

City of Salinas

200 Lincoln Ave., Salinas, CA 93901

www.cityofsalinas.org



Meeting Agenda - Final

Wednesday, November 20, 2024

4:00 PM

City Council Rotunda

Planning Commission

Commissioners:

Tyler J. Burrola, Mayor's Appointee

Rosa Gonzalez, District 1 - John Meeks, District 2

Lorisa McKelvey Daye, District 3 - Andrea Manzo, District 4

Carissa Purnell, District 5 - Oscar Ramos, District 6

Lisa Brinton, Community Development Director

Courtney Grossman, Planning Manager

Christopher A. Callihan, City Attorney

Community Development Department Office: (831) 758-7206

PLEDGE OF ALLEGIANCE**ROLL CALL****PUBLIC COMMENT TIME RESTRICTIONS**

Public comments generally are limited to two minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.

GENERAL PUBLIC COMMENTS

Receive public communications from the audience on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consent or Consideration items should be held until the items are reached. The public may request that the committee consider adding an item for consideration on a future agenda. The public may comment on scheduled agenda items as they are considered. In order to be respectful of all speakers' views and to avoid disruption of the meeting, the audience shall refrain from applauding or jeering speakers who have been recognized by the Chair.

CALIFORNIA GOVERNMENT CODE §84308 - LEVINE ACT

Government Code § 84308. Parties to any proceeding involving a license, permit or other entitlement for use pending before the legislative body must disclose any campaign contributions over \$250 (aggregated) within the preceding 12 months made by the party, their agent, and those required to be aggregated with their contributions under Government Code § 82015.5. The disclosure must include the amount contributed and the name(s) of the contributor(s).

CONSENT

[ID#24-665](#) **Minutes**

Recommendation: Approve minutes of November 6, 2024.

[ID#24-669](#) **2025 Planning Commission Meeting Schedule**

Recommendation: Approve the 2025 Planning Commission Meeting Schedule.

ADMINISTRATIVE REPORTS

[ID#24-663](#) **Draft Alisal Streetscape Master Plan**

Recommendation: Informational item only - No motion requested.

PUBLIC HEARINGS

[ID#24-634](#)

Conditional Use Permit 2024-034; request to establish and operate a Medium Project Employee Housing in an existing single-family detached dwelling unit with a request for an 8-foot-wide driveway extension to the right located at 592 Saint Edwards Avenue in the R-L-5.5 (Residential Low Density) Zoning District.

Recommendation: Approve a resolution finding the project exempt pursuant to Section 15301 of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-034.

OTHER BUSINESS

General Plan Steering Committee Update

FUTURE AGENDA ITEMS

ADJOURNMENT

Confirmation of attendance at next meeting prior to adjournment.

Maira Robles, Administrative Aide

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings and in accordance with Californian Government Code Section 54954.2 and 54956. City Commission/Board/Committee agenda reports and other writings distributed to the legislative body may be viewed at the Salinas City Clerk's Office, 200 Lincoln Avenue, Salinas, and are posted on the City's website at www.cityofsalinas.org in accordance with California Government Code section 54597.5. The Commission/Board/Committee may take action that is different than the proposed action reflected on the agenda.

Disability-related modification or accommodation, including auxiliary aids or services, may be requested by any person with a disability who requires a modification or accommodation in order to participate in the meeting. Language interpretation may be requested as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Requests should be referred to the City Clerk's Office At 200 Lincoln Avenue, Salinas, 758-7381, as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Hearing impaired or TTY/TDD text telephone users may contact the city by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PUBLIC NOTIFICATION

This agenda was posted on Friday, November 15, 2024, in the Salinas Rotunda and City's website.

Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx> and televised live on Channel 25 on the date of the regularly scheduled meeting and will be broadcast throughout week following the meeting. or the most up-to-date Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at <http://tinyurl.com/SalinasChannel25>. All past City Council meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>.



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Legislation Text

File #: ID#24-665, **Version:** 1

Minutes

Approve minutes of November 6, 2024.

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
November 6, 2024**

The meeting was called to order at 4:00 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Chairperson McKelvey Daye and Commissioners Burrola, Meeks, Purnell, and Ramos

ABSENT: Commissioners Gonzalez and Manzo

STAFF: Planning Manager, Courtney Grossman; Associate Planner, Robert Latino; and Administrative Aide, Maira Robles

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson McKelvey Daye opened for public comment at 4:01 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment at 4:01 p.m.

CONSENT

[ID#24-627](#) Approval Of The Minutes: October 16, 2024

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of October 16, 2024, were approved. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye and Commissioners Burrola, Meeks, Purnell, and Ramos

NOES: None

ABSTAIN: None

ABSENT: Commissioners Gonzalez and Manzo

PUBLIC HEARINGS

ID#24-603 Conditional Use Permit 2024-022; Request to establish and operate a proposed Off-sale Alcohol Related use (Type 20 ABC license) in a proposed Convenience Store with Gas Pumps located at 1012 and 1016 Abbott Street in the IGC (Industrial-General Commercial) Zoning District.

Received report from Robert Latino, Associate Planner, regarding a request by Morton & Pitalo, who is proposing to establish and operate an off-sale alcohol related use (Type 20 ABC license) in a proposed Convenience Store with Gas Pumps (Circle K). Site Plan Review 2024-007 was approved for the construction of a 3,710 square foot Convenience Store building with six Gas Pumps (Circle K), construction of 1,270 square foot Food and Beverage Sales building with a drive-through (Starbucks) and an approximately 168 square foot mural on the Starbucks building. A related Lot Line Adjustment (Resubdivision 2024-001) was approved to adjust existing lot lines for two separate lots.

The Planning Commission discussed the following with regard to the project:

1. Vehicular ingress and egress to the proposed development site; and
2. Enforcement of conditions as outlined by the Police Department Memorandum dated August 30, 2024.

Chairperson McKelvey Daye opened for public comment at 4:12 p.m.

Katie Fenters, Morton & Pitalo Representative, thanked the Planning Commission for their time and consideration of the proposed project.

Chairperson McKelvey Daye closed for public comment for 4:13 p.m.

Commissioner Purnell motioned to approve a Resolution finding the project exempt pursuant to Sections 15061(b)(3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-022. Commissioner Burrola seconded the motion. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye and Commissioners Burrola, Purnell, and Ramos

NOES: Commissioner Meeks

ABSTAIN: None

ABSENT: Commissioners Gonzalez and Manzo

OTHER BUSINESS

General Plan Steering Committee Update

No updates regarding the General Plan Steering Committee were received.

FOLLOW-UP REPORTS

No follow-up items were discussed.

FUTURE AGENDA ITEMS

Mr. Grossman informed that the following items are scheduled for presentation to the Planning Commission on November 20, 2024:

1. The Alisal Streetscape Master Plan; and
2. Conditional Use Permit 2024-034 (CUP 2024-034); a Medium Project for Employee Housing with 7 to 14 employees in a 1,833 square feet Single Family Dwelling.

ADJOURNMENT

Chairperson McKelvey Daye reviewed for quorum for the November 20, 2024, meeting and adjourned at 4:16 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary



City of Salinas

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Legislation Text

File #: ID#24-669, **Version:** 1

2025 Planning Commission Meeting Schedule

Approve the 2025 Planning Commission Meeting Schedule.

Planning Commission Schedule

Meetings begin at 3:30 PM in City Council Chamber Rotunda

2025

JANUARY							FEBRUARY							MARCH							APRIL						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
29	30	31	1	2	3	4	26	27	28	29	30	31	1	23	24	25	26	27	28	1	30	31	1	2	3	4	5
5	6	7	8	9	10	11	2	3	4	5	6	7	8	2	3	4	5	6	7	8	6	7	8	9	10	11	12
12	13	14	15	16	17	18	9	10	11	12	13	14	15	9	10	11	12	13	14	15	13	14	15	16	17	18	19
19	20	21	22	23	24	25	16	17	18	19	20	21	22	16	17	18	19	20	21	22	20	21	22	23	24	25	26
26	27	28	29	30	31	1	23	24	25	26	27	28	1	23	24	25	26	27	28	29	27	28	29	30	1	2	3
2	3	4	5	6	7	8	2	3	4	5	6	7	8	30	31	1	2	3	4	5	4	5	6	7	8	9	10

MAY							JUNE							JULY							AUGUST						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
27	28	29	30	1	2	3	1	2	3	4	5	6	7	29	30	1	2	3	4	5	27	28	29	30	31	1	2
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16
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25	26	27	28	29	30	31	29	30	1	2	3	4	5	27	28	29	30	31	1	2	24	25	26	27	28	29	30
1	2	3	4	5	6	7	6	7	8	9	10	11	12	3	4	5	6	7	8	9	31	1	2	3	4	5	6

SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
31	1	2	3	4	5	6	28	29	30	1	2	3	4	26	27	28	29	30	31	1	30	1	2	3	4	5	6
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13
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28	29	30	1	2	3	4	26	27	28	29	30	31	1	23	24	25	26	27	28	29	28	29	30	31	1	2	3
5	6	7	8	9	10	11	2	3	4	5	6	7	8	30	1	2	3	4	5	6	4	5	6	7	8	9	10



City of Salinas

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Legislation Text

File #: ID#24-663, **Version:** 1

Draft Alisal Streetscape Master Plan

Informational item only - No motion requested.



CITY OF SALINAS

PLANNING COMMISSION STAFF REPORT

DATE: NOVEMBER 20, 2024

DEPARTMENT: PUBLIC WORKS, TRAFFIC AND TRANSPORTATION DIVISION

FROM: ADRIANA ROBLES, CITY ENGINEER
GERARDO RODRIGUEZ, ASSISTANT ENGINEER

TITLE: DRAFT ALISAL STREETSCAPE MASTER PLAN

RECOMMENDED MOTION:

This item is informational item only – No action requested.

EXECUTIVE SUMMARY:

The Draft Alisal Streetscape Master Plan (Master Plan) facilitates the implementation of the Alisal Vibrancy Plan (AVP), by advancing AVP goals, policies, and actions focused on the design of safe, attractive streets and public space that increase access for all residents “whether biking, walking, taking transit, or driving a car.” On April 18, 2023, the City entered into an agreement with SWA Group and subconsultants Nelson Nygaard and BKF Engineers to prepare a streetscape master plan to further this goal. The consultant team has completed a series of community outreach, workshops and online survey efforts to inform the design process and developed the Draft Alisal Streetscape Master Plan.

BACKGROUND:

The Master Plan builds upon other previous and ongoing planning efforts such as Alisal Complete Streets, Safe Routes to School, Vision Zero, Urban Greening Master Plan, and Salinas Active Transportation Plan. Plan preparation included the analysis of existing site conditions and context, understanding of community goals, community input, and a transparent design process to develop Master Plan goals and identify commercial corridor improvements. Identified Master Plan goals are to reduce vehicle speeds, create safer streets for everyone, enhance the public realm, foster community gathering spaces, and expand the urban tree canopy for a more resilient, beautiful, and healthy Alisal.

The Master Plan describes improvements for the four primary commercial corridors within the Alisal District: East Alisal Street, East Market Street, Sanborn Road, and Williams Road. Several design alternatives were developed for each corridor prior to the selection and refinement of the preferred design represented in the Master Plan. City staff and community input informed the preferred design selection process. The Master Plan also includes a chapter that identifies grant funding opportunities, project implementation priorities, and maintenance recommendations. Grant funding opportunities such as the receipt of \$16 Million for improvements to Williams Road secured through the Safe Streets and Roads for All (SS4A) Grant Program also influenced design and implementation prioritization.

The Master Plan accompanied by technical documentation including Synchro traffic modeling outputs for the proposed condition at each intersection, 30% PSE drawings, and a conceptual opinion of probable cost will be presented January 2025 for City Council consideration of adoption. The Master Plan is scheduled for public review for feedback and comments with the deadline for December 20, 2024.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that as there is no action being taken, this update on the Alisal Streetscape Master Plan is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

STRATEGIC PLAN INITIATIVE:

The Master Plan supports the Council's initiative of Public Safety and Sustainable Infrastructure through the design of safe, attractive streets and public spaces that increase access for all residents.

DEPARTMENTAL COORDINATION:

The Public Works Department in coordination with the Community Development Department managed the Master Plan development process.

ATTACHMENTS:

Draft Alisal Streetscape Master Plan
ASMP Planning Commission Presentation



City of Salinas

Alisal Steetscape Master Plan

Planning Commission Hearing

ALISAL VIBRANCY PLAN

November 20, 2024

Agenda

- **Planning Context**
- **Project Process**
- **Alisal Community Goals**
- **Corridor Streetscape Improvements**
- **Next Steps**



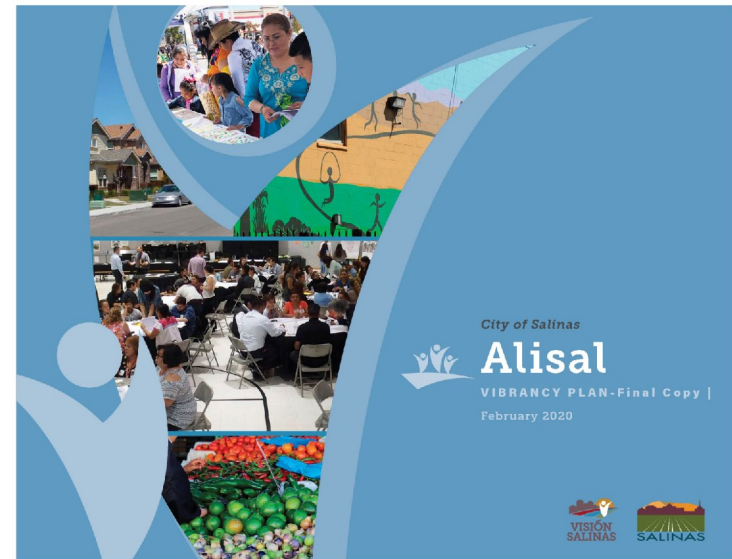
Planning Context

swa

Alisal SMP | Planning Commission Hearing | 11.20.24

Alisal Vibrancy Plan (AVP)

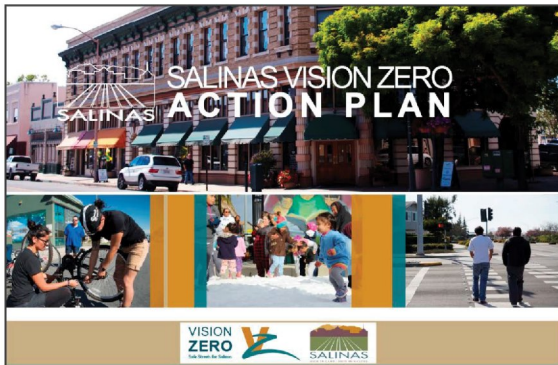
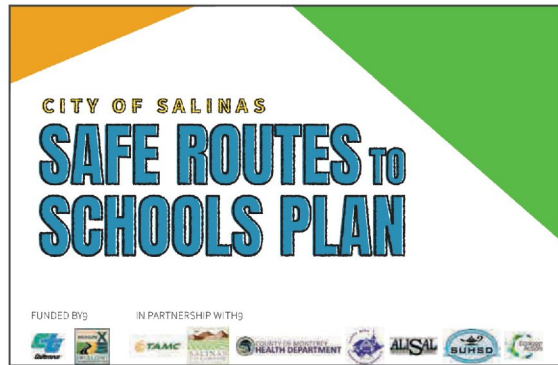
- Goal TI 1: Design and Maintain Safe Streets.
- Goal TI 2: Establish a Connected and Equitable Multimodal Transportation Network.
- Goal TI 3: Provide High Functioning Infrastructure and Attractive Streets with Pedestrian Amenities.
- Goal TI 4: Improve Parking Management for Both Residents and Businesses.
- Goal HS 1: Ensure that Streets, Parks, and Public Spaces in the Alisal are Safe.
- Goal YAP 5.2.a: Increase Transportation Options to Access Programs and Community Facilities. Ensure residents have safe, efficient, and affordable access to community facilities whether biking, walking, taking transit, or driving a car.



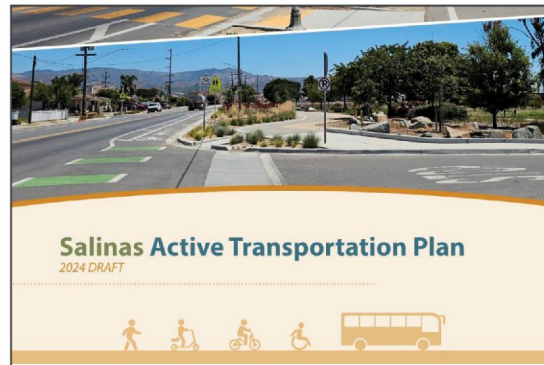
“Alisal’s cultural identity is not strongly reflected in the built environment.”

Additional Planning Efforts

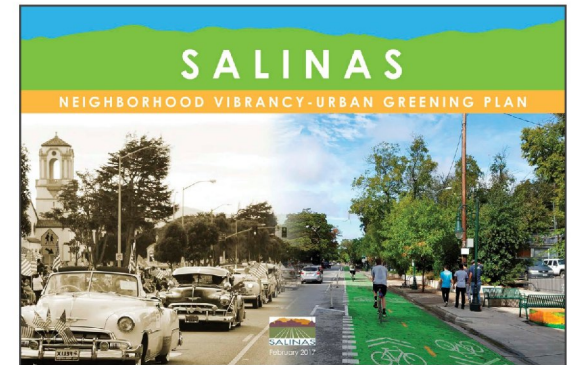
Safe Streets



Mobility



Urban Trees



Alisal District Identity Master Plan (ADIMP)

