

City of Salinas

200 Lincoln Ave., Salinas, CA 93901

www.cityofsalinas.org



Meeting Agenda - Final

Wednesday, November 19, 2025

4:00 PM

City Council Rotunda

Planning Commission

Commissioners:

Juan Gutierrez, Mayor's Appointee

Jessica Almanza-Larios, District 1 - John Meeks, District 2

Lorisa McKelvey Daye, District 3 - Maureen Wruck, District 4

Carissa Purnell, District 5 - Marcelino Rocamora Jr, District 6

Lisa Brinton, Community Development Director

Courtney Grossman, Planning Manager

Christopher A. Callihan, City Attorney

Community Development Department Office: (831) 758-7206

ZOOM WEBINAR PARTICIPATION

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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 on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consideration, Public Hearing items, and the Consent Agenda should be held until the items are reached. Public Comment may also be submitted via email at currplanwebmail@ci.salinas.ca.us and will be entered into the record.

CONSENT

[ID#25-530](#)

Minutes of November 5, 2025

Recommendation: Approve minutes of November 5, 2025.

[ID#25-531](#)

Minutes of June 10, 2025 - Joint Salinas City Council and Salinas Planning Commission Special Meeting

Recommendation: Approve minutes of June 10, 2025 - Joint Salinas City Council and Salinas Planning Commission Special Meeting

CONSIDERATIONS

ADMINISTRATIVE REPORTS**ID#25-518****Study Session on Zoning Code Update Visioning and Required Phase One Housing Amendments**

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

PUBLIC HEARINGS**ID#25-528****Conditional Use Permit 2025-023; Request to establish and operate an off-sale alcohol related use (Type 21 ABC license) at a proposed convenience store located within the Laurel West Shopping Center at 1018 North Davis Road in the Commercial Retail (CR) Zoning District**

Recommendation: A motion to approve a resolution finding the project exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2025-023.

ID#25-505**Zoning Code Amendment 2025-001; Rescind Section 37-50.250 (Accessory Dwelling Units) of Chapter 37 of the Salinas Municipal Code (Zoning Code), remove and modify applicable Zoning Code Accessory Dwelling Unit (ADU) definitions and development regulations and apply applicable State ADU Law for the processing of ADU applications**

Recommendation: A motion to recommend that the City Council find Zoning Code Amendment 2025-001 categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and adopt an ordinance amending Chapter 37 of the Salinas Municipal Code (Zoning Code) to rescind Section 37-50.250 (Accessory Dwelling Units), remove and modify Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 ("A" definitions), modify the ADU development regulations of Sections 37-30.020, 37-30.060, 37-30.110, 37-30.160, 37-30.390, and 37-30.430, and apply applicable State ADU Law for the processing of ADU applications.

FUTURE AGENDA ITEMS**ADJOURNMENT**

Confirmation of attendance at next meeting prior to adjournment.

Brisa Salcedo / 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 November 14, 2025 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#25-530, **Version:** 1

Minutes of November 5, 2025

Approve minutes of November 5, 2025.

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
November 5, 2025**

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 Purnell, Meeks, Wruck, and Rocamora

ABSENT: Commissioners Almanza-Larios and Gutierrez

STAFF: Community Development Director, Lisa Brinton; City Attorney, Chris Callihan; Planning Manager, Courtney Grossman; and Management Analyst, Kirsten Zehring.

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson McKelvey Daye opened for public comment at 4:02 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment at 4:03 p.m.

CONSENT

ID#25-492 Approval of the Minutes: October 15, 2025

Commissioner Meeks requested that physical copies of the minutes be provided for review and approval at future Planning Commission meetings.

Upon motion by Commissioner Wruck, and a second by Commissioner Meeks, the minutes of October 15, 2025, were approved. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye, and Commissioners Purnell, Meeks, Wruck and Rocamora.

NOES: None

ABSTAIN: None

ABSENT: Commissioners Almanza-Larios and Gutierrez

ADMINISTRATIVE REPORTS

ID#25-494 Land Disposition & Development Agreements (DA 2025-001) Related to Parking Lots 8 & 12

City Attorney, Chris Callihan, presented for consideration Item ID#25-494, a Land Disposition and Development Agreement between the City of Salinas and Taylor Fresh Foods regarding the transfer and development of Parking Lot 8 and Parking Lot 12.

