramento, CA 95827-8180, by telephone at (800) 952-8356, or by email at EH@hcd.ca.gov.

**Exhibit**

Occupancy Dates: 03/01/2024 - 11/30/2024 Facility ID#: Fmg Salinas

Please provide directions below for locating your employee housing facility. The completed map will assist the inspector to locate the employee housing facility, as well as the facility's responsible person, in a timely and effective manner. You may also attach a map print out of the location and attach to this form.

1. Identify all nearby roads and freeways.
2. Indicate any on-site driveways or access roads that lead to the area the employee housing facility is located.
3. Identify helpful markers.
4. Identify the location of the office or the responsible person's residence.



Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_