The Pueblo
El Corazón



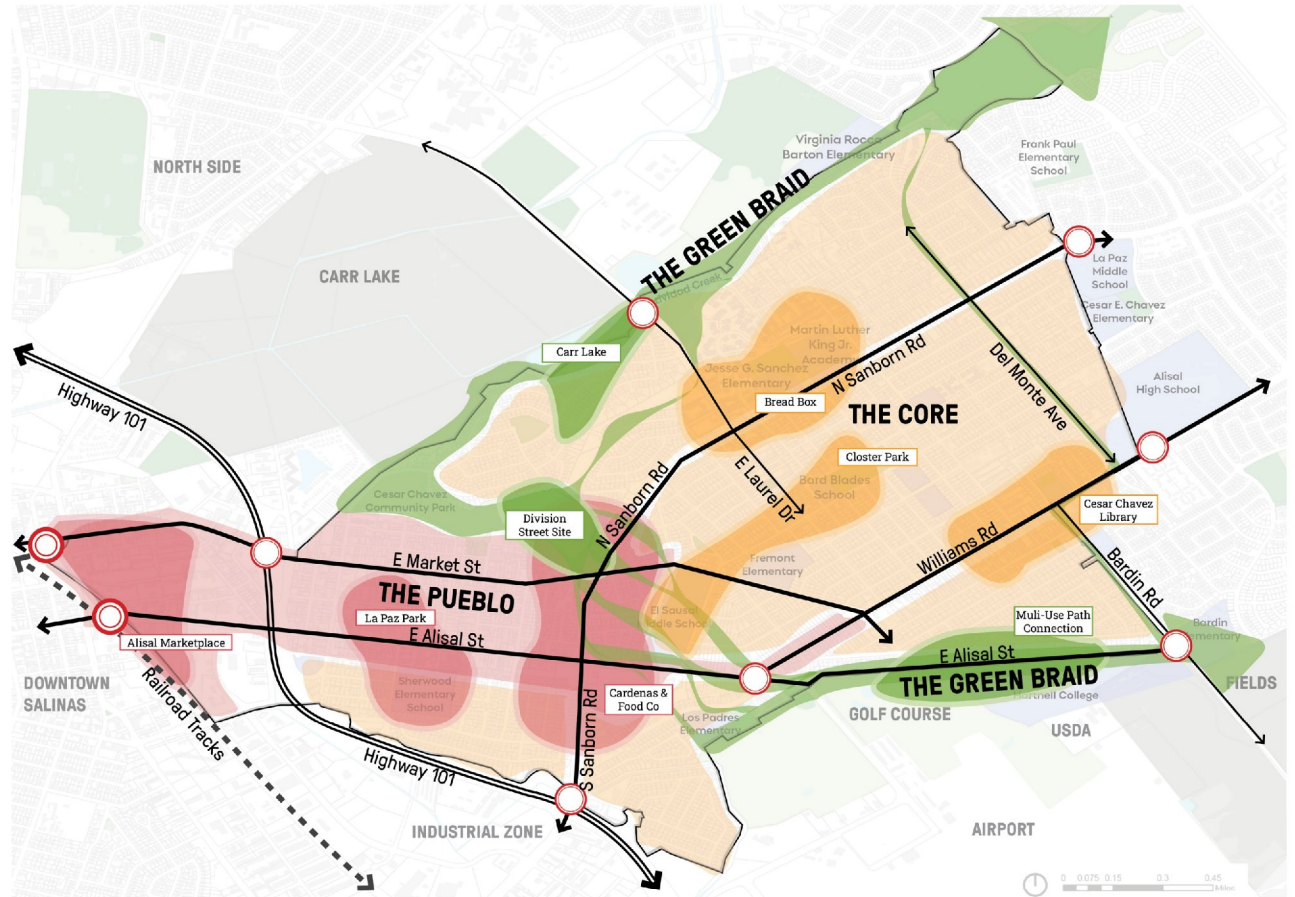
The Core
El Cuerpo



The Green Braid
Las Venas Verdes



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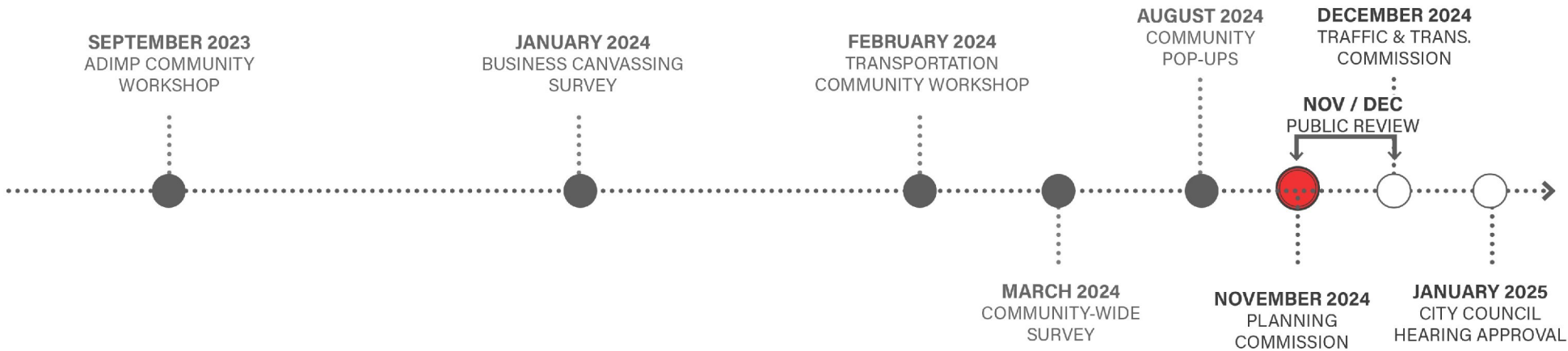
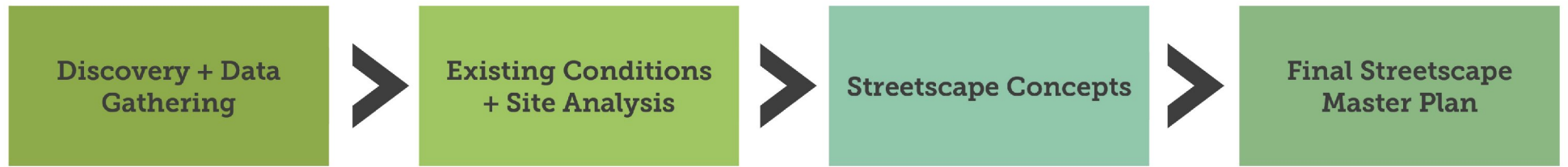
The background of the slide is a light green map showing a detailed street grid of a city. The streets are represented by thin grey lines, with some thicker lines indicating major thoroughfares. The map covers the entire width and height of the slide.

Project Process

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Alisal SMP | Planning Commission Hearing | 11.20.24

Project Overview



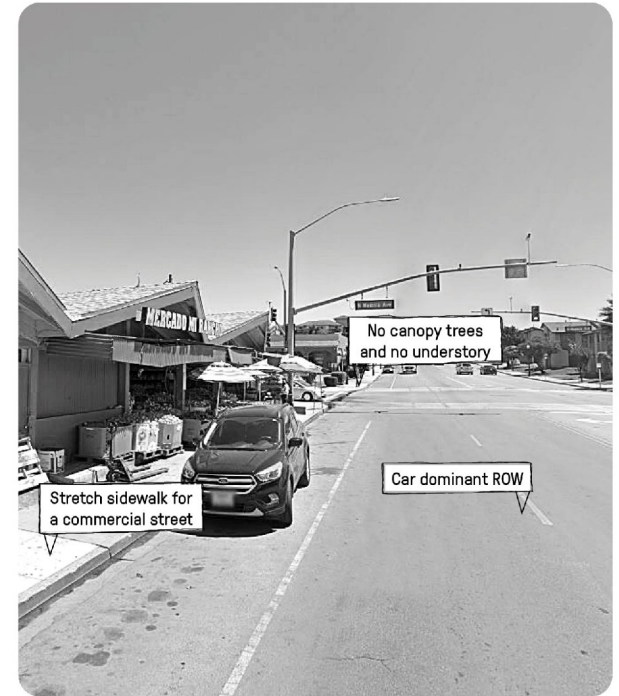
Existing Conditions + Site Analysis



Typical road condition at residential land use in Williams Rd



Typical road condition at AVP opportunity zone in Sanborn Rd



Typical road condition at Mercado Mi Rancho in East Market St

Streetscape Concepts: Narrative Approaches

CONNECT THE ALISAL

Multi-modal Streets

Develop an integrated transportation system that encourages safe and accessible mobility for all modes of travel, including walking, biking, public transit, and driving.

Advocate for inclusive road designs accommodating all users.



LIVE THE ALISAL

Programmable Streets

Enhance corridor walkability and promote streets as active community spaces, fostering healthier, safer, and more sustainable lifestyles for residents.



PLANT THE ALISAL

Beautiful Streets

Celebrate the vibrant community heritage through the expression of colors, greenery, and narratives. Beautify streetscapes to instill a greater sense of safety and community ownership, while improving environmental quality.



Engagement: Community Workshops



SEPTEMBER 2023
ADIMP COMMUNITY
WORKSHOP

GOAL - LISTEN

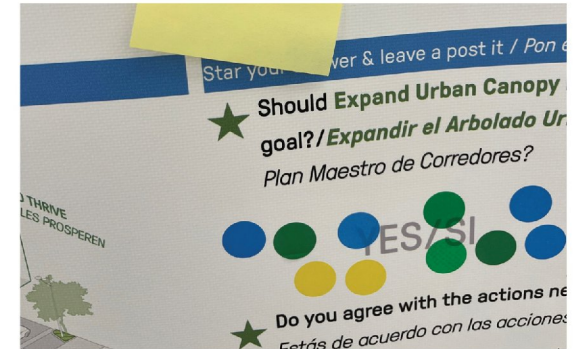
- How do community members use and experience each of the corridors?
- What would they like to see on each of the corridors?
- What are the challenges they face when walking, biking, taking the bus?



FEBRUARY 2024
TRANSPORTATION
COMMUNITY WORKSHOP

GOAL - DISCUSS

- Introduce alternatives for each of the corridors through the lens of Connect, Live and Plant.
- Understand the community preference for bike lane infrastructure, sidewalks, medians, street trees and other.



AUGUST 2024
COMMUNITY
POP-UPS

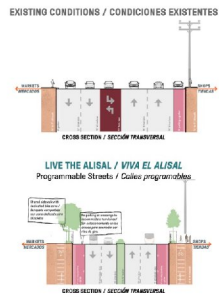
GOAL - REVIEW

- Confirm the project goals.
- Present the final concept design for each corridor.

Engagement: Canvassing, Surveys, Pop-Ups

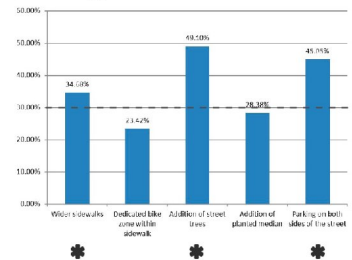
EAST ALISAL ST SURVEY Q1

PROVIDED SURVEY GRAPHIC



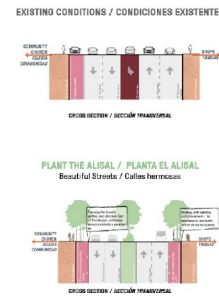
Answered: 191 (57%)
Skipped: 141 (33%)

WHICH ELEMENTS OF THE PREFERRED CONCEPT DO YOU LIKE?
(select all that apply)



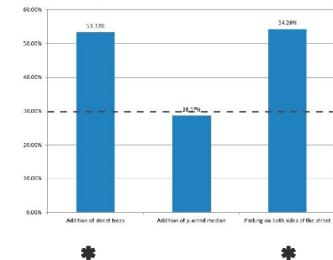
N SANBORN RD SURVEY Q5

PROVIDED SURVEY GRAPHIC



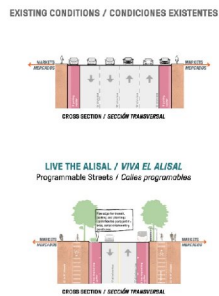
Answered: 210 (83%)
Skipped: 129 (37%)

WHICH ELEMENTS OF THE PREFERRED CONCEPT DO YOU LIKE?
(select all that apply)



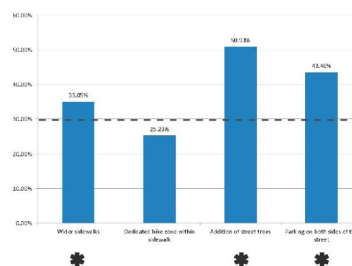
EAST MARKET ST SURVEY Q3

PROVIDED SURVEY GRAPHIC



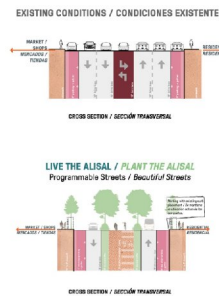
Answered: 214 (64%)
Skipped: 119 (36%)

WHICH ELEMENTS OF THE PREFERRED CONCEPT DO YOU LIKE?
(select all that apply)



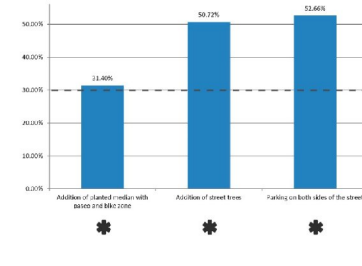
WILLIAMS RD SURVEY Q7

PROVIDED SURVEY GRAPHIC



Answered: 207 (82%)
Skipped: 126 (38%)

WHICH ELEMENTS OF THE PREFERRED CONCEPT DO YOU LIKE?
(select all that apply)



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Community Goals

swa

Alisal SMP | Planning Commission Hearing | 11.20.24

What We Heard

1



2



3



4



5



Reduce Vehicle Speeds

Implement measures to **lower vehicle speeds** to ensure safer streets.

Actions needed:

1. Reduce lane widths
2. Add planted medians
3. Add protected bike lanes
4. Widen sidewalks and shared-use paths
5. Design for transit
6. Preserve on-street transit

Create Safe Streets for All

Plan and create **safe streets for all** with the goal of zero collisions.

Actions needed:

1. Provide high visibility crosswalk
2. Reduce parking at intersections
3. Add planted medians
4. Reduce lanes
5. Add pedestrian refuge islands
6. Limit U-turns and left turns

Improve the Public Realm

Upgrade street lighting, crosswalks, furniture, and sidewalks to **enhance comfort and walkability**.

Actions needed:

1. Build safe crossing with curb extensions, accessible pedestrian signals and median islands.
2. Add street furniture, signage, lighting, and different paving materials
3. Add plants and trees

Foster Community Spaces

Develop **more gathering and green spaces** to promote interaction and a stronger sense of community.

Actions needed:

1. Define the street network based on the community needs.
2. Prioritize placemaking through activation and programming.
3. Design for inclusive public spaces accessible for all.

Expand Urban Tree Canopy

Increase the **number of trees** along streets to provide shade and improve the urban environment.

Actions needed:

1. Plant trees
2. Allocate adequate space for trees to thrive.
3. Consider trees at the early stage of the design.
4. Properly select trees species to ensure their health and longevity.

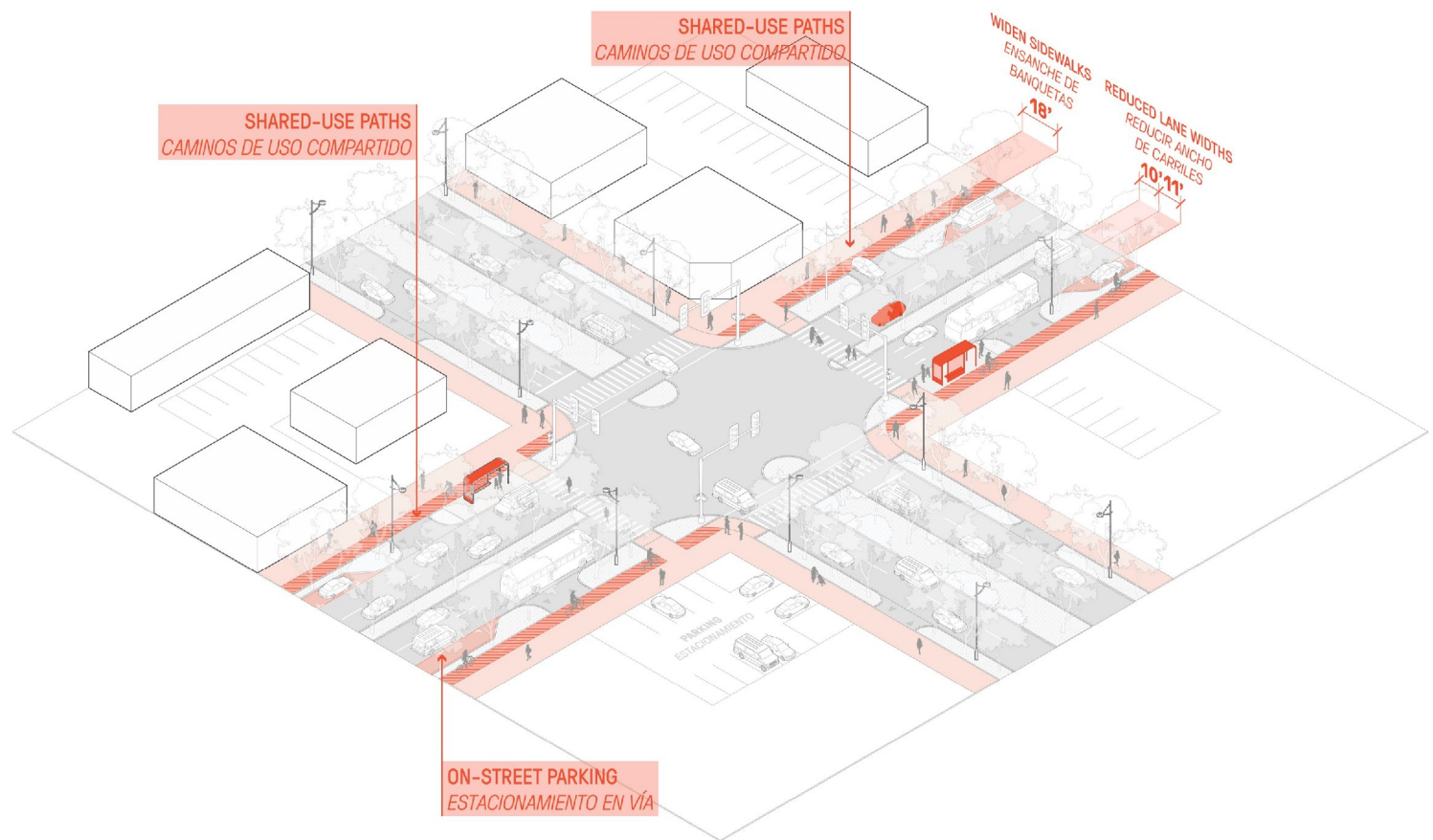
1



REDUCE VEHICLE SPEEDS

In the City of Salinas, 53% of all collisions and 66% of collisions resulting in fatalities and severe injuries occur on streets with speeds of 35 mph or higher.

Narrow streets slow traffic by increasing drivers' perception of impediments to motion, therefore mitigate the potential severity of crashes.



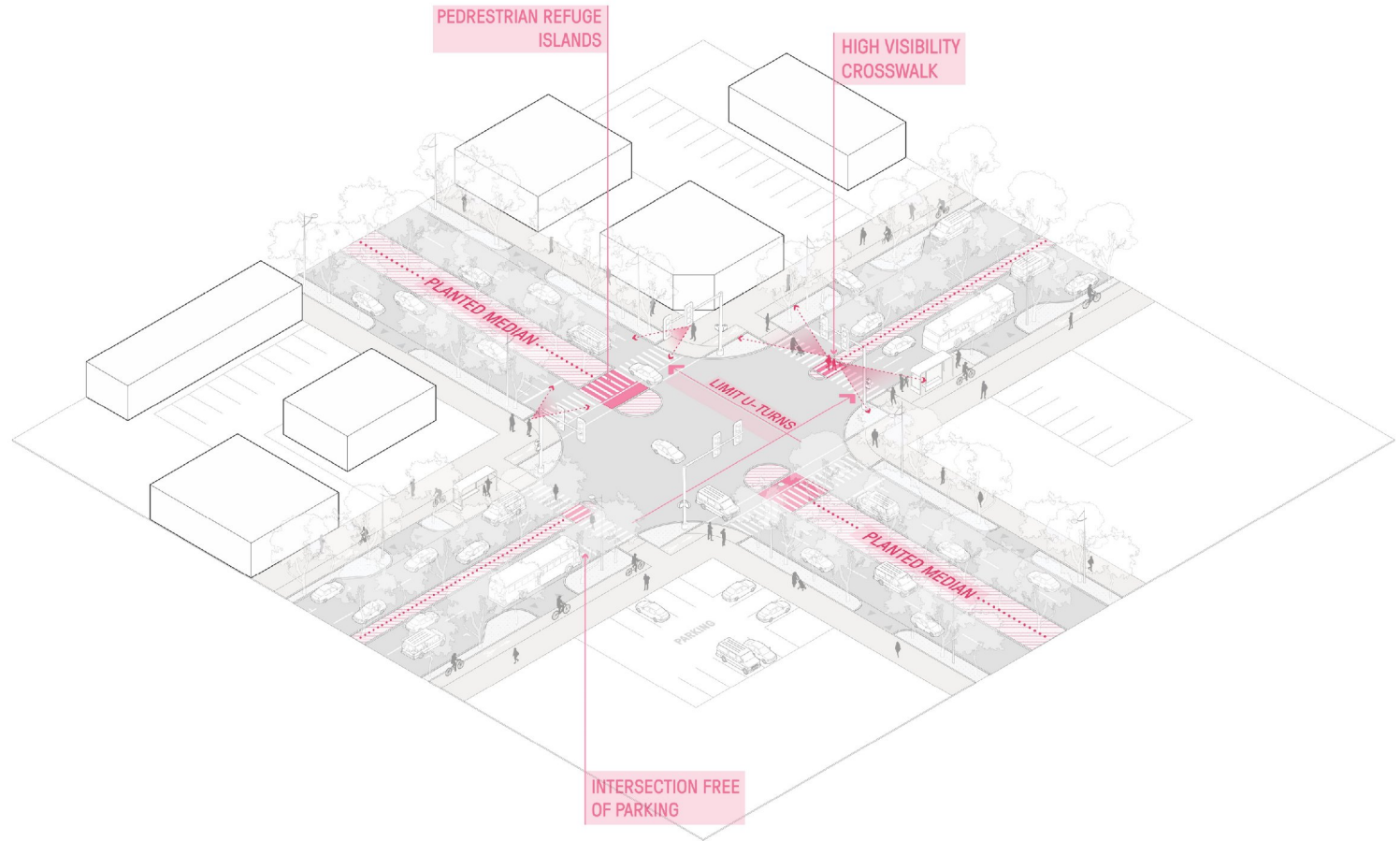
2



CREATE SAFE STREETS FOR ALL

Medians and refuge islands have been shown to decrease the percentage of pedestrian crashes and casualties by 57–82 percent in the U.S.