Parking Lot 8, located across from City Hall on Lincoln Avenue, is primarily used for public parking serving nearby businesses and downtown visitors. Parking Lot 12, located across from City Hall on Gabilan Street, is primarily used for City employee parking and is open to the public on weekends. In 2020, both parking lots were declared surplus land pursuant to the Surplus Lands Act and were made available for disposition and private development. In 2021, the City Council amended the zoning designation from Public/Semi-Public to Mixed Use, providing greater flexibility and development opportunities.

As this was the first time the Planning Commission had considered a Land Disposition and Development Agreement, City Attorney Callihan provided an overview of the definition and benefits of adopting such an agreement.

Commissioner comments and discussion included the following:

- Commissioner Purnell inquired about the expected revenue the City of Salinas would gain if the agreements were approved.
- Inquired about the opportunity to have a discussion with representatives from Taylor Fresh Foods.
- Inquired about the Inclusionary Housing Ordinance regulations applicable to the project.
- Inquired about the project's reporting timelines.
- Commissioner Rocamora inquired why ID#25-494 would not return to the Planning Commission for further consideration.
- Chairperson McKelvey Daye inquired about future opportunities for the public to provide comments on the project.

Response from City staff included the following information:

- City Attorney Callihan confirmed that appraisals are required to determine the value of both city-owned parking lots.
- Taylor Fresh Foods representatives were present in the audience and had the opportunity to answer questions from the Commissioners during public comment.
- Developers can choose among three options to comply with the City of Salinas Inclusionary Housing Ordinance.
- If the Land Disposition & Development Agreement is approved, the City of Salinas will be required to submit annual progress reports on the project.
- Residential development component will undergo an administrative approval process and will not return to the Planning Commission for consideration. However, the hotel development portion of Item ID#25-494, if it proceeds, will return to the Planning Commission as a Conditional Use Permit (CUP), if protested or appealed.
- The next opportunity for the public to provide comments on the Land Disposition and Development Agreement will occur during City Council consideration on November 18th.

Public comment included the following:

- Taylor Fresh Foods Attorney, Kelly S., clarified that there is no set commitment to constructing housing units at these locations due to absence of an appraisal; however, the developer has agreed to comply with all applicable city ordinances.
- Kelly commented that the project is not expected to generate revenue for Taylor Fresh Foods, and final decisions regarding the project will depend on the company's interest in contributing to the community.
- Leonard B., on behalf of Taylor Fresh Foods, expressed enthusiasm about the opportunity to bring housing to Downtown Salinas to support local businesses.
- Taylor Fresh Foods currently does not have an estimate for the sale prices or rental rates of the proposed housing units.
- An adjacent property owner to one of the parking lots commented that after receiving the Public Hearing Notice, he has a lot of unanswered follow up questions.
- Liz inquired whether the presentation PowerPoint could be made available online as part of the Legistar meeting packet as a transparency measure.

Upon motion by Commissioner Rocamora, and a second by Commissioner Wruck, the resolution for the Land Disposition & Development Agreements (DA 2025-001) related to parking lots 8 & 12 was approved as a recommendation to the City Council to (1) find the proposed project exempt from environmental analysis pursuant to Sections 15060(c), 15061(b)(3), and/or 15378 of the California Environmental Quality Act (CEQA) Guidelines and (2) adopt an ordinance approving a Land Disposition and Development Agreement (DA 2025-001) between the City of Salinas and Taylor Fresh Foods, Inc., related to City Parking Lots 8 and 12. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye, and Commissioners Wruck and Rocamora.

NOES: Commissioners Meeks and Purnell

ABSTAIN: None

ABSENT: Commissioners Almanza-Larios and Gutierrez

PUBLIC HEARINGS

No public hearings were presented.

OTHER BUSINESS

No other business was presented.

FOLLOW-UP REPORTS

Planning Manager, Courtney Grossman, provided an update on the Minutes from the joint City Council and Planning Commission meeting held on June 10, 2025. The minutes have a total of 5 pages and can be found on Salinas.gov under the name Joint Salinas City Council and Planning Commission Special Meeting. Commissioners received a copy of the minutes electronically.

FUTURE AGENDA ITEMS

City Attorney, Chris Callihan, confirmed that the Minutes from the joint City Council and Planning Commission meeting held on June 10, 2025, need to be included as a consent item.

