

**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