75% of Salinas elementary, middle and high schools are within a quarter of a mile of the High Injury Network*

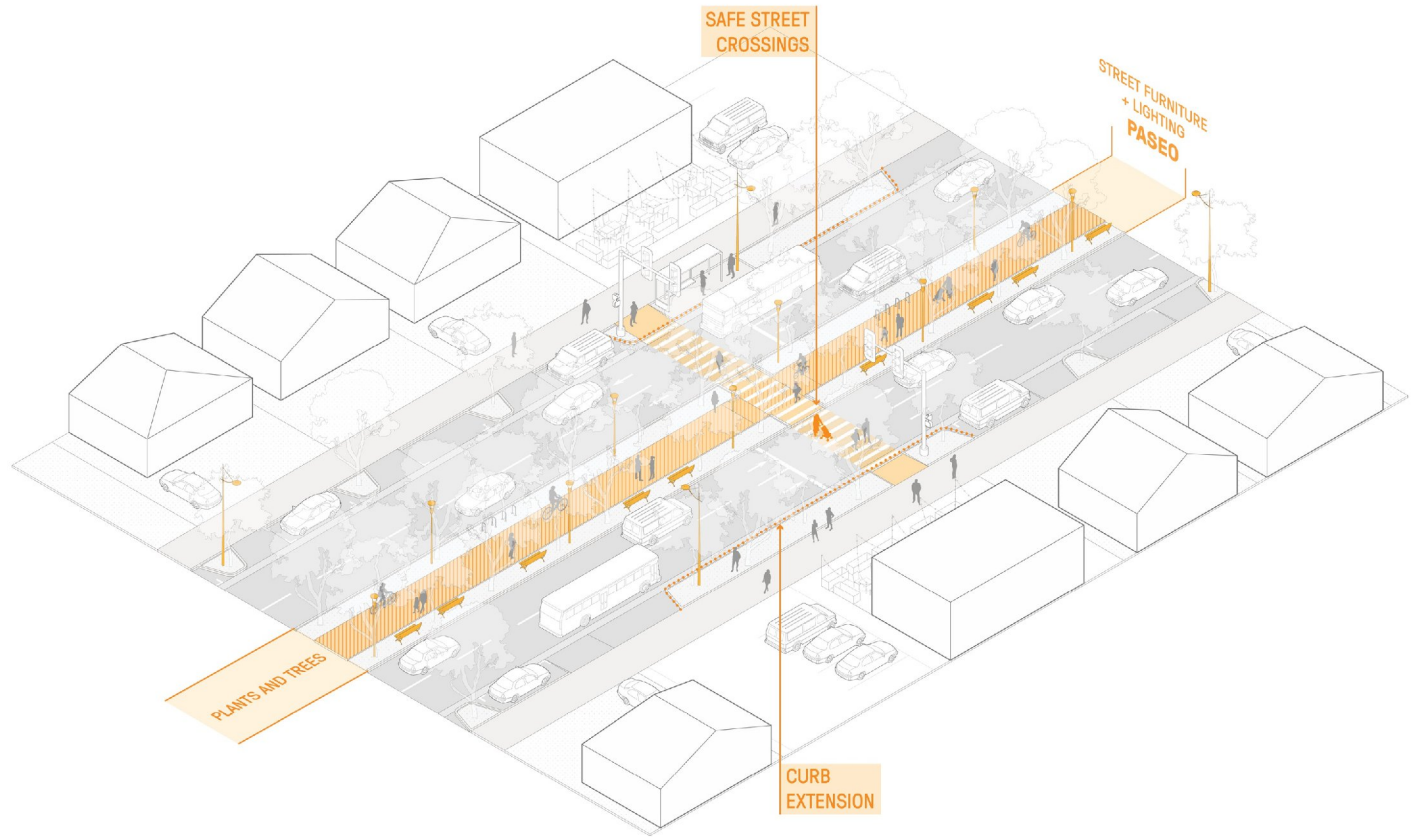




IMPROVE THE PUBLIC REALM

People are more likely to walk and bike if there are safe and comfortable routes connected to key destinations.

The Alisal Vibrancy Plan and the General Plan Guiding Principles calls for street trees, wider sidewalks and new public gathering areas.

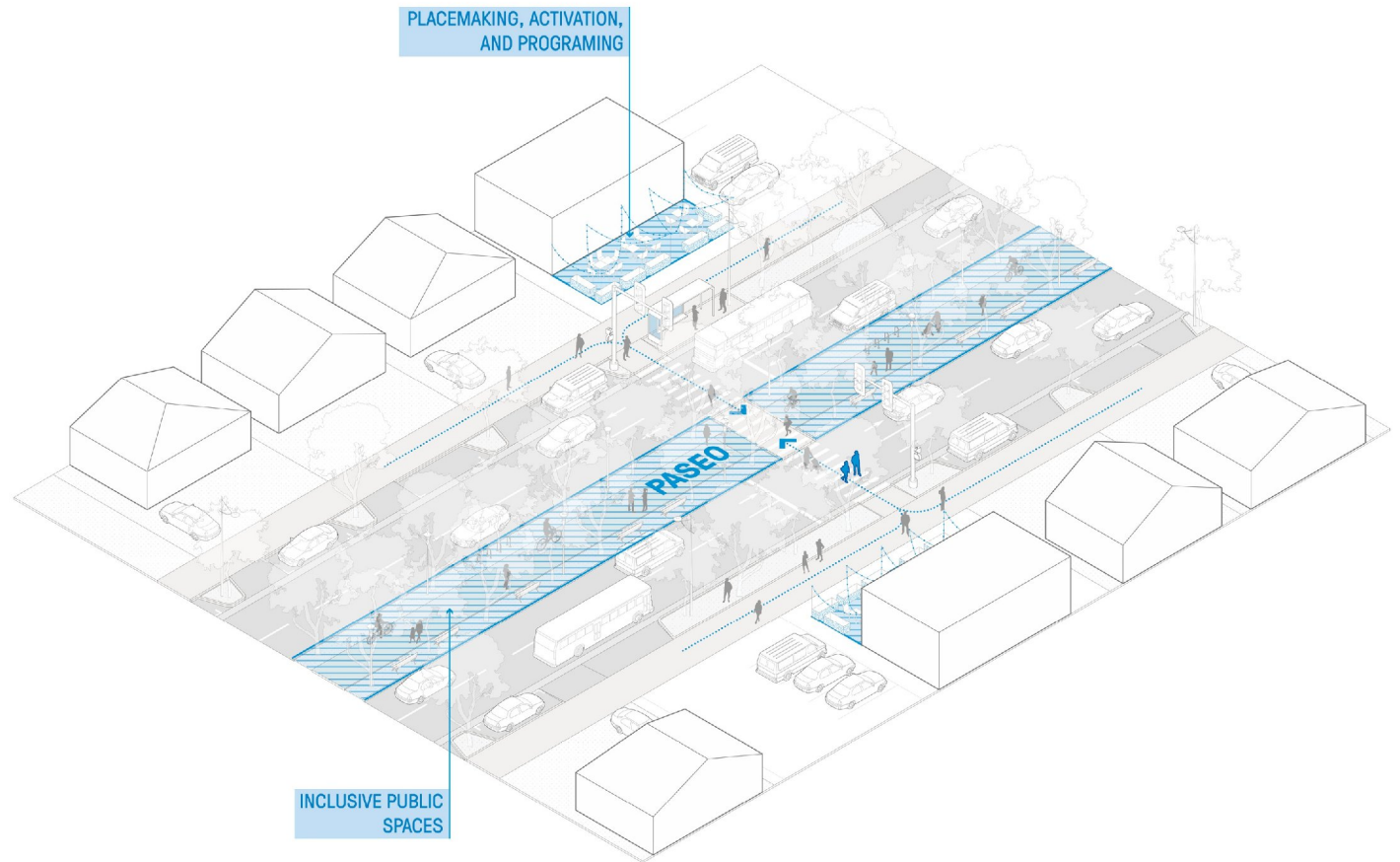


4

FOSTER COMMUNITY SPACES

Active streets improves community health. Urban design alone add 90 minutes of physical activity built into your routine.

Neighborhoods with stronger walkability indices are associated with decreased property crime, murders, and violent crime.

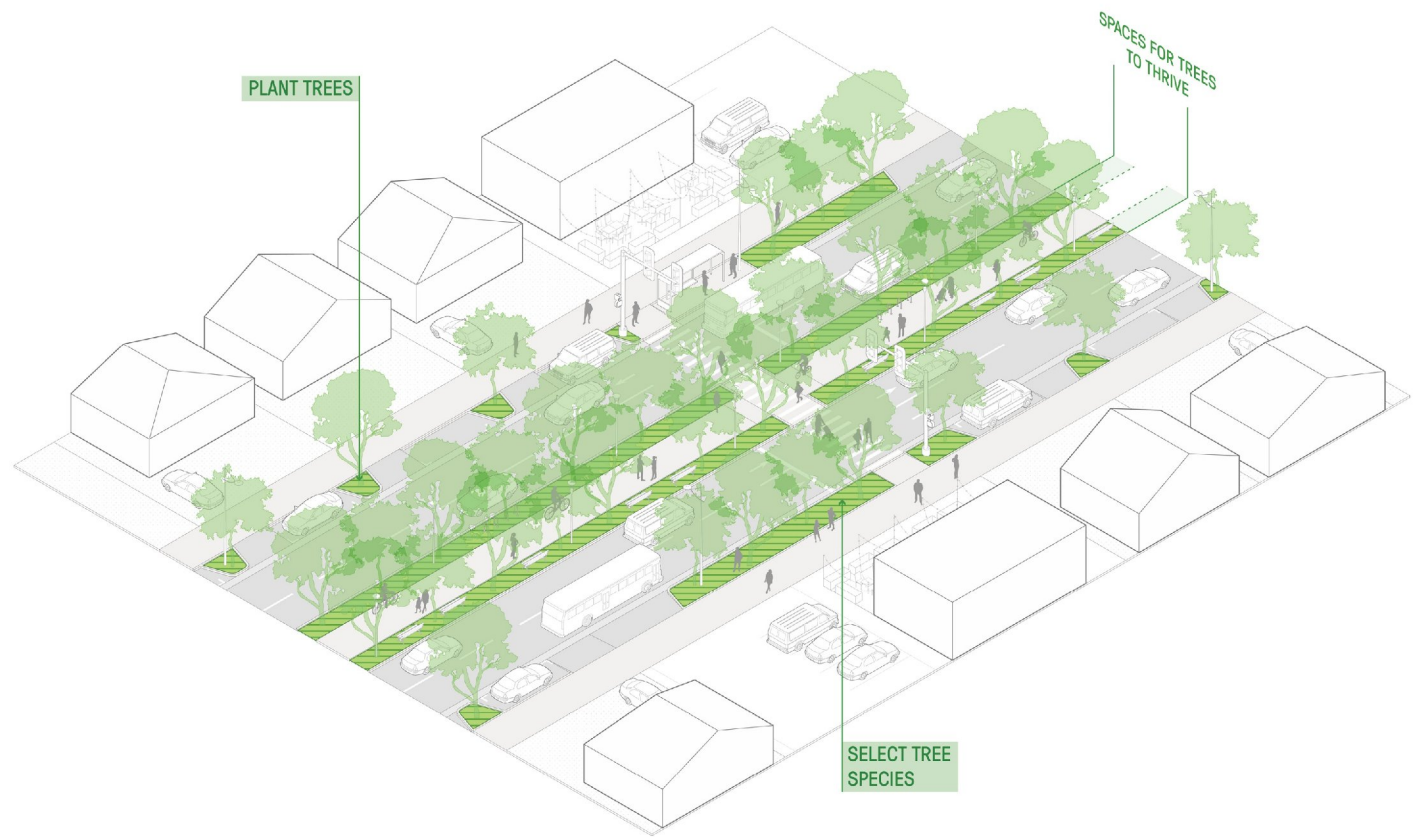




EXPAND URBAN TREE CANOPY

Trees on streets provide shade, identity, and seasonal interest. They can also provide buffering and protection for pedestrians.

The presence of trees can reduce surface temperatures in urban areas by up to 20°F (11°C) and air temperatures by up to 10°F (5.5°C).



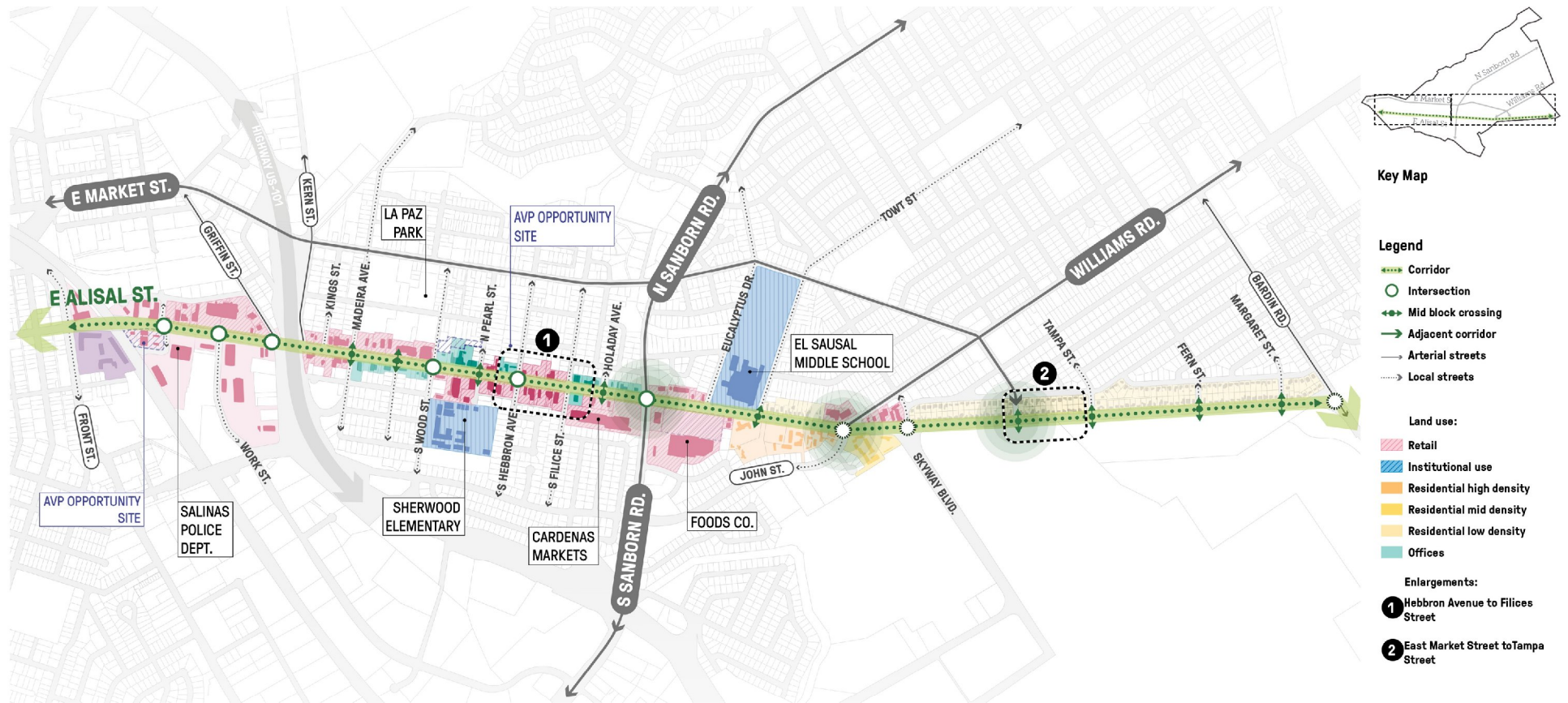
A light green background featuring a detailed street map of a city. The map shows a complex network of streets, including a prominent diagonal corridor and various residential blocks. The text is overlaid on this map.