Planning Manager, Courtney Grossman shared the agenda items for the November 19, 2025, meeting, which includes an alcohol license Type 21, at 1018 N. Davis Rd., a zoning code amendment to resend the city's ADU regulations, and the June 10, 2025 minutes of the joint City Council and Planning Commission meeting.

Community Development Director, Lisa Brinton shared that there will also be a presentation from PlaceWorks, the city's zoning code consultant, to obtain feedback from the Planning Commission.

ADJOURNMENT

Chairperson McKelvey Daye adjourned the meeting at 4:32 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary



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Legislation Text

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Minutes of June 10, 2025 - Joint Salinas City Council and Salinas Planning Commission Special Meeting

Approve minutes of June 10, 2025 - Joint Salinas City Council and Salinas Planning Commission Special Meeting

**SPECIAL MEETING
TUESDAY, JUNE 10, 2025
JOINT SALINAS CITY COUNCIL AND SALINAS PLANNING COMMISSION
UNOFFICIAL MEETING MINUTES**

Meeting called to order at 5:00 p.m. by Mayor Dennis Donohue and Commission Chair Lorisa McKelvey Daye

ROLL CALL – CITY COUNCIL

Present:

Councilmember Jose Luis Barajas
Councilmember Tony Barrera
Councilmember Margaret D’Arrigo
Councilmember Gloria De La Rosa
Councilmember Aurelio Salazar, Jr.
Councilmember Andrew Sandoval
Mayor Dennis Donohue

ROLL CALL – PLANNING COMMISSION

Present:

Commissioner Jessica Almanza-Larios, District 1
Commissioner Juan Gutierrez, Mayor's Appointee
Commissioner John Meeks, District 2
Commissioner Carissa Purnell, District 5
Commissioner Marcelino Rocamora, Jr., District 6
Commissioner Maureen Wruck, District 4
Commission Chair Lorisa McKelvey Daye, District 3

STUDY SESSION

25-199 Joint Study Session: Draft General Plan Update - Visión Salinas 2040

Received report from Jonathan Moor regarding the Draft General Plan Update – Vision Salinas 2040, quarterly progress reports to City Council. Throughout the process, staff held Study Sessions with City Council and Planning Commission to review draft policy on rising topics, including land use and circulation, health and safety and economic development. This Study Session focuses on the General Plan in its entirety and summarizes the update process, changes to state planning law, major themes and significant new additions to the document. The City is preparing a Public Review Draft of the General Plan for release this summer and is also working on the related Climate Action Plan and an Environmental Impact Report for both documents.

Commissioner Purnell inquired about the origin of data source used in the AMBAG population projections in the plan specifically related to age demographics and potential impacts on housing. Additionally, she inquired about the distribution of land use designation and zoning ratios.

Mr. Moore explained that the city uses a ratio of three acres per thousand residents for open space. Through the planning process staff can look at opportunities to increase the open space. He also added that Census data is use to make projections on population growth.

Commissioner Rocamora asked what progress has been made since the initial Economic Development (ED) Plan was implemented. He also asked about the slow growth of housing development.

Mr Moore clarified that since the EDE was adopted, the City has been able address the environmental impacts on specific neighborhoods and launched community planning efforts throughout the city including the Chinatown and Alisal areas that will become part of the overall general plan.

Community Development Director Lisa Brinton added that housing construction is dictated by the fluctuations in the market and delays in the adoption of the specific plans. The City is passed that phase and the city has received application for over 5,400 homes and over 1,600 units planned for development. She added that the city is understaffed and are diligently working on increasing staffing to increase permit processing. Additionally, there is a need to update the zoning code to more efficiently streamline the permitting process.

Chair McKelvey-Day asked for clarification regarding AB 821, General Plan and the connection with the zoning code and asked why the EDE was optional. She noted the importance of linking community involvement with economic and planning processes to ensure everyone can understand the plan and emphasizing greater engagement with commissions and long-term financial and economic planning with other portions of the general plan.

In response, Mr. Moore clarified that it is important to update the zoning code in tandem with the General Plan to ensure that implementation can be accomplished seamlessly and without confusion. It also creates an opportunity to elevate key elements of the plan all in one document. He added that the EDE is not required by state law to be included in the General Plan.