Corridor Streetscape Improvements

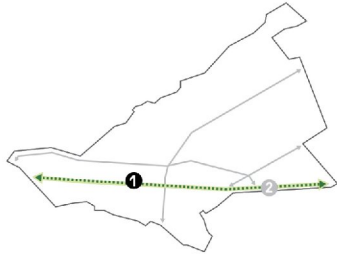
swa

Alisal SMP | Planning Commission Hearing | 11.20.24

East Alisal Street: Overview

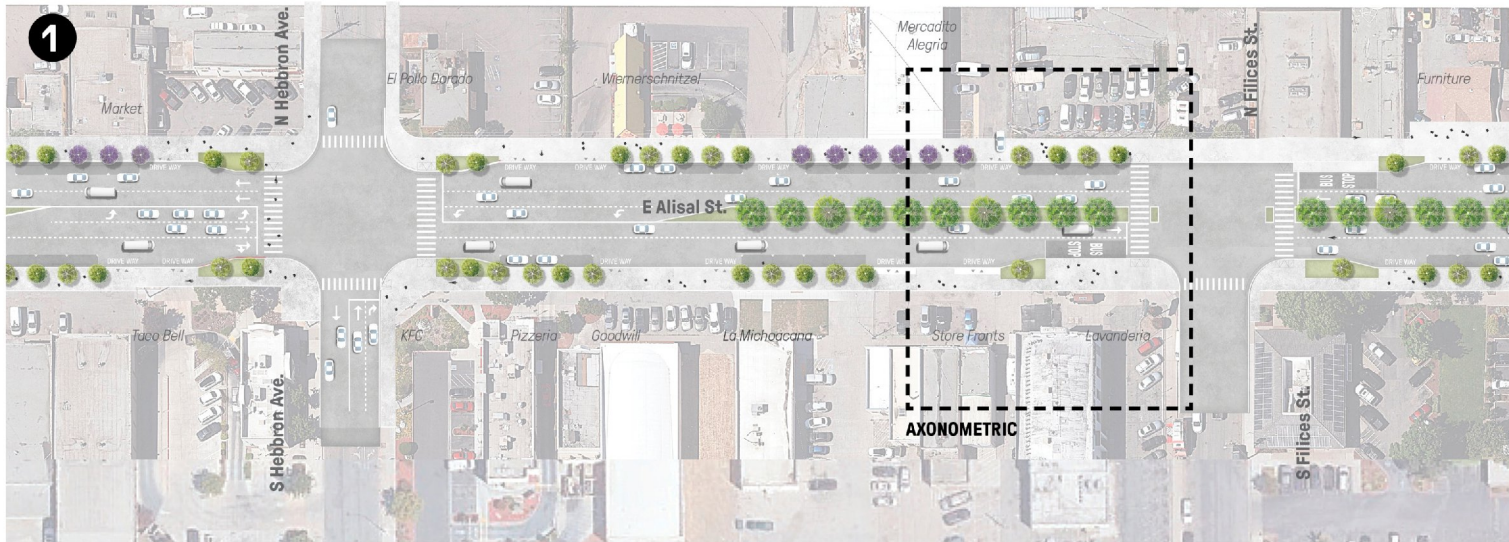


East Alisal Street: Hebron Avenue and Felices Street



KEY MAP

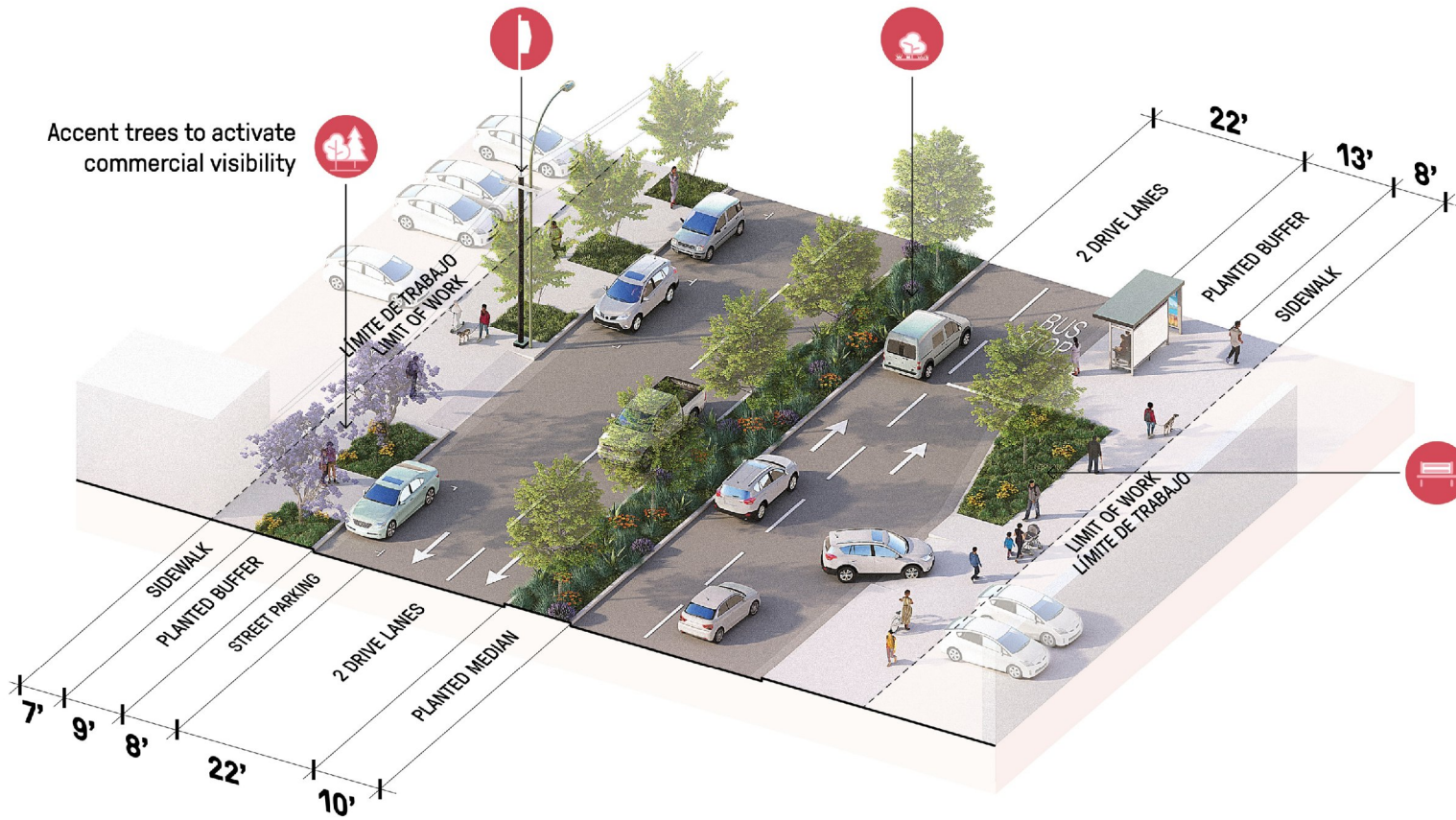
HEBRON AVENUE AND FELICES STREET- EXISTING CONDITIONS



HEBRON AVENUE AND FELICES STREET- FOCUS AREA VISION



East Alisal Street: Hebron Avenue and Felices Street



Sculptural and gateway trees



Understory planting

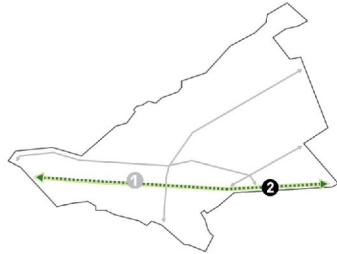


Understory planting



Accent seating

East Alisal Street: East Market Street and Tampa Street



KEY MAP



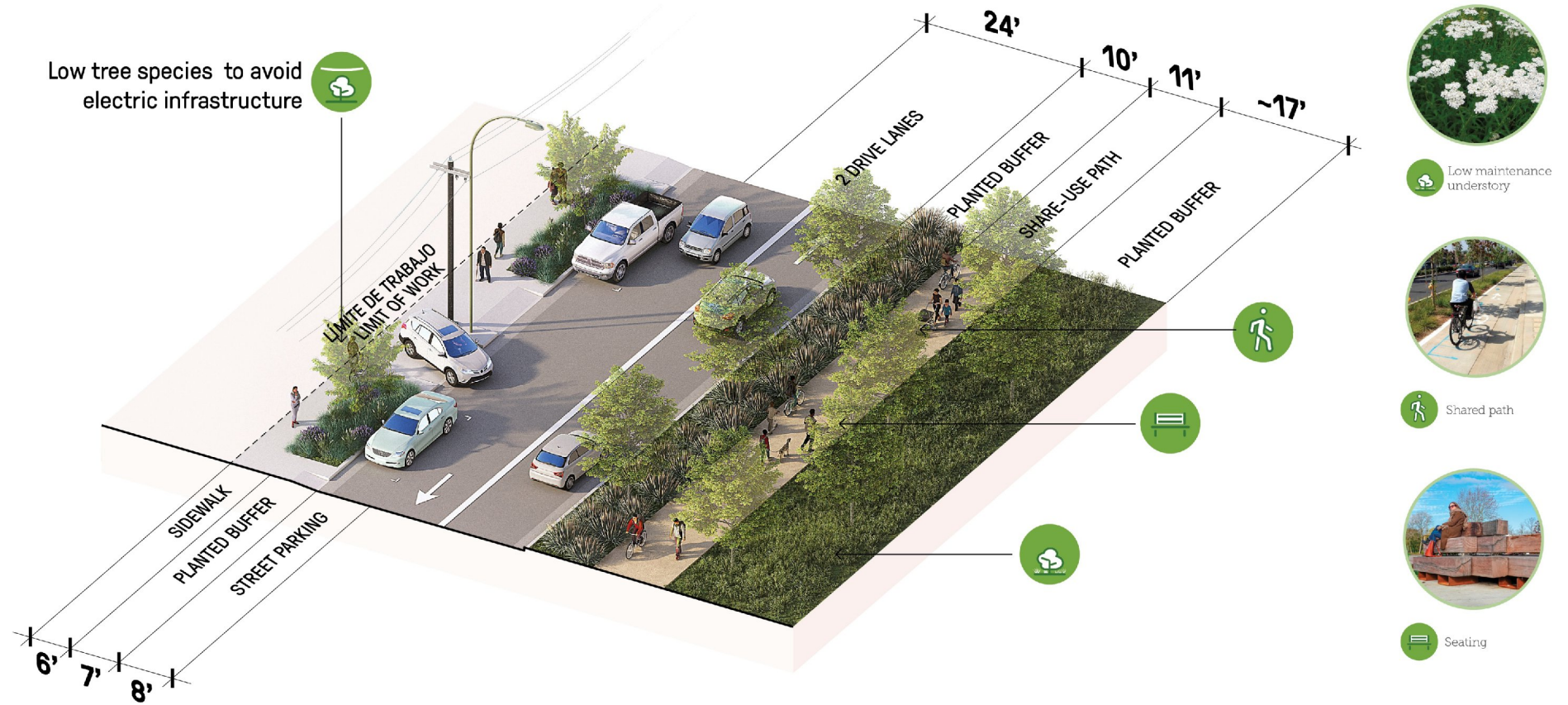
EAST MARKET STREET AND TAMPA STREET- EXISTING CONDITIONS



EAST MARKET STREET AND TAMPA STREET- FOCUS AREA VISION

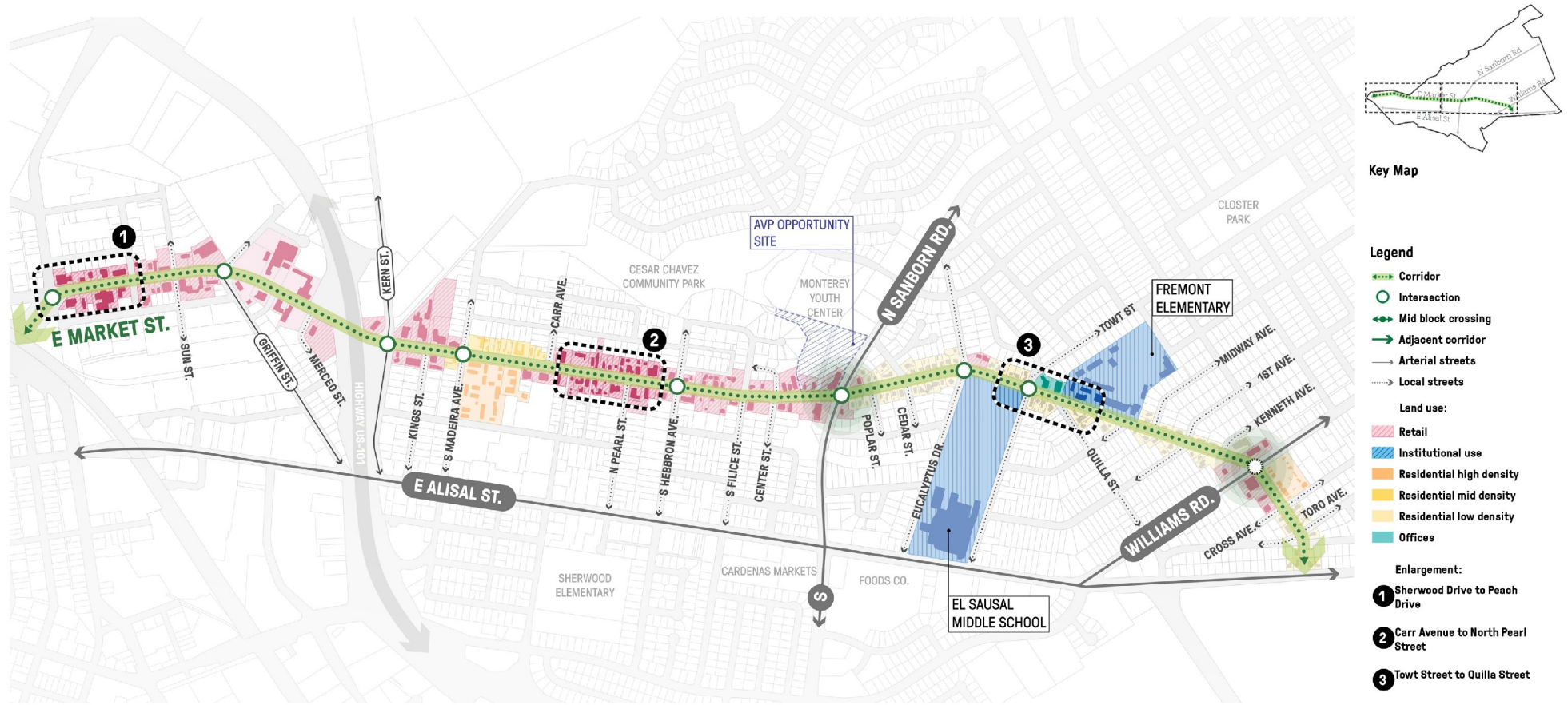


East Alisal Street: East Market Street and Tampa Street

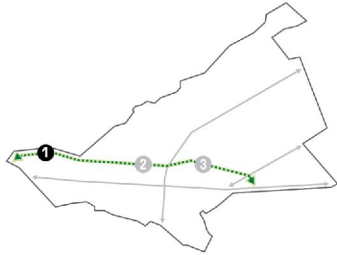


swa

East Market Street: Overview



East Market Street: Sherwood Drive and Peach Drive



KEY MAP



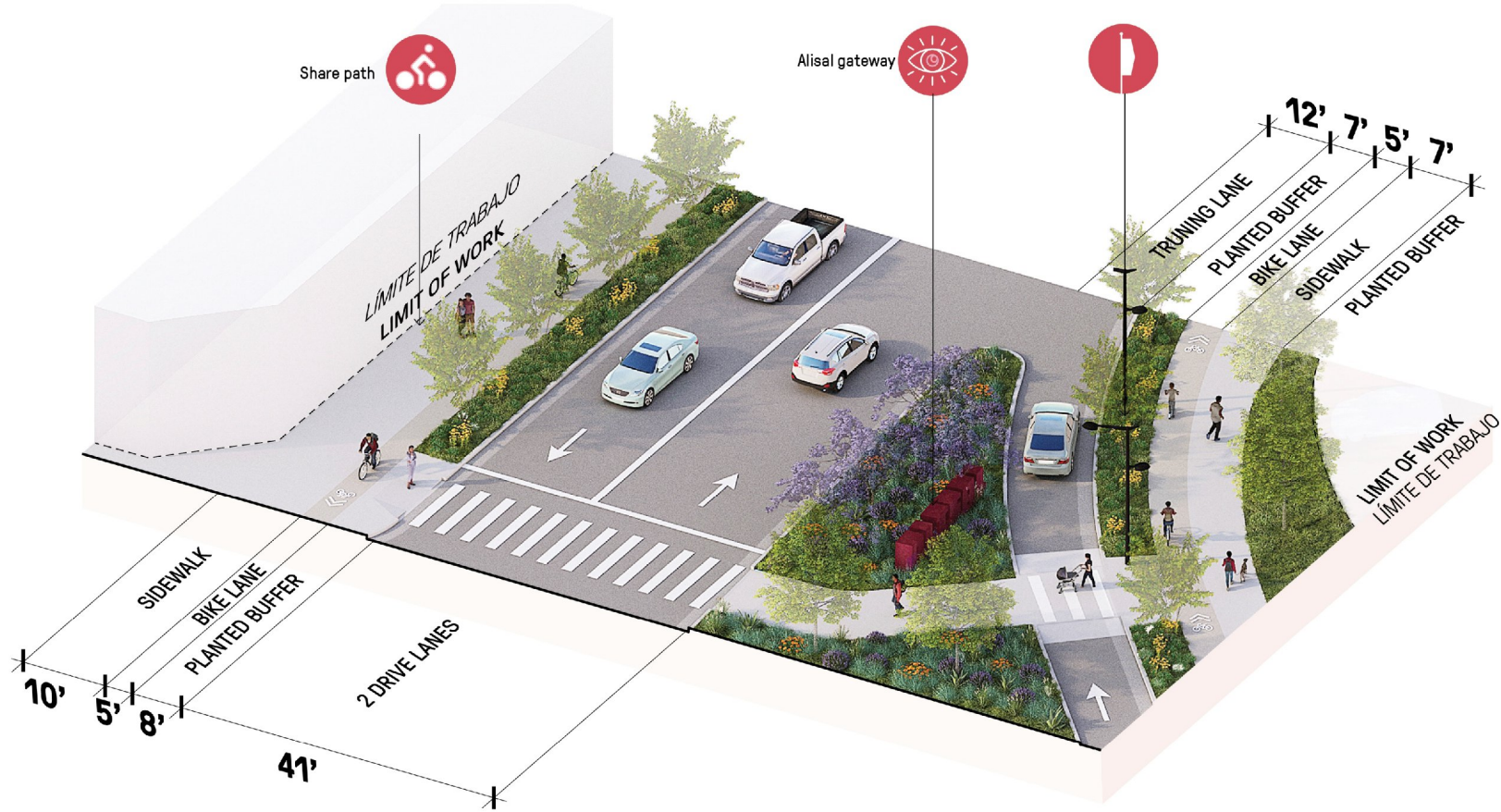
EAST MARKET STREET AND SHERWOOD DRIVE INTERSECTION - EXISTING CONDITIONS



EAST MARKET STREET AND SHERWOOD DRIVE INTERSECTION - FOCUS AREA VISION



East Market Street: Sherwood Drive and Peach Drive



Canopy trees



Understory planting



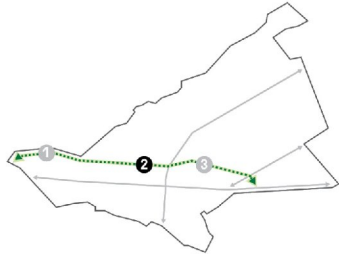
Alisal Gateway



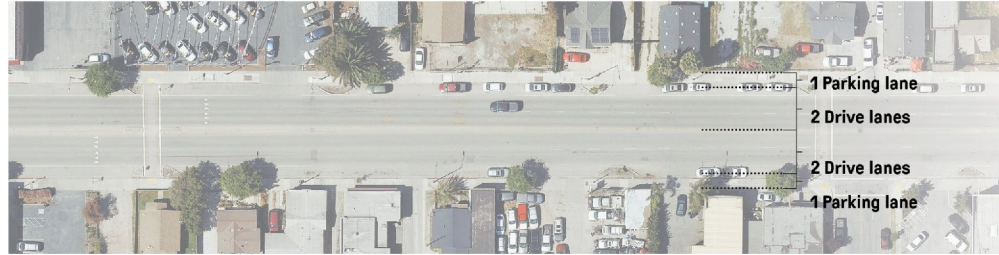
Light pole banners

swa

East Market Street: Carr Avenue And North Pearl Street



KEY MAP



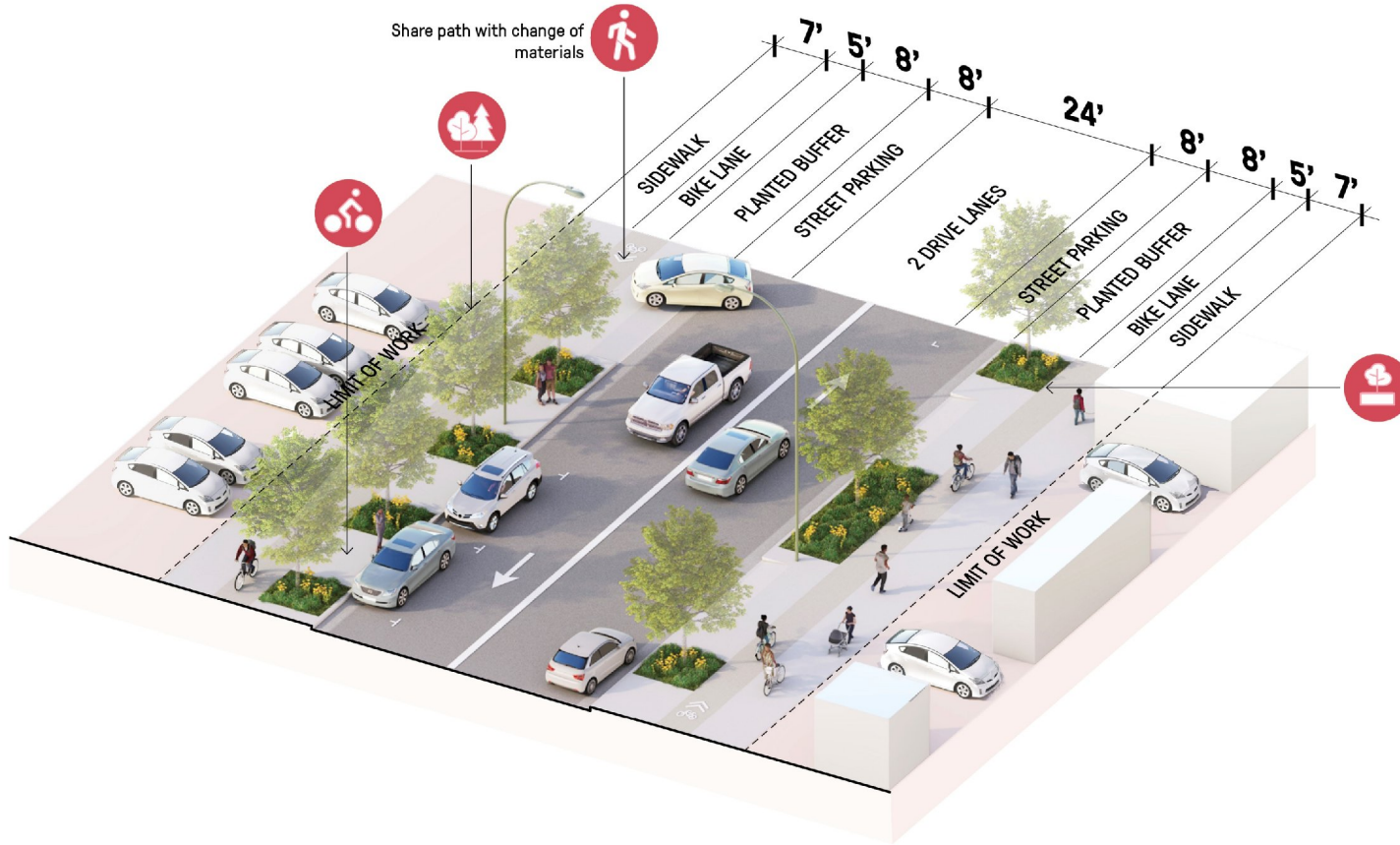
EAST MARKET STREET AND NORTH PEARL STREET INTERSECTION - EXISTING CONDITIONS