Mr. Brinton added that the development process helps ensure consistency among all elements of the plan. The plan was prepared in-house in collaboration with staff and the community to develop goals, policies, and actions as part of a work plan or strategic plan that will prepare the roadmap to the implementation of the general plan. Mrs. Brinton added that the General Plan will require state reporting and reports to Council.

Commissioner Wruck expressed concern regarding the limited connection between the Climate Action Plan, parks, the lack of open space, and the use of walkability spaces. She recommended open space and walkability spaces should be required as part of the plan. She noted that the rising cost of housing production may be the leading factor to lack of housing production.

Commissioner Meeks asked whether birth rates are factored into school enrollment projections.

Mr. Moore indicated that birth rate, death rate, migration rates and a number of other demographics are taking into account to plan the future growth area.

Councilmember D'Arrigo asked for clarification if Arts and Culture Element are added into the General Plan and expressed support of ensuring that the "optional" elements are being added to the General Plan including the Public Safety Element. She asked for clarification regarding the zoning code update process.

Mrs. Brinton clarified that the City Council will need to authorize contracting a consultant to support the work and then will work on establishing an advisory committee with stakeholder groups and public engagement.

Councilmember De La Rosa stated it is important to work with key stakeholders in the community as part of the General Plan process.

Councilmember Salazar asked when 600 housing units will be available. He also asked about coordination with other cities regarding traffic circulation and housing.

Mrs. Brinton explained that the City is finalizing the Final Map and working with the developer as model home applications are submitted. Mr. Moore clarified that coordination with other neighboring cities was a key part of the Housing Element and remains an ongoing effort.

Councilmember Barajas referenced annexation and target areas added to the General Plan and the sphere of influence and asked for clarification regarding the economic reserve areas. He also requested an explanation regarding the maintenance assessment districts and further asked why bike paths were removed from the circulation plan and suggested reinstating the eastern bicycle path for continuity.

In response, Mr. Moore and Mrs. Brinton explained that the full map will include the added target areas and annexed areas identified for growth for both the City and County which the city will work with LAFCO to increase the sphere of influence. They also explained that establishment of an assessment district function like lighting and landscape districts or a road maintenance district will fall under the Proposition 218 process.

City Manager Rene Mendez responded that such projects can be factored in to associated infrastructure and housing costs.

Councilmember Barajas recommended removing housing eviction references from the environmental justice element due to recent Council actions.

Councilmember Barrera asked about consistency between past and current Councils. He also asked how Council could support Community Development and whether staff retention or funding is an issue. Additionally, he inquired about the relationship between the city and stakeholder as it related to the Alisal Marketplace.

In response, Mr. Moore confirmed that the General Plan and other planning documents maintain policy consistency. He added that recent land use changes and renewed engagement with local businesses has increased flexibility and relationships with key community stakeholders. Mrs. Brinton added that ensuring budget allocations to Community Development for this effort is critical. City Manager Mendez emphasized that the General Plan defines the City's future and must be reviewed carefully, given the complexity of required environmental analyses. The City of Salinas has done incredible work on various planning efforts, and it is important for them to be reflected in the general plan.

In closing Councilmember Barrera also asked about bicycle lane maintenance and recommended adding maintenance to the safety component of the plan.

Councilmember Sandoval asked about seawater intrusion and further inquired about identifying pesticide impacts to the community. He additionally asked if staffing needs could be included in the General Plan.

In response, Mr. Moore stated seawater intrusion will be addressed regionally through the SVBGSA as a major infrastructure project. Mrs. Brinton added that pesticide impacts will be determined by the environmental impact studies as project mitigation measures.

Ms. Monica Gurmilan explained that pesticides are covered under the Environmental Justice Element and primarily fall under the County Agricultural Commissioner's jurisdiction, with the City focusing on education and interagency collaboration.

Received public comment from the following members of the public:

Peter Kasavan, Kasavan Architects/SPARC

Christie Cromeenes, Central Coast Builders Association

Karen Cameron

Yolanda Hayes

David Maisonneuve

Mary Ann Worden

Jose Guerra, Monte Bella

Peter Szalai

Commissioner Gutierrez expressed appreciation for the presentation and stated he looks forward to the future of Salinas.

Commissioner Almaza-Larios also thanked staff for their extensive work and emphasized the importance of maintaining consistency.

Commissioner Meeks expressed appreciation for the presentation and the work completed thus far.

Commissioner Wruck also thanked staff and expressed concerns with concern with transportation management and hopes it is properly vetted and as part of the General Plan implementation process.

Commissioner Purnell extended heartfelt thanks, especially to Ms. Gurmilan, the steering committee, the Alisa Vibrancy Plan team, and Alfred Diaz-Infante for their work through this process. She Praised inclusion of the Environmental Justice (EJ) plan and looks forward to future dialogue.

Commissioner Rocamora highlighted the need for developers, architects, and contractors to be involved in revising the permitting process. He suggested updating the permitting process with input from key stakeholders.

Commission Chair McKelvey-Day thanked the community for its engagement. Pointed out bottlenecks in current processes and suggested greater involvement of the Planning Commission. She emphasized the need for planning, economic development, and use of community talent.

Councilmember Sandoval thanked staff and community and noted the importance of focusing on low- and moderate-income housing, improving permitting processes, accountability, standardized community engagement, and intentional growth and maintenance.

Councilmember Barrera noted the importance of consistency and community engagement. He encouraged hiring professionals who are approachable and simplifying processes at the permit center.

Councilmember Barajas thanked staff and the steering committee. He stressed the importance of housing and continuing the conversations. He requested a presentation from SVBGSA.

Councilmember Salazar recommended reviewing the county's circulation plan and its impacts on Salinas. He stressed protection of the General Plan from legal challenges and urged proactive planning.

Councilmember De La Rosa thanked staff and encouraged innovative housing solutions, such as manufactured homes, and highlighted the importance of community engagement and support for the Alisal Vibrancy Plan and future growth.

Councilmember D'Arrigo thanked all stakeholders for their engagement. In closing, she requested prioritizing major projects, improving customer service, increase Planning Commission involvement, staffing, training, and improve infrastructure maintenance.

Mayor Donohue reflected on previous General Plan experience and noted that effective community outreach and timing of the current process is a critical component of this effort. In closing, he emphasized the importance of the role of the Planning Commission and all other City Commissions and Boards as part of this process. He noted that this is an opportunity to improve consistency and an opportunity for a zoning overhaul which will compliment the overall General Plan effort.

ADJOURNMENT

Meeting adjourned at 7:35 p.m.



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Legislation Text

File #: ID#25-518, **Version:** 1

Study Session on Zoning Code Update Visioning and Required Phase One Housing Amendments

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



CITY OF SALINAS PLANNING COMMISSION REPORT

DATE: NOVEMBER 19, 2025

TO: PLANNING COMMISSION

FROM: LISA BRINTON, DIRECTOR
COURTNEY GROSSMAN, PLANNING MANAGER

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

RECOMMENDED MOTION:

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

DISCUSSION:

Background

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

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

Introduction and Visioning

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

Phase One Amendments and Changes to State Housing Law

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

Next Steps

Staff will present the Draft Zoning Code Update Public Engagement Plan to City Council on December 2, 2025. In early 2026, staff will return to the Planning Commission to discuss additional non-compliance related priorities to be addressed in Phase One and will launch stakeholder and community engagement. PlaceWorks will continue work to draft text changes to the Zoning Code to bring it into legal compliance.

ATTACHMENTS:

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

Housing Element Programs Requiring Zoning Code Amendments

Zoning Code Update **Phase One Actions Highlighted in Green**

Program 4: Accessory Dwelling Units

The construction of accessory dwelling units (ADUs) will continue to be promoted and facilitated in order to expand the supply of affordable housing stock within city limits. Due to their small size and relative low cost of construction ADUs can enhance affordability for renters and act as a reliable source of income for homeowners. Due to state and local policies (including AB 587, AB 671, AB 68, and SB 13, among others) ADUs are eligible for streamlined approval and permitted through a ministerial process. While the City is following relevant recent state laws on ADUs/JADUs, its own ordinance is out of date and in the revisions process, which is expected to be complete by late 2023/early 2024.