EAST MARKET STREET AND NORTH PEARL STREET INTERSECTION - FOCUS AREA VISION



East Market Street: Carr Avenue And North Pearl Street



Canopy trees:
Mexican Sycamore



Accent planters

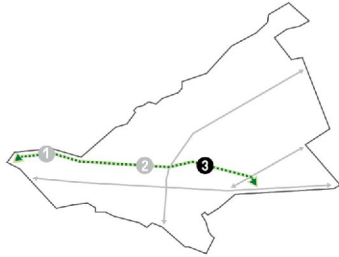


Bike racks



Share path with change of materials

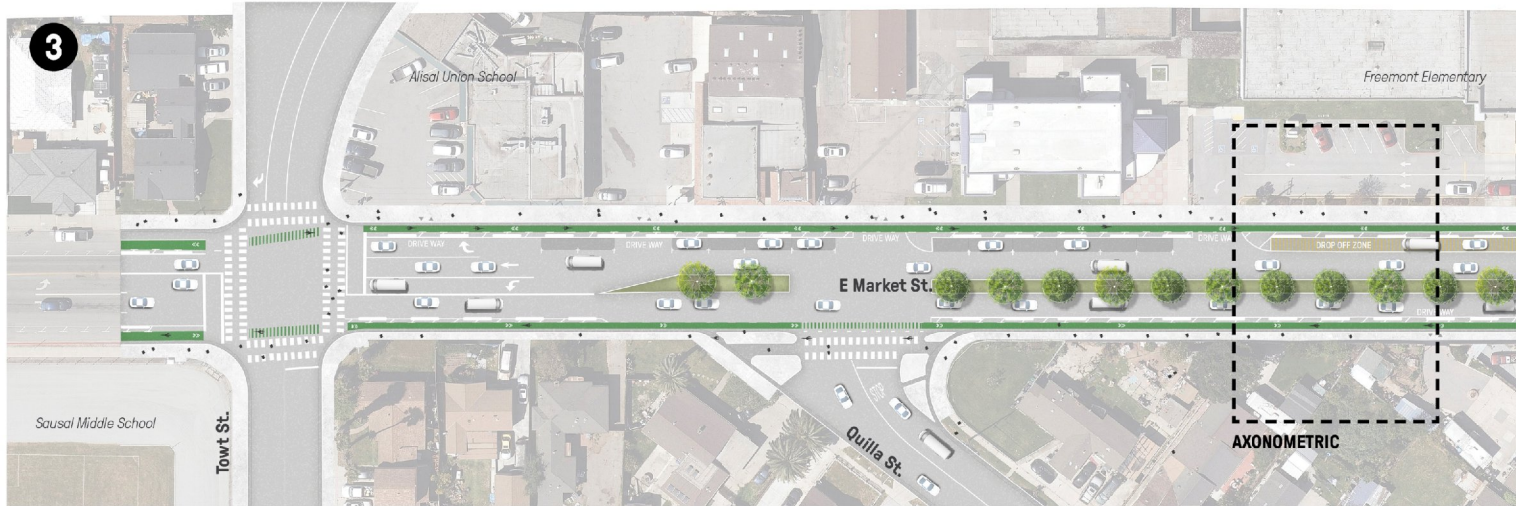
East Market Street: Towt Street and Quilla Street



KEY MAP



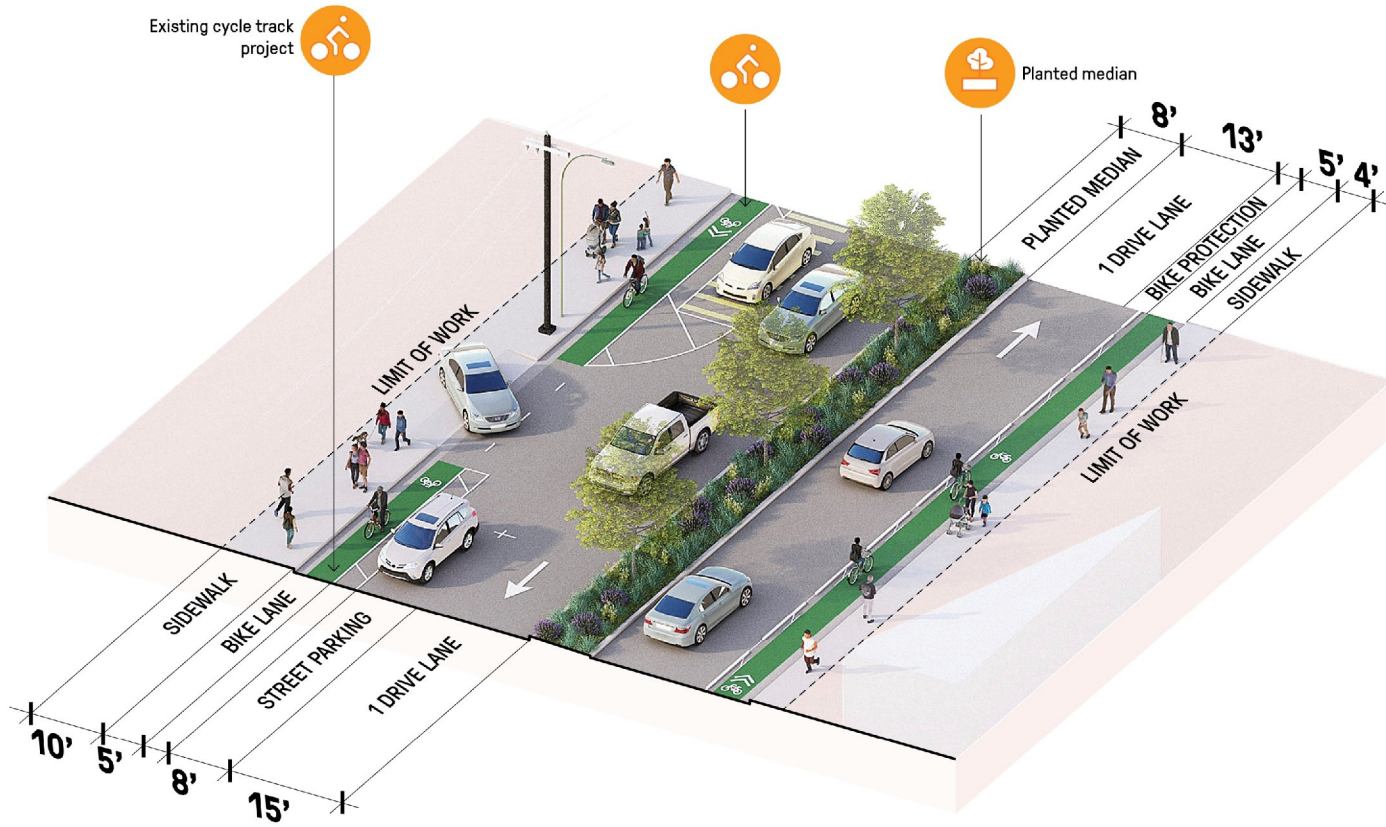
EAST ALISAL STREET & TOWT STREET INTERSECTION - EXISTING CONDITIONS



EAST ALISAL STREET & TOWT STREET INTERSECTION - FOCUS AREA VISION



East Market Street: Towt Street and Quilla Street



Canopy trees: Mexican Sycamore

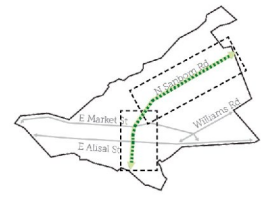
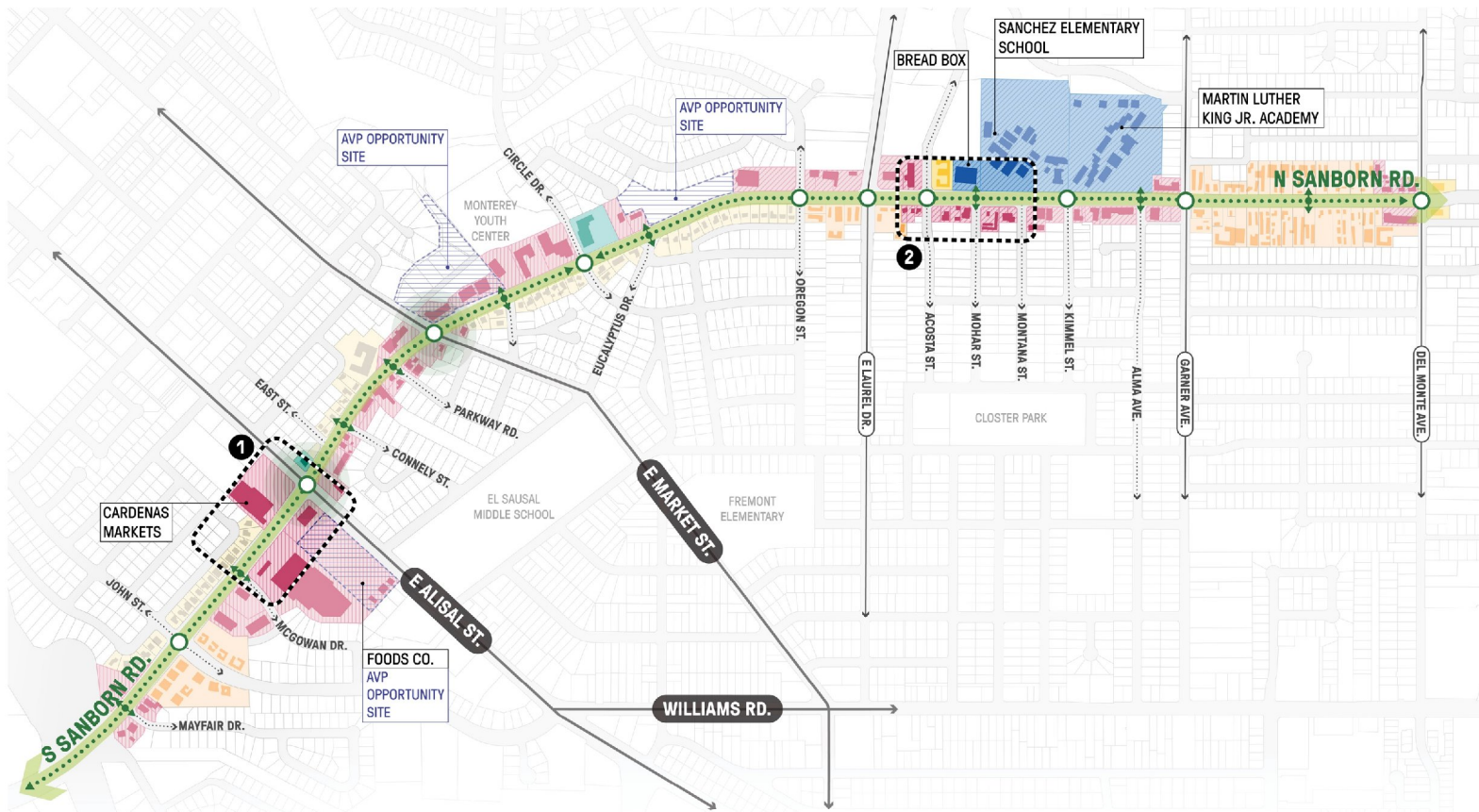


Understory planting



Bike lane

Sanborn Road: Overview



Key Map

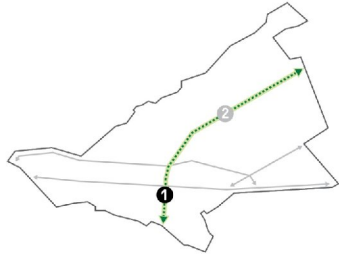
Legend

- ◆◆◆ Corridor
- Intersection
- ↔ Mid block crossing
- Adjacent corridor
- Arterial streets
- ⋯→ Local streets

- Land use:
- Retail
- Institutional use
- Residential high density
- Residential mid density
- Residential low density
- Offices

- Enlargement:
- 1 Acosta St to Montana St
- 2 Mc Gowan Dr to East Alisal St

Sanborn Road: East Alisal Street and Sanborn Road



KEY MAP



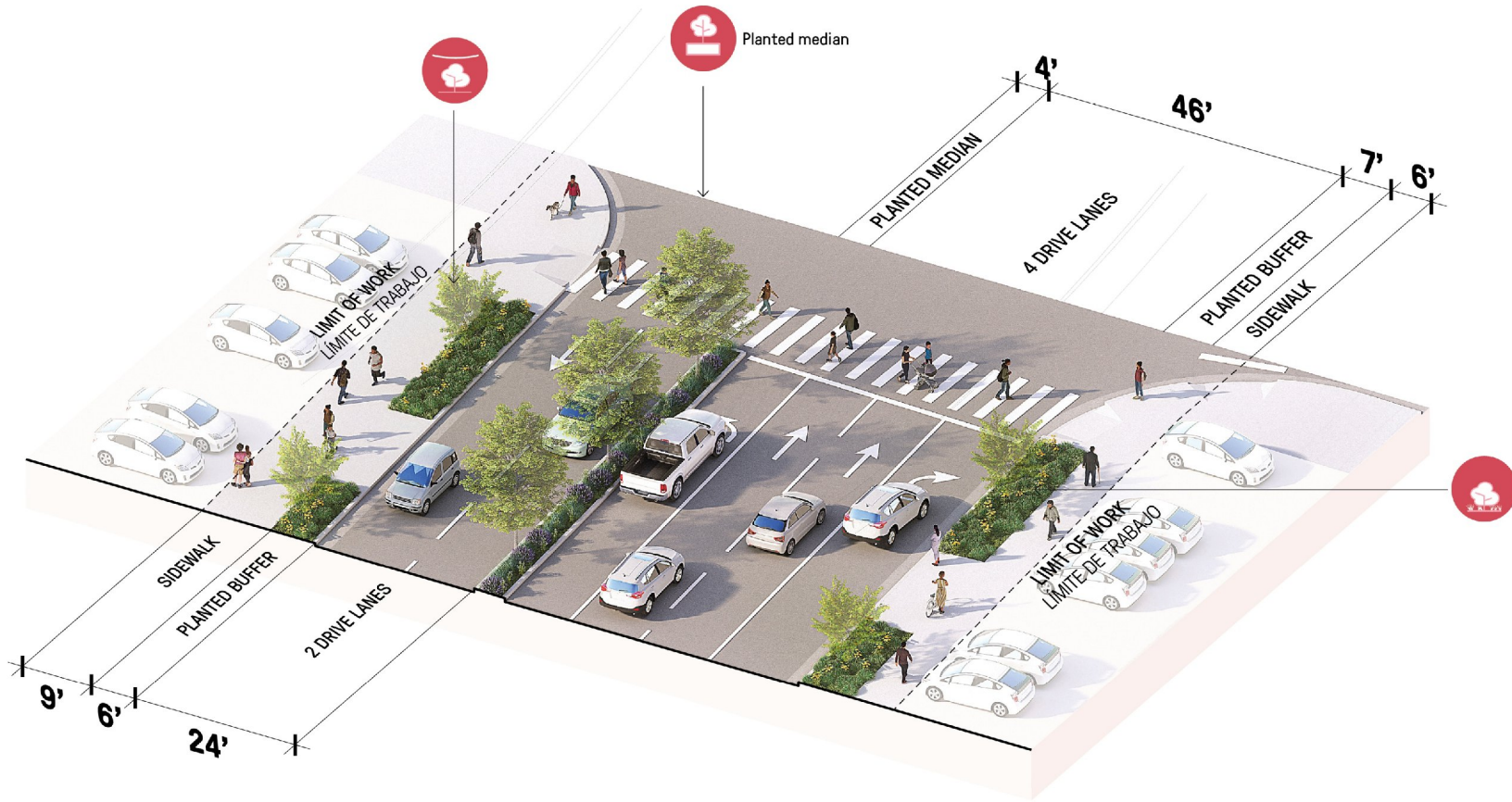
EAST ALISAL STREET & SANBORN ROAD INTERSECTION - EXISTING CONDITIONS



EAST ALISAL STREET & SANBORN ROAD INTERSECTION - FOCUS AREA VISION



Sanborn Road: East Alisal Street and Sanborn Road



Low tree species

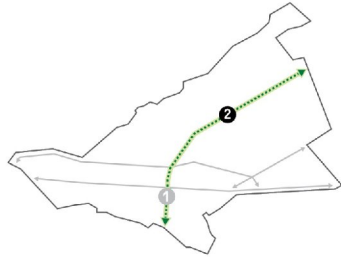


Tall tree species with fall interest



Understory

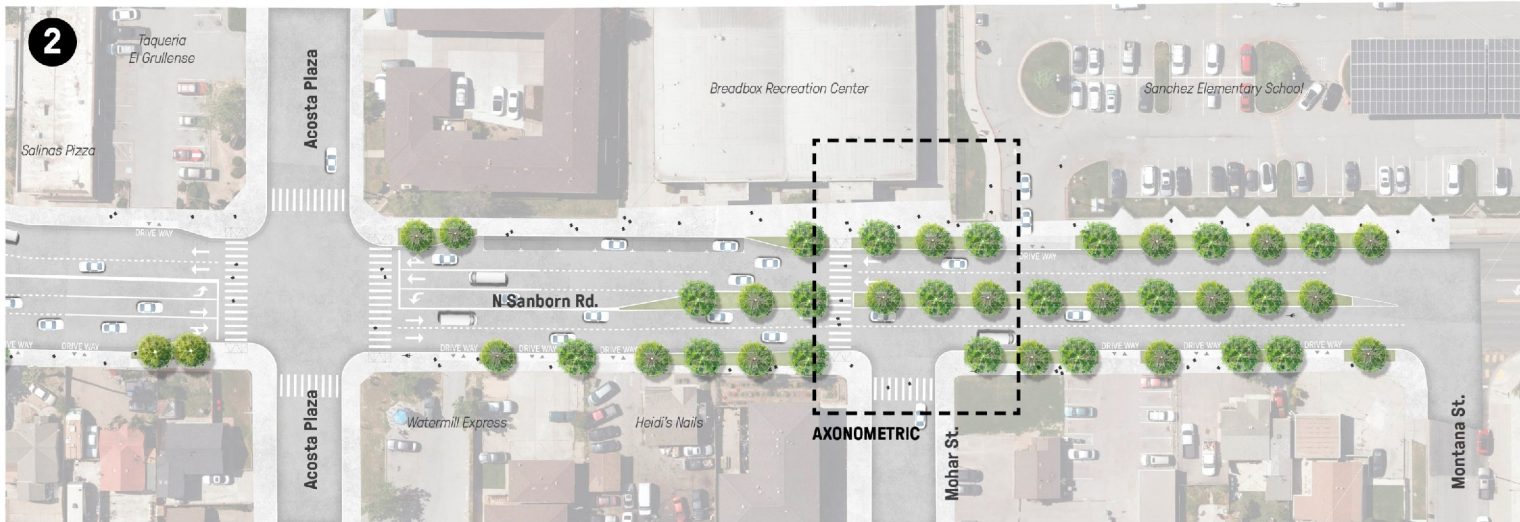
Sanborn Road: Acosta Plaza and Montana Street