IMPLEMENTATION	
HE Policies:	1.1, 1.3, 1.4
Funding Source:	Salinas Local Housing Trust Fund, PLHA, HAS, and other available funding
Responsibility:	Community Development Department
Quantified Objective:	Increase housing stock and gradually infill existing neighborhoods by encouraging ADU construction through pre-approved plans, active marketing, and financing assistance. Construct an estimate of 552 ADU's in accordance with the 2023-2031 RHNA.
Actions:	- Promote the City's pre-approved ADU plans and provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. - Monitor and pursue state grants and financial incentives in connection with the planning, construction, and operation of affordable ADUs. - Establish loan program for the financing of new ADUs and provide subsidies for owners willing to provide affordable ADUs. - Extend existing ordinance amending Chapter 9 of the Salinas Municipal Code (Building) to exempt accessory dwelling units from Development Impact Fees for an additional 5 years.

	e. Complete ADU/JADU ordinance update by May 2024, to incorporate state requirements and any other relevant legislation. f. Monitor program every other year and adopt necessary additional zoning code or other changes within six months of identification of need. g. Conduct annual outreach and education.
Timeframe:	Ordinance update: complete by May 2024. Other actions: on-going

Program 6: General Plan, Zoning Code, and Approval Process Updates

With the Visión Salinas 2040 General Plan Update, the City is reimagining its land use plan, switching from traditional land use designations to a place-based system. These draft Place Types would offer greater flexibility and density and place less emphasis on strict use classifications. Their focus on place and form will make it easier to implement Objective Design Standards and other changes to state law intended to reduce approval times for housing projects. Updates to the zoning code and approval processes will also address several other issues identified in Chapters 4 and 5 to comply with recent state laws. These include revising Conditional Use Permit (CUP) requirements to increase certainty in outcomes, streamlining approval processes for eligible affordable and supportive housing projects, and updating emergency shelter requirements.

IMPLEMENTATION	
HE Policies:	1.1, 1.4, 1.5
Funding Source:	General Plan and Zoning Maintenance Fee
Responsible Agency:	Community Development/City Council
Objective:	Complete the General Plan Update and amend Municipal Code to comply with state law and implement Place Type land use designations.
Actions:	a. Adopt the General Plan Update. b. Amend Zoning Code to implement Place Type designations and revised Land Use Element. Establish or modify development standards to facilitate achieving maximum densities, encourage small lot

	consolidation, and remove constraints to housing. c. Develop and adopt Objective Design Standards for residential and mixed-use development consistent with the Housing Accountability Act and increase opportunities for ministerial review. d. Expand the Adaptive Reuse Ordinance to Citywide by 2026. e. Amend Municipal Code Chapter 15 Housing to remove subjective findings from Article IV – Reasonable Accommodation for Persons with Disabilities. f. Amend CUP requirements in zoning code to remove subjective required finding (Sec. 37-60.520.(b)) on non-impacts to the surrounding neighborhood/properties for housing projects and mixed use projects that include housing. g. Change the zoning code definition of family (in Sec. 37-10.300) to remove language that may exclude unrelated individuals from living together. Remove phrase “based on personal relationships”. h. Amend zoning code to remove garage and covered parking requirements. i. Amend zoning code to make Employee Housing, Small Project, a Permitted-by-right (P) use in the R-M-3.6 and R-M-2.9 residential zones. j. Amend Emergency Shelter section (Sec. 37-50.305) to meet all requirements pursuant to AB 2339, including eliminating the restrictions on the number of beds, expanding the definition, ensuring proximity to services, bringing parking and distance requirements into compliance with AB 139, making Emergency Shelters, Type A, a permitted use (no discretionary action) in the Mixed-Use District. k. Streamline approval process to comply with AB 2162 (2018) for Supportive Housing (as defined in the California Health and Safety Code Section 50675.14) in zones where multifamily and mixed uses are permitted, treat as use by right, with no minimum parking requirements if the development is located within ½ mile of a public transit stop. l. Establish a written policy to ensure streamlined ministerial review of eligible affordable housing projects as provided by SB 35 (2017) and Government
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	Code, Section 65913.4. m. Amend zoning code to comply with AB 101 (2019) to allow Low Barrier Navigation Centers (LBNC, as defined in Government Code Section 65660) by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements, including: i. Access to permanent housing. ii. Use of a coordinated entry system (Homeless Management Information System). iii. Use of Housing First according to Welfare and Institutions Code section 8255 (Government Code Section 65662). n. The City will modify or replace the CUP requirements for 7 or more residential care facilities to ensure objective standards to promote approval certainty and permit the uses similar to other residential uses of the same type in the same zone
Timeframe:	Adopt General Plan and complete streamlining of identified processes by end of 2024. Complete rezoning/zoning and municipal code amendments before July 1, 2026.