KEY MAP



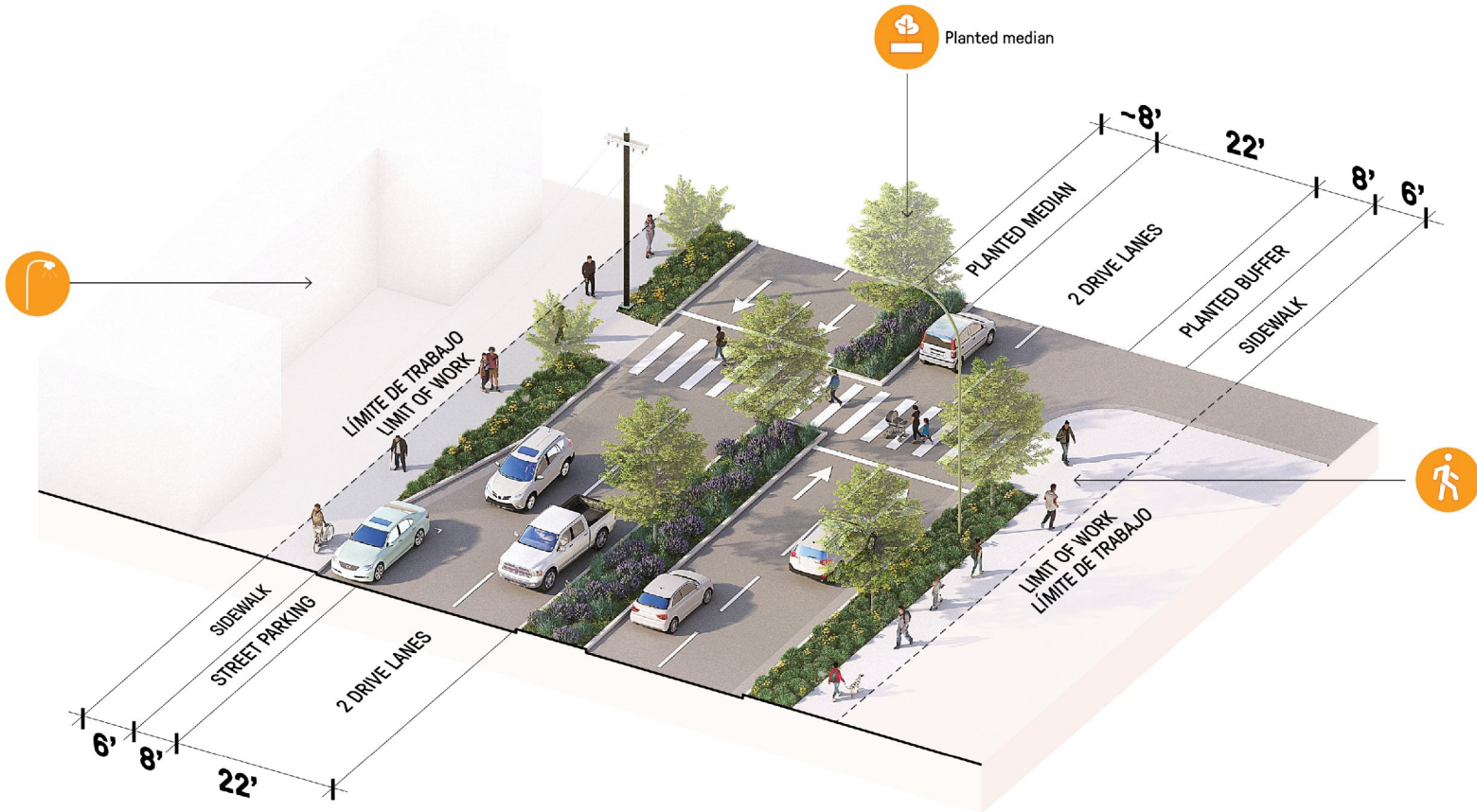
SANBORN ROAD & ACOSTA PLAZA INTERSECTION - EXISTING CONDITIONS



SANBORN ROAD & ACOSTA PLAZA INTERSECTION - FOCUS AREA VISION



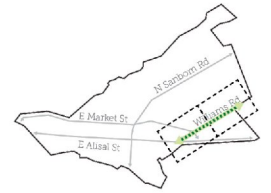
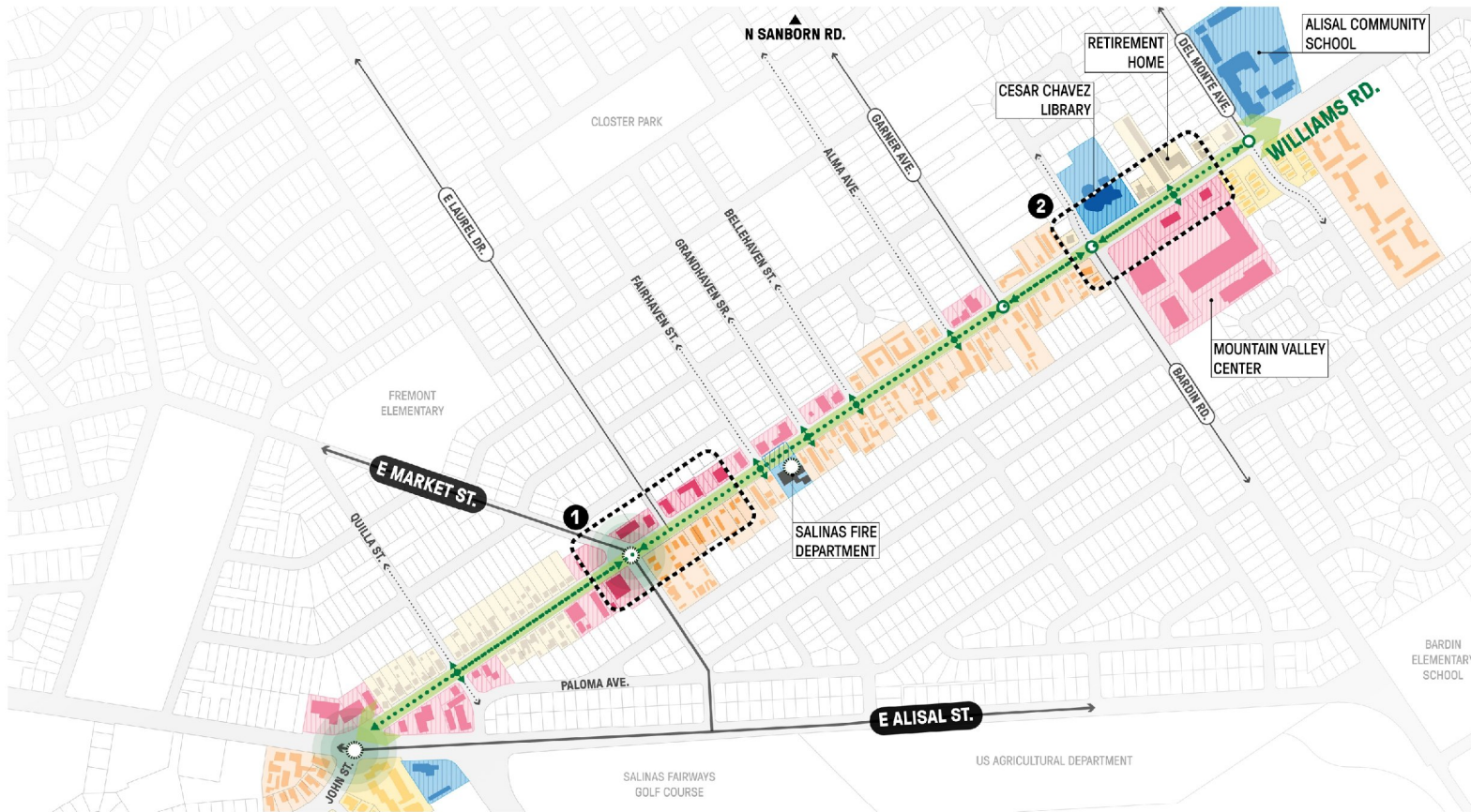
Sanborn Road: Acosta Plaza and Montana Street



swa

-  Tree species with fall interest
-  Crosswalk
-  Specialty lighting at
-  Pavers

Williams Road: Overview



Key Map

Legend

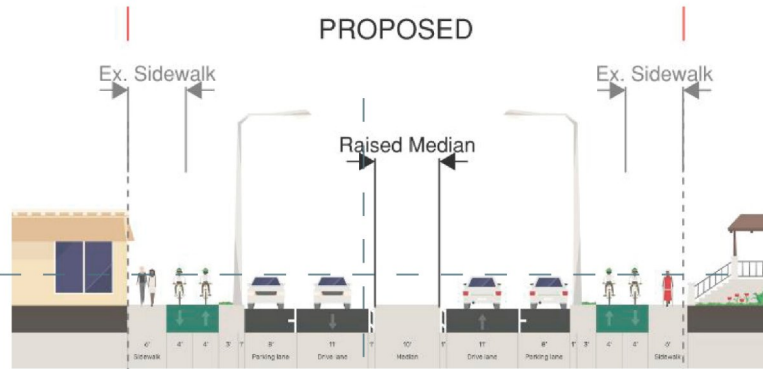
- Corridor
 - Intersection
 - Mid block crossing
 - Adjacent corridor
 - Arterial streets
 - Local streets
- Land use:
- Retail
 - Institutional use
 - Residential high density
 - Residential mid density
 - Residential low density
 - Offices
- Enlargement:
- 1** Acosta St to Montana St
 - 2** Mc Gowan Dr to East Alisal St

Williams Road: Overview

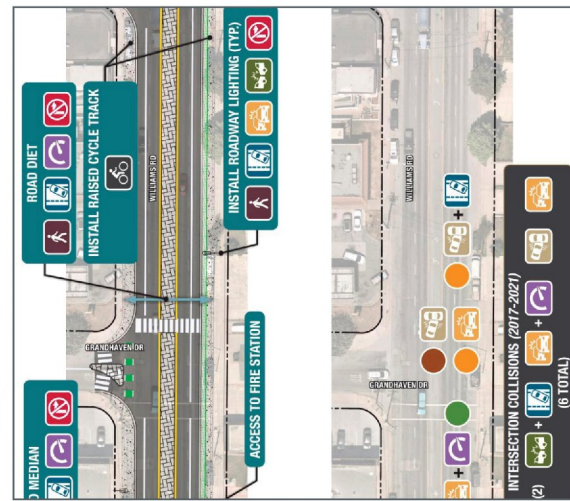
\$16M IN GRANT FUNDING AWARDED

BASE DESIGN

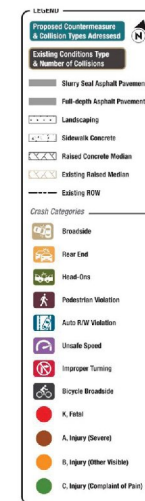
Approved Grant Funds



Cross Section
Safety Countermeasures



Plan



ROAD DIET

Implementation of a road diet reduces the number of travel lanes by reallocation space to bike lanes, on-street parking, and other roadway features which improves multi-modal safety and access.

LANE WIDTH REDUCTION

Implementation of narrower travel lanes within improved median access by reallocation space to bike lanes and reduces speed due to perceived constrictions.

RAISED CYCLE TRACK

Installation of a raised cycle track eliminates risk and fear of collisions with over-taking vehicles, eliminates the risk of spillover from parked vehicles and of a driver bicyclist being run over by a motor vehicle, and is more visible to a wide range of users at all hours and ages.

BUFFERED BIKE LANES

Implementation of Buffered Bike Facilities increases the separation between cyclists and motor vehicles, provides a greater sense of comfort for riders, and reduces the risks of "dooring" from parked vehicles.

INSTALL RAISED MEDIAN WITH STREET TREES

Raised medians prohibit left turns into and out of driveway located near intersections, which improve operations and safety.

INSTALL HIGH VISIBILITY CROSSING

Marked pedestrian crossings with high-visibility signage provide enhanced pedestrian safety by increasing protection and driver awareness at uncontrolled potential crossing locations.

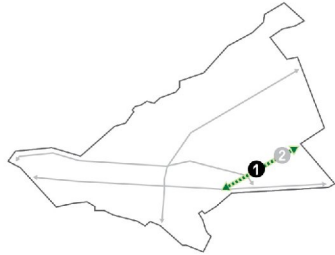
INSTALL/UPGRADE ROADWAY LIGHTING

Install new/upgrade lighting at conflict zones to improve visibility and safety during nighttime conditions.

ROUNDBOUNT

Replacing a roundabout will reduce vehicle speed, and collisions due to single-direction travel, reduce the amount of conflict points. Enhance efficient movement, reduce grid emissions, and reduce congestion on approaching roads which allows for road diets and lane reductions.

Williams Road: East Market Street and East Laurel Drive



KEY MAP



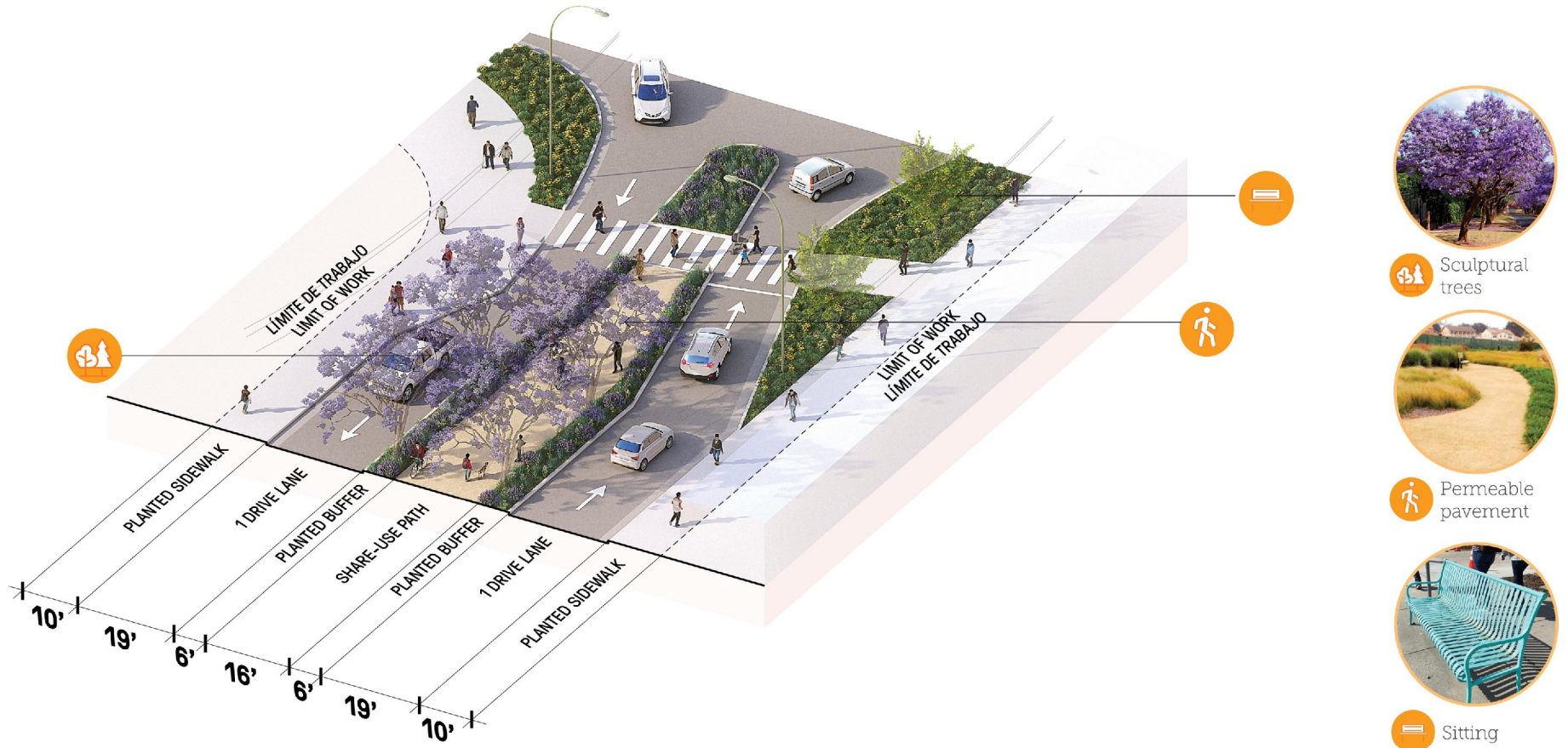
WILIAMS ROAD & EAST MARKET STREET INTERSECTION - EXISTING CONDITIONS



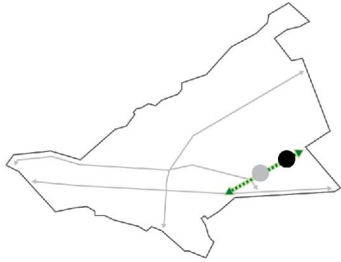
WILIAMS ROAD & EAST MARKET STREET INTERSECTION - FOCUS AREA VISION



Williams Road: East Market Street and East Laurel Drive



Williams Road: Bardin Road and Wiren Street



KEY MAP



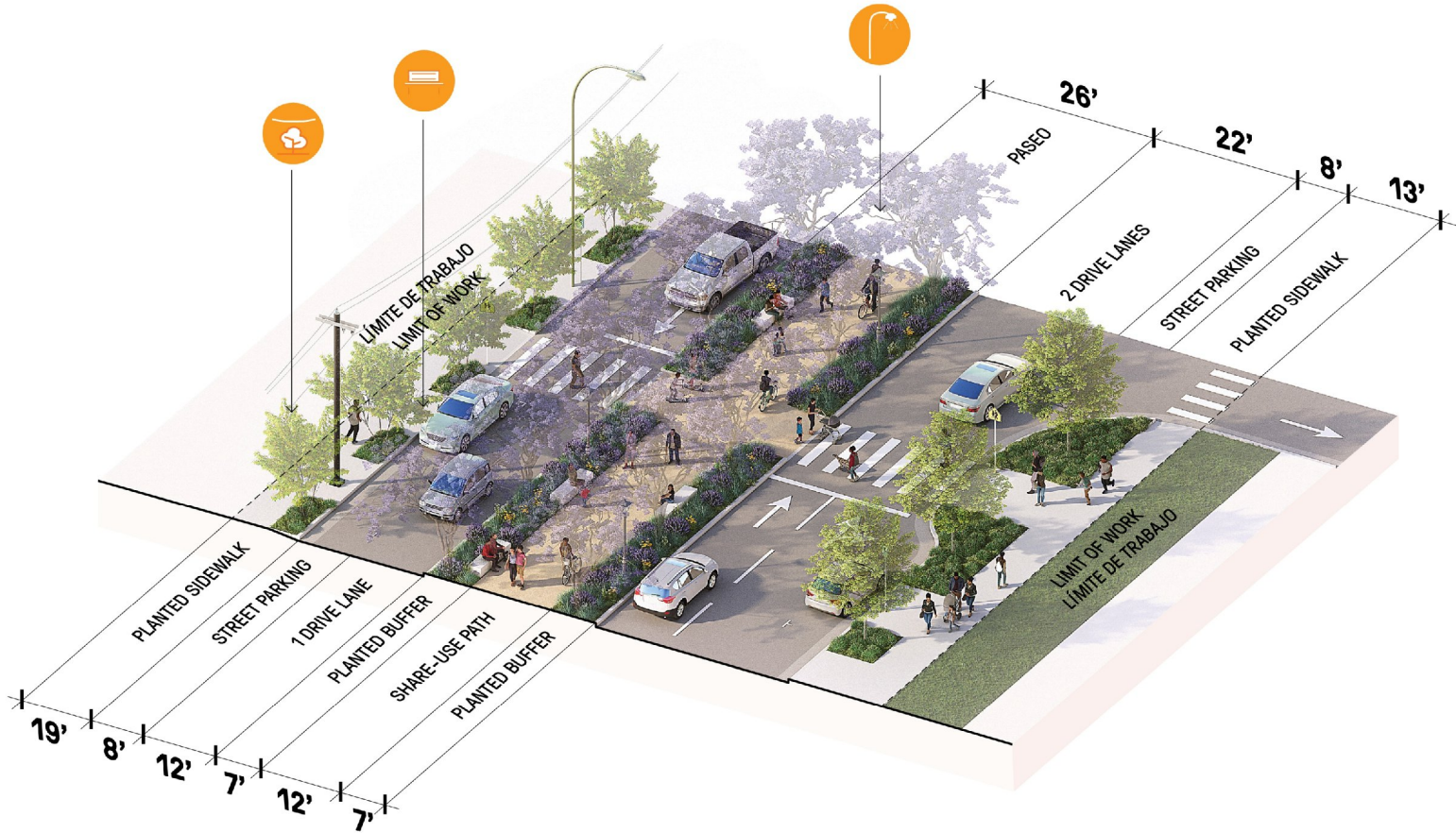
WILLIAMS ROAD & BARDIN ROAD - EXISTING CONDITIONS



WILLIAMS ROAD & BARDIN ROAD - FOCUS AREA VISION



Williams Road: Bardin Road and Wiren Street



Pedestrian lighting poles



Trash can



Understory planting



Low tree species



City of Salinas

200 Lincoln Ave., Salinas,
CA 93901
www.cityofsalinas.org

Legislation Text

File #: ID#24-634, Version: 1

Conditional Use Permit 2024-034; request to establish and operate a Medium Project Employee Housing in an existing single-family detached dwelling unit with a request for an 8-foot-wide driveway extension to the right located at 592 Saint Edwards Avenue in the R-L-5.5 (Residential Low Density) Zoning District.

Approve a resolution finding the project exempt pursuant to Section 15301 of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-034.



**CITY OF SALINAS
PLANNING COMMISSION REPORT**

DATE: NOVEMBER 20, 2024

TO: PLANNING COMMISSION

FROM: COURTNEY GROSSMAN, PLANNING MANAGER

BY: BOBBY LATINO, ASSOCIATE PLANNER

TITLE: CONDITIONAL USE PERMIT 2024-034; REQUEST TO ESTABLISH AND OPERATE A MEDIUM PROJECT EMPLOYEE HOUSING IN AN EXISTING SINGLE-FAMILY DETACHED DWELLING UNIT WITH A REQUEST FOR AN 8 FOOT-WIDE DRIVEWAY EXTENSION TO THE RIGHT LOCATED AT 592 SAINT EDWARDS AVENUE IN THE R-L-5.5 (RESIDENTIAL LOW DENSITY) ZONING DISTRICT

RECOMMENDED MOTION:

A motion to approve a resolution finding the project exempt pursuant to Section 15301 of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-034.

EXECUTIVE SUMMARY:

Francisco Mora Gonzales, Applicant / Property Owner, is requesting approval of a Conditional Use Permit 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 a request for an 8-foot-wide driveway extension to the right of an existing 20-foot-wide driveway. During the 10-day Notice to Approve period, the city received two protest emails on October 12 and 16, 2024: therefore, rendering the Conditional Use Permit non-administrative and further scheduling this item for Planning Commission consideration per Section 37-60.510(a).

BACKGROUND:

On October 8, 2024, a Notice of Intent to Approve Conditional Use Permit 2024-034 was mailed to all property owners located within 300-feet of the subject property (592 Saint Edwards Avenue) and interested parties. Two protest emails were received as follows:

1. On October 12, 2024, staff received the attached email correspondence from Mr. Charles

Williams.

2. On October 16, 2024, staff received the attached email correspondence from Ms. Maria Barragan.

Therefore, the project was scheduled for Planning Commission consideration at the earliest available hearing date because the project cannot be administratively approved pursuant to Section 37-60.510(a).

The property is in the Residential – Low Density District (R-L-5.5). The following provides an overview of the land uses and zoning districts adjacent to the project site:

North:	Single-family detached dwelling / Residential – Low Density (R-L-5.5)
South:	Single-family detached dwelling / Residential – Low Density (R-L-5.5)
East:	Single-family detached dwelling / Residential – Low Density (R-L-5.5)
West:	Single-family detached dwelling / Residential – Low Density (R-L-5.5)

On November 5, 2019, the Salinas City Council adopted Ordinance Number 2623, which amended Sections 37-10.290, 37-10.300, 37-10.330, 37-10.360, 37-30.020, 37-30.060, 37-30.110, and 37-50.075 of Chapter 37 to clarify small and medium project employee housing in the Residential Low (RL) and Residential Medium (RM) Zoning Districts subject to approval of a Conditional Use Permit (CUP). The intent of the Ordinance is to expand employee housing while preserving neighborhood character. The Ordinance was adopted by the City Council in response to issues raised by both the Salinas Plan and Farmworker Housing Study and Action Plan of the Salinas Valley and Pajaro Valley, stressing the need for an immediate solution to provide safe, decent housing for both employee and emergency housing.

Analysis:

Employee Housing

Per Section 37-50.075(b), medium project employee housing may be allowed in all R districts subject to all the requirements in Section 37-50.075, Medium Project Employee Housing and an administrative Conditional Use Permit issued pursuant to Article VI, Division 8: Conditional Use Permits. Application and materials provided by the Applicant indicate that the occupants would include 7 to 14 seasonal H-2A agricultural employees.

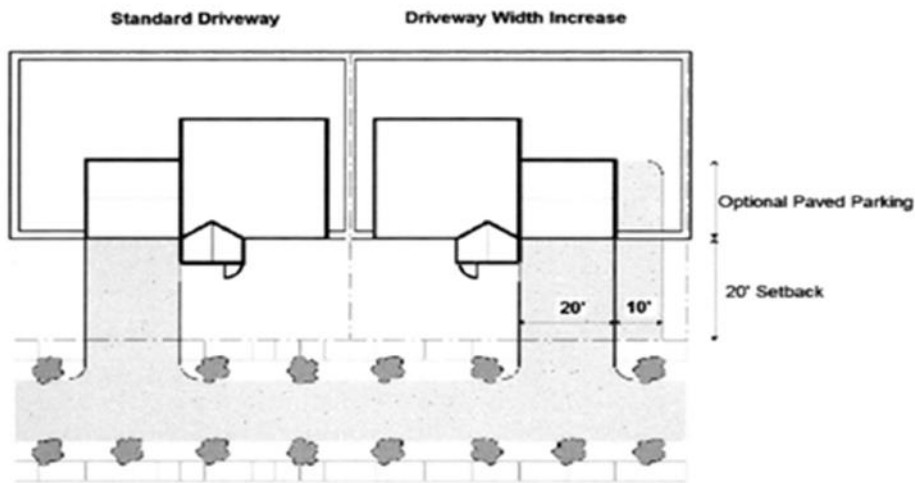
There would be no exterior changes to the existing single-family detached dwelling unit. No buses would be permitted on-site. Per application materials, the proposed use would provide housing for agricultural employees. The project’s Management Plan identifies compliance with the development regulations contained in Section 37-50.075(e) with respect to providing an on-site-manager, inspections, drugs and alcohol, respect/bullying, parties/gatherings/loud music, and visitors. Compliance with the development regulations is shown in the table below:

Development Standard	Compliance
Medium Project Employee Housing shall be limited to between 7 and 14 employees per lot in all R-L and R-M districts.	Compliant. Located on a R-L-5.5 lot, the project proposes 7 to 14 employees.
A minimum of two full bathrooms per dwelling unit.	Compliant. The proposal includes two full bathrooms and one-half bath.
A full kitchen including a sink, countertop at least four (4) feet in length, cooking apparatus, and refrigerator.	Compliant. The proposal includes a full kitchen.
Sleeping areas of at least fifty square feet per occupant consistent with the California Employee Housing Act.	Compliant. The proposal includes 7 sleeping areas ranging from 69 s.f. to 196 s.f. in size. With the smallest sleeping area (69. s.f) allowing 1 employee, the largest sleeping area (196.s.f.) allowing 3 employees, and all other sleeping areas will have 2 employees.
A minimum of three parking spaces will be provided on-site.	Compliant. The proposal includes two-garaged parking spaces and one other separate driveway to the other on-site parking space.
No on-site signs advertising the employer shall be permitted.	Compliant. No on-site signs proposed.
The property owner must 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.	Compliant. The proposal includes a Management Plan containing emergency contact/property maintenance information and a Transportation Plan. Proposal also includes Department of Housing and Community Development Permit for Seasonal Employee Housing for 14 Employees, dated March 7, 2024.
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.	Compliant. The proposal includes a Management Plan that identifies no buses, and only a passenger van/vehicle for on-site passenger loading.

Driveway Width Increase

The Conditional Use Permit also includes a request for an 8-foot-wide driveway extension to the right of an existing 20-foot-wide wide driveway to serve an existing two-car garage. Residential single family detached dwelling unit driveway width may be increased pursuant to Section 37.50.450 of the Salinas Zoning Code to extend a maximum of ten (10) feet into the adjacent side yard from the existing driveway past the width of the garage into that portion of the required front yard that is on the opposite side of the garage as the front door of the dwelling unit, subject to the approval of a Minor Conditional Use Permit pursuant to Section 37-60.490(b).

Per Zoning Code Section 37-50.340, the purpose of the parking regulations is to ensure that adequate parking and loading facilities, and outdoor lighting are provided for new land uses, and for major alterations and enlargements of existing uses in proportion to the need for such facilities created by each use; and ensure that off-street parking and loading facilities, and outdoor lighting are designed in a manner that will ensure efficiency, protect the public safety, and, where appropriate, insulate surrounding land uses from adverse impacts. The following graphic from the Zoning Code shown below provides an example of a driveway width extension:



Protest Emails:

1. The attached protest email received on October 12, 2024, focuses on concerns about a business in a residential area, large trucks operating all day, and impacts of parking availability on the street.

Staff Response: The proposed project includes a request for Medium Project Employee Housing, which is classified as a residential use per Section 37-30.060 Use Classifications. Large trucks operating all day is not proposed with this project and is not allowed. Per Section 37-50.075(e), no buses are permitted to pick up and drop off at the property. Only passenger vans or vehicles are permitted to conduct passenger loading on-site. Per Section 37-50.075(e), a minimum of three parking spaces will be provided on-site. The project includes two-garaged parking spaces and one other separate driveway to the other on-site parking space. Lastly, the project proposes only a passenger van/vehicle to conduct passenger loading on-site.

2. The attached protest email received on October 16, 2024, focuses on concerns of parking availability in the area.

Staff Response: Per Section 37-50.075(e), a minimum of three parking spaces will be provided on-site. The project includes two-garaged parking spaces and one other separate driveway to the other on-site parking space. Lastly, the project proposes only a passenger van/vehicle to conduct passenger loading on-site.

Findings:

The Planning Commission may approve an application for Conditional Use Permit 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 a request for an 8-foot-wide driveway extension to the right of an existing 20-foot-wide driveway if all the findings set forth in the proposed Planning Commission Resolution are established.

TIME CONSIDERATION:

The project was deemed complete on October 8, 2024. Final action is required by December 7, 2024, pursuant to Government Code Section 65950(a)(5).

ALTERNATIVES AVAILABLE TO THE COMMISSION:

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, find the application exempt from the California Environmental Quality Act (CEQA), and approve Conditional use Permit 2024-034 with modifications; or
2. Find that the project is not appropriate and establish findings at the public hearing stating the reasons for not approving Conditional Use Permit 2024-034.

CEQA CONSIDERATION:

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The project has been determined to be exempt from the California Environmental Quality Act under 15301 (Existing Facilities) of the CEQA Guidelines.

ATTACHMENTS:

Proposed Planning Commission Resolution

Draft Conditional Use Permit 2024-034 with the following exhibits:

- 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

Protest Email received by Charles Williams on October 12, 2024

Protest Email received by Maria Barragan on October 16, 2024

Cc: Francisco Mora Gonzales, Applicant / Property Owner
Other interested parties

I:\ComDev\Planning Share Space\Conditional Use Permits\2024 CUP's\CUP 2024-034 - 592 St. Edwards Ave\PC\CUP 2024-034 PC Staff
Report.docx

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2024-__**

RESOLUTION APPROVING CONDITIONAL USE PERMIT TO ESTABLISH AND OPERATE A MEDIUM PROJECT EMPLOYEE HOUSING IN AN EXISTING SINGLE-FAMILY DETACHED DWELLING UNIT WITH A REQUEST FOR AN 8 FOOT-WIDE DRIVEWAY EXTENSION LOCATED AT 592 SAINT EDWARDS AVENUE IN THE R-L-5.5 (RESIDENTIAL LOW DENSITY) ZONING DISTRICT (CUP 2024-034)

WHEREAS, on April 11, 2024, the subject Conditional Use Permit 2024-034 application, a request 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 a request for an 8-foot-wide driveway extension to the right of an existing 20 foot-wide driveway located at 592 Saint Edwards Avenue (Assessor's Parcel Number 261-455-001-000) was submitted to the Salinas Community Development Department by the Applicant/Property Owner, Francisco Mora Gonzales; and

WHEREAS, on October 8, 2024, a Notice of Intent to Approve Conditional Use Permit 2024-034 was mailed to all property owners located within 300-feet of the subject property; and

WHEREAS, on October 12 and 16, 2024, the Salinas Community Development Department received two protest emails during the 10-day Notice of Intent to Approve period; and

WHEREAS, on November 20, 2024, the Salinas Planning Commission held a duly noticed public hearing to consider Conditional Use Permit 2024-034; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that the Commission finds the project to be Exempt from the California Environmental Quality Act (CEQA) and approves Conditional Use Permit 2024-034; and

BE IT FURTHER RESOLVED that the Salinas Planning Commission adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

1. *The project has been found to be Exempt pursuant to Sections 15301) of the California Environmental Quality Act (CEQA) Guidelines.*

The project has been determined to be exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines. The proposed project is exempt because it entails the operation of an existing private structure involving negligible, or no expansion of the existing residential use.

2. *The proposed location of the use is in accordance with the objectives of the Salinas General Plan, this Zoning Code, and the purposes of the district in which the site is located.*

The site is designated Low Density Residential by the 2002 Salinas General Plan. Per the General Plan, Low Density Residential provides for other uses that are compatible with and oriented toward serving the needs of the low-density single-family neighborhood when consistent with State law. The proposed project is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact city form, consistent with Land Use Policy LU-2.4. The proposed Medium Project Employee Housing is consistent with Land Use Policy LU-3.8, by encouraging the production of housing that meets the needs of agricultural and other essential workers within the community.

As shown on the official Zoning Map, the site is in the Low-Density Residential District. Per Section 37-30.050, the purpose of the Low-Density Residential District is to provide appropriately located areas for single-family dwellings, achieve design compatibility using site development regulations and design standards, encourage attractive and interesting single-family residential streetscapes, and provide adequate light, air, privacy, and open space for each dwelling unit. There will be no exterior changes to the existing single-family detached dwelling unit, no buses are permitted on-site, and the proposed use would provide housing for agricultural employees. Application and materials provided by the Applicant indicate that the occupants would include 7 to 14 seasonal H-2A agricultural employees. The project would be compliant with the development regulations found in Section 37-50.075(e), with respect to occupancy limitation, dwelling requirements, off-street parking, California Housing and Community Development (HCD) approvals pursuant to the California Health & Safety Code § 17008 Health and Safety Code, on-site manager, inspections, drugs and alcohol, respect/bullying, parties/gatherings/loud music, visitors, transportation, and emergency contact numbers.

Additionally, the Conditional Use Permit includes a request for an 8-foot-wide driveway extension to the right of an existing 20-foot-wide wide driveway. Residential single family detached dwelling unit driveway width may be increased pursuant to Section 37.50.450 of the Salinas Zoning Code, to extend a maximum of ten (10) feet into the adjacent side yard from the existing driveway past the width of the garage into that portion of the required front yard that is on the opposite side of the garage as the front door of the dwelling unit, subject to the approval of a Minor Conditional Use Permit pursuant to Section 37-60.490(b).

3. ***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 the general welfare of the City of Salinas; and***

The site is designated Low Density Residential by the 2002 Salinas General Plan. Per the General Plan, Low Density Residential provides for other uses that are

compatible with and oriented toward serving the needs of the low-density single-family neighborhood when consistent with State law. The proposed project is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact city form, consistent with Land Use Policy LU-2.4. The proposed Medium Project Employee Housing is consistent with Land Use Policy LU-3.8, by encouraging the production of housing that meets the needs of agricultural and other essential workers within the community.

The project site is surrounded by existing detached single-family dwelling units. The proposed Medium Project Employee Housing is within an existing detached single-family dwelling unit would not be detrimental to the public health, safety, and general welfare of the people of the city, because it provides housing for employees that are essential to the community. Project will be compliant with the development regulations found in Section 37-50.075(e), in respect to occupancy limitation, dwelling requirements, off-street parking, California Housing and Community Development (HCD) approvals pursuant to the California Health & Safety Code § 17008 Health and Safety Code, on-site manager, inspections, drugs and alcohol, respect/bullying, parties/gatherings/loud music, visitors, transportation, and emergency contact numbers. Therefore, the project is not expected to conflict with the surrounding neighborhood.

Additionally, the Conditional Use Permit includes a request for an 8-foot-wide driveway extension to the right of an existing 20-foot-wide wide driveway. Residential single family detached dwelling unit driveway width may be increased pursuant to Section 37.50.450 of the Salinas Zoning Code, to extend a maximum of ten (10) feet into the adjacent side yard from the existing driveway past the width of the garage into that portion of the required front yard that is on the opposite side of the garage as the front door of the dwelling unit, subject to the approval of a Minor Conditional Use Permit pursuant to Section 37-60.490(b).

4. *The proposed conditional use will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use.*

Conditions have been recommended for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example, a condition requires total width of the extended driveway not to exceed twenty-eight feet (28').

Furthermore, the following conditions require compliance with the development regulations contained in Zoning Code Section 37-50.075(e):

- a. A minimum of two full bathrooms per dwelling unit.
- b. A full kitchen including a sink, countertop at least four (4) feet in length, cooking apparatus, and refrigerator.

- c. Sleeping areas of at least fifty square feet per occupant consistent with the California Employee Housing Act.
- d. A minimum of three parking spaces will be provided on-site.
- e. No on-site signs advertising the employer shall be permitted.
- f. The property owner must 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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.

PASSED AND APPROVED this 20th day of November 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on November 20, 2024, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

Courtney Grossman
Secretary

When recorded, return to:

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.
--

STATE OF CALIFORNIA
COUNTY OF MONTEREY

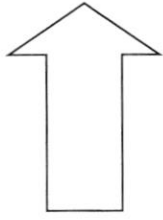
On _____ 202__, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),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

I:\ComDev\Planning Share Space\Conditional Use Permits\2024 CUP's\CUP 2024-034 - 592 St. Edwards Ave\CUP 2024-034 - 592 St. Edwards Ave..docx



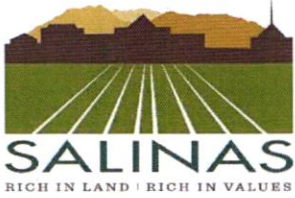
North

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

ENGINEER'S REPORT

PURPOSE: CUP2024-034

DATE: 9/13/2024

LOCATION: 592 St Edwards Ave

PLANNER: Bobby Latino

APPLICANT: Francisco Mora Gonzales

REVIEWER: Fernando Rizo, QSP/QSD

DESIGNER: E&L Building Design Studio

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
 1501 15th St, Suite 100
 San Francisco, CA 94103
 (415) 774-8888
 www.elandesign.com

REVISION
 DATE: 02/24
 BY: ER

REVISION
 DATE: 02/24
 BY: ER

592 ST. EDWARDS AVE.
 CUP

592 ST. EDWARDS AVENUE
 SALINAS, CA. 93905
 A.P.N.: 261-455-001-000

SCALE: 1/8" = 1'-0"
 TITLE: SITE PLAN

DATE: 7/14/24

JULIAN VILLARIN
 23-02

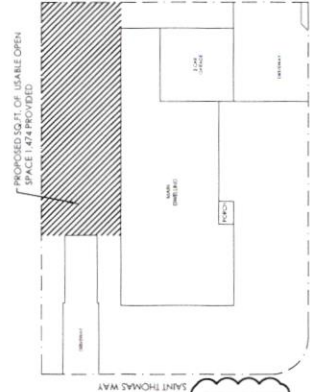
PROJECT: A1

USABLE OPEN SPACE CALCULATION

EXISTING SINGLE FAMILY DWELLING: 770 S.F.
 PROPOSED SQ. FT. OF USABLE OPEN SPACE: 1474 PROPOSED

KEY

- PROPERTY LINE
- PROPOSED SQ. FT. OF USABLE OPEN SPACE (AS PROPOSED)
- SPACED SQ. FT. OF USABLE OPEN SPACE (AS PROVIDED)



LEGEND

USABLE OPEN SPACE: 1474 PROPOSED
 SPACED SQ. FT. OF USABLE OPEN SPACE: 1474 PROVIDED

KEY

- PROPERTY LINE
- PROPOSED SQ. FT. OF USABLE OPEN SPACE (AS PROPOSED)
- SPACED SQ. FT. OF USABLE OPEN SPACE (AS PROVIDED)

EROSION & SEDIMENT CONTROL NOTES:

- CONSTRUCTION TRACKING AREA: THE CONSTRUCTION TRACKING AREA SHALL BE... (text continues)
- CONCRETE/STUCCO WASHOUT AREA MUST BE PROVIDED... (text continues)
- DRAINAGE: THE DRAINAGE SYSTEM SHALL BE DESIGNED TO... (text continues)
- STABILIZATION: ALL EXPOSED SOILS SHALL BE STABILIZED... (text continues)
- VEGETATION: NATURAL VEGETATION SHALL BE PRESERVED... (text continues)

PLANT SCHEDULE

ITEM #	QTY	BOTANICAL NAME	COMMON NAME	TYPE	CATEGORY	SIZE	ATTRIBUTES
1	1	PLANT SPECIES	COMMON NAME	TREE	GROUP 1	12" DIA.	NO FERTILIZERS; NO PESTICIDES
2	1	PLANT SPECIES	COMMON NAME	TREE	GROUP 2	18" DIA.	NO FERTILIZERS; NO PESTICIDES
3	1	PLANT SPECIES	COMMON NAME	TREE	GROUP 3	24" DIA.	NO FERTILIZERS; NO PESTICIDES
4	1	PLANT SPECIES	COMMON NAME	TREE	GROUP 4	30" DIA.	NO FERTILIZERS; NO PESTICIDES
5	1	PLANT SPECIES	COMMON NAME	TREE	GROUP 5	36" DIA.	NO FERTILIZERS; NO PESTICIDES



TRACKING CONTROL/STABILIZED CONSTRUCTION ENTRANCE/EXIT

17. TRACKING AREAS SHALL BE CLEANED DAILY IF NECESSARY AND PRIOR TO ANY PAUSE IN CONSTRUCTION.

MATERIALS & WASTE MANAGEMENT

19. WASTE MATERIALS SHALL BE STORED IN A DEDICATED AREA... (text continues)

20. ALL CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED SHALL BE STORED IN A DEDICATED AREA... (text continues)

21. CONTAINMENT: ALL MATERIALS SHALL BE STORED IN A DEDICATED AREA... (text continues)

22. SHOW LOCATION OF AND DETAILS WASHOUT AREA/WASTE PIT FOR CONCRETE, STUCCO AND PAINT.

CONSTRUCTION INSPECTION REQUIREMENTS

23. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE CONTRACTOR SHALL SUBMIT TO THE CITY ENGINEER... (text continues)

24. ALL CONSTRUCTION INSPECTIONS BY THE CITY OF SALINAS SHALL BE CONDUCTED IN THE PRESENCE OF THE CITY ENGINEER... (text continues)

25. ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED... (text continues)

26. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... (text continues)

27. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... (text continues)

28. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... (text continues)

RIGHT-OF-WAY NOTES

1. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON... (text continues)

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... (text continues)

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... (text continues)

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... (text continues)

BEST MANAGEMENT PRACTICE NOTES

1. PLACE GRAVITY BASED WASHOUT NEARBY DOWNSTREAM FROM CONCRETE/STUCCO WASHOUT AREA MUST BE PROVIDED... (text continues)

2. CONCRETE/STUCCO WASHOUT AREA MUST BE PROVIDED... (text continues)

3. DRAINAGE: THE DRAINAGE SYSTEM SHALL BE DESIGNED TO... (text continues)

4. STABILIZATION: ALL EXPOSED SOILS SHALL BE STABILIZED... (text continues)

5. VEGETATION: NATURAL VEGETATION SHALL BE PRESERVED... (text continues)

DRAINAGE NOTES

1. DRAINAGE: THE DRAINAGE SYSTEM SHALL BE DESIGNED TO... (text continues)

2. STABILIZATION: ALL EXPOSED SOILS SHALL BE STABILIZED... (text continues)

3. VEGETATION: NATURAL VEGETATION SHALL BE PRESERVED... (text continues)

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... (text continues)

24-HOUR PERSON RESPONSIBLE

NAME: FRANCISCO MOYA GONIALEZ
 CONTACT: (831) 955-4817

FSSC PLAN CHECKLIST NOTES:

LOW PRIORITY PROJECT

1. NATURAL FEATURES INCLUDING VEGETATION, TERRAIN, WATERCOURSE AND SIMILAR RESOURCES SHALL BE PRESERVED... (text continues)

2. DURING THE EARLY STAGES OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR... (text continues)

3. A SUFFICIENT QUANTITY OF EROSION CONTROL MATERIALS SHALL BE PROVIDED... (text continues)

4. EFFECTIVE SOIL COVER SHALL BE PROVIDED ON ALL FINISHES THAT ARE NOT SCHEDULED TO BE REVEALED FOR ANIMALLY... (text continues)

5. FINISHES OR USED FOR LID MEASURES SHALL BE PROVIDED AND BEAR BEAD UPON COMPLETION OF GRADING ON SLOPES OF LESS THAN TWENTY PERCENT.



CONCRETE WASTE WASHOUT MANAGEMENT PLAN

599

CONCRETE WASTE WASHOUT MANAGEMENT PLAN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... (text continues)

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... (text continues)

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... (text continues)



CONCRETE WASTE WASHOUT MANAGEMENT PLAN

599

CONCRETE WASTE WASHOUT MANAGEMENT PLAN

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CONCRETE WASTE WASHOUT MANAGEMENT PLAN

599

CONCRETE WASTE WASHOUT MANAGEMENT PLAN

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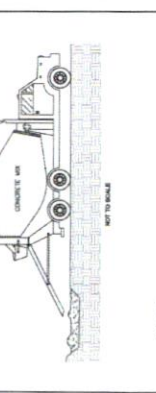
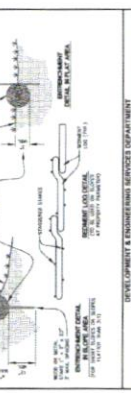
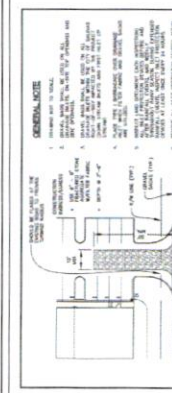
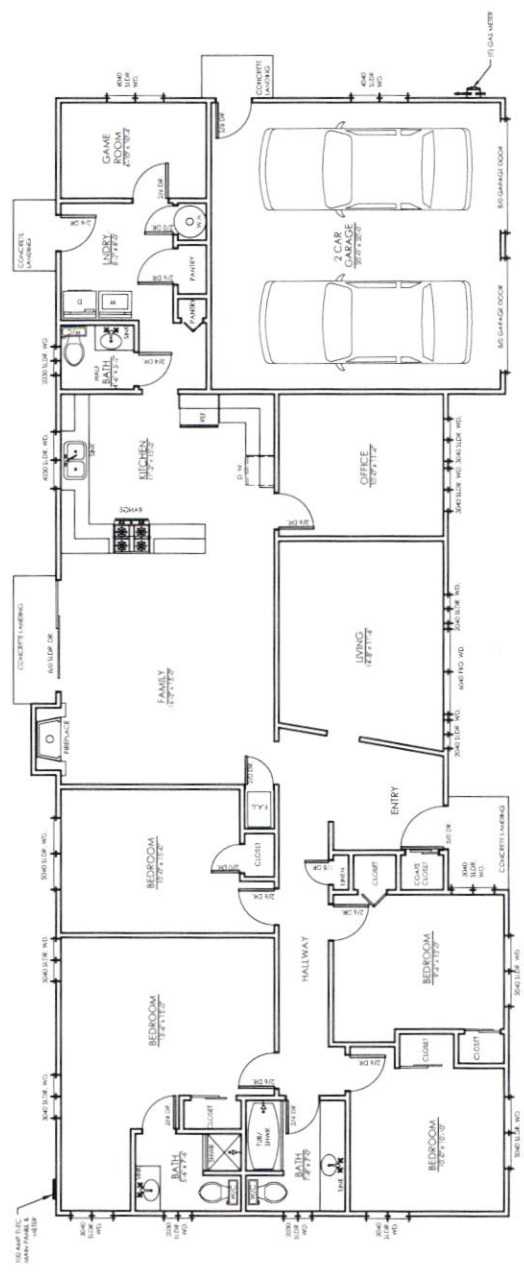
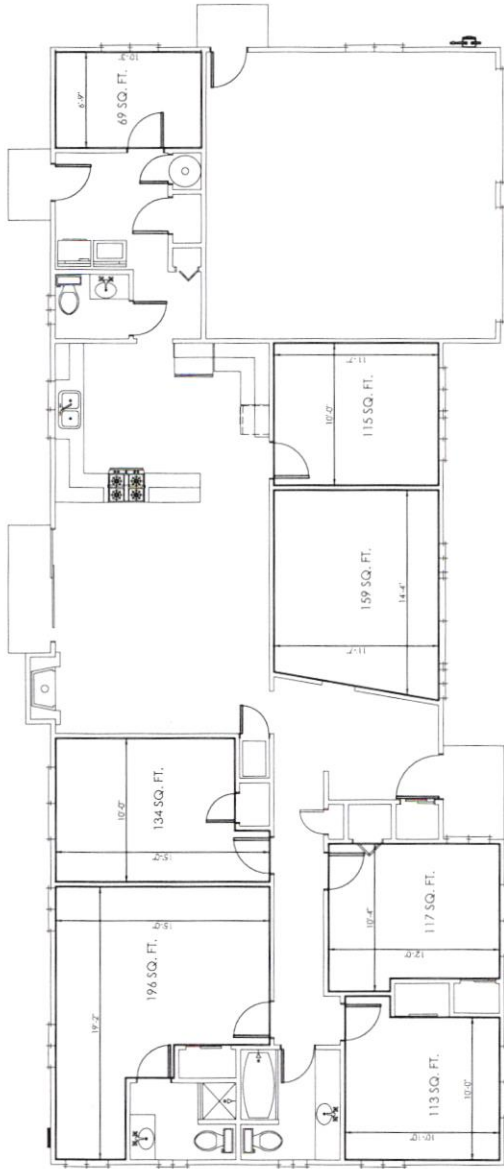


Exhibit D



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



2 PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1 PROPOSED FLOOR PLAN
 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 BOX 1582
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

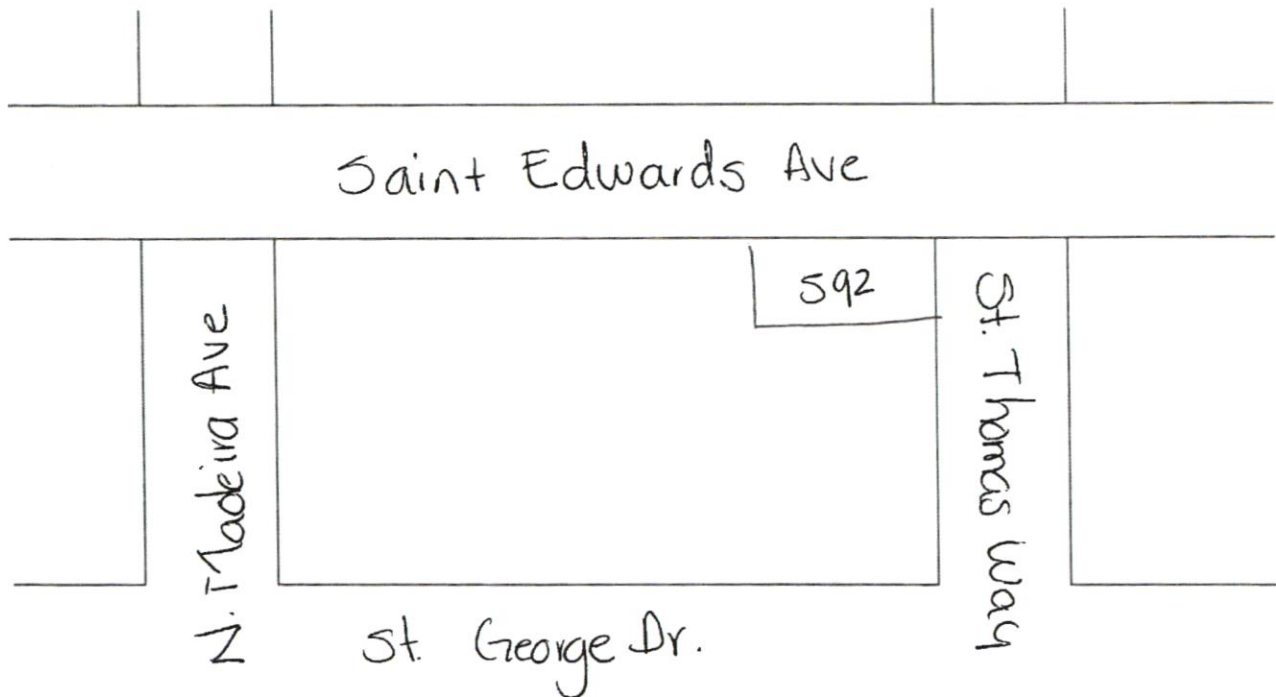
This permit is issued in accordance with the provisions of the California Health and Safety Code and Title 25, California Code of Regulations, Division 1, Chapter 1 and is subject to suspension or revocation as provided therein. This permit is not transferable. The Department shall be notified within 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 J

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: _____

Protest Intent to Approve Conditional Use Permit for 592 Saint Edwards Avenue, Attn: Bobby Latino

From Charles Williams <cwtax@ymail.com>
Date Sat 10/12/2024 5:51 PM
To CurrPlanwebmail <CurrPlanwebmail@ci.salinas.ca.us>

CAUTION: This message originated outside of the City of Salinas email system. Do not click on links or open attachments unless you are sure the content is safe.

Dear Mr. Latino:

I am writing to protest the operation of a business at 592 Saint Edwards Avenue, Salinas, CA. On the grounds that this is a residential area and people live here. The notice I received states there will be 7 to 14 employees living there, but it doesn't state what type of business it is, no mention at all. Also I have heard from neighbors that it involves 14 large trucks to be parked on the street that will be coming and going at all hours of the day and night, and our streets are already impacted by too many cars with very little parking available to the people who already live here. The business should be put in a commercial area not in a residential neighborhood, such as Laurel Heights. I have lived in this area for over 33 years, and want to stay quiet and safe. Again no commercial business in our residential neighborhood.

Charles Williams, 634 Saint Augustine Drive, Salinas, CA 93905

Fw: URGENT RE: 592 St. Edwards- Notice of intent to approve

From Yolanda Pulido <ybpulido@aol.com>
Date Wed 10/16/2024 2:55 PM
To CurrPlanwebmail <CurrPlanwebmail@ci.salinas.ca.us>
Cc ermila234@gmail.com <ermila234@gmail.com>

CAUTION: This message originated outside of the City of Salinas email system. Do not click on links or open attachments unless you are sure the content is safe.

Subject: 592 St. Edwards

Dear Mr. Bobby Latino of the City of Salinas Community Development Department-

My name is Maria E. Barragan. I own the home across the street from 592 St. Edwards Avenue in east Salinas. I received a letter stating that the owner of 592 St. Edwards wants to make modifications in order to establish and operate a medium employee housing project with an occupancy of up to 14 employees at the existing residential single family dwelling home.

My concern is that parking in that area has been an ongoing problem for many years and has caused numerous arguments with residents in the neighborhood who find it very difficult to park on the street in front of their homes. This is due to the many number of people who park on the street. Most households use their driveways and try to park any other vehicles they may have on the street. Many residents become extremely annoyed when they cannot even find a place to park in front of their home or anywhere nearby.

If permission is granted for even more residents than usual in one household, it will make the parking situation even worse than it is now. In addition, it will likely cause more anger and frustration with those who live in the neighborhood. We do not want this situation to cause an uproar in this residential single family home neighborhood. As it is already, St. Edwards Avenue is a very busy street! It is a thoroughfare for all of the Laurel Heights neighborhood and beyond.

Please reconsider the request and help prevent arguments for residents needing to find parking because this problem already exists and does not need to be worsened with many more vehicles in the family oriented neighborhood.

Thank you for taking this issue into consideration before granting the permit because it is a busy street that already has issues with current residents. We want to prevent heated arguments that can turn into a DANGEROUS situation. Kindly confirm receipt of this important message.

Sincerely,

Maria E. Barragan

ermila234@gmail.com

| 831-442-8706

|