Program 14: Housing and Services for Persons with Disabilities

The City recognizes that people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct tasks necessary for daily living. In an effort to expand services and housing opportunities for persons with disabilities, the City will continue to utilize the following strategies and actions:

- **Universal Design:** encourages the use of universal design principles in residential development. Universal Design features create housing suited for people regardless of abilities and can allow people to stay in their homes over their lifetime. The City's Building Code is updated no less than annually; the Building Official will support the inclusion of Universal Design features in housing as reflected in updated codes.
- **Reasonable Accommodation Procedure:** The City established a formal procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (together, the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. It may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that

homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

- **ADA Transition Plan:** In addition, the City completed its ADA Transition Plan and identified public facilities that require accessibility improvement. The City will evaluate communications, employment programs, emergency management, and public facilities to produce or modify City policies relating to ADA compliance. The City will ensure all public facilities are ADA compliant, provide a suitable living environment for all and promotes the participation of civic events by persons with disabilities.
- **Supportive Services:** Through the CDBG and ESG Public Services Program, the City provides a range of supportive services for persons with disabilities.
- **Alternative Housing Options:** The City encourages and facilitates the development of transitional and supportive housing for persons with disabilities. CDBG have been used to assist in the development and provision of housing for persons with disabilities, such as housing operated by Interim, Inc. and counseling services provided by the Central Coast Center on Independent Living and Housing Choices Coalition.
- **Housing Accessibility Assistance:** The HAA program was suspended in 2020 due to staff shortage and no funding allocations. The City is currently reassessing and proposing reinstating the HAA grant for disabled residents by the end of 2025. Once reinstated grants would become available to applicants with disabilities to help alleviate architectural barriers, which limit access or impede mobility, as well as installing fixtures which may reduce hazards aggravated by a disability.

IMPLEMENTATION	
HE Policies:	4.4, 4.6, 4.7
Funding Source:	General Fund; CDBG; HOME; ESG
Responsibility:	Community Development Department & Public Works Department
Quantified Objective:	Expand services and housing opportunities for persons with disabilities by assisting up to four (4) low-income households annually.
Actions:	a. Reinstating the Housing Services Program (HSP) and HAA Grant for disabled residents by the end of 2025 and the target the program for low-income households.

	b. Through the Annual Action Plan (AAP) of the CDBG, HOME, and ESG entitlement funds, evaluate and allocate funding for supportive services and housing for persons with disabilities. c. Continue to provide individuals with disabilities “reasonable accommodation” in land use, zoning and building regulations, as required per Ordinance and evaluate and adjust the ordinance as needed to ensure its effectiveness. d. Seek funding sources to incorporate ADA improvements under the ADA Transition Plan to bring older community facilities up to compliance standards.
Timeframe:	HSP and HAA Grant reinstated by end of 2025; Other actions are on-going



Study Session: Zoning Code Update Visioning & Required Housing Law Changes

Salinas Planning Commission – November 19, 2025

Amy Sinsheimer - PlaceWorks

Agenda

- PlaceWorks Introduction
- Zoning Code Update Introduction
- Best Practice Jurisdictions
- Zoning Code Update Visioning
- What is a Housing Element?
- Code Updates to Implement the Housing Element

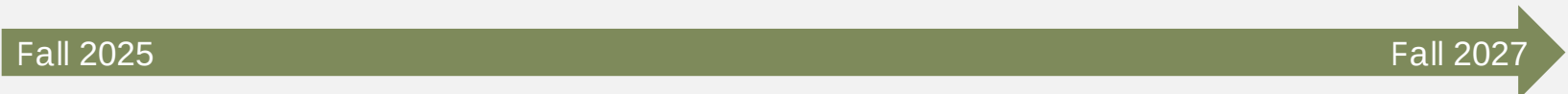
PlaceWorks

- 100 percent employee-owned planning, design, and environmental consulting firm
- Serves public- and private-sector clients for comprehensive planning, urban design, landscape architecture, environmental analysis, and GIS
- 140 staff in six offices across California

Project Team

- Charlie Knox, Principal-in-Charge
- Amy Sinsheimer, Project Manager
- Erika Lindstrom, Assistant Project Manager
- Cynthia Walsh, zoning advisor
- Alan Loomis, form-based coding and design standards
- Greg Goodfellow, design standards

Zoning Code Update Project Phases

- Phase 1: 
 - Phase 1: Address Housing Element implementation and other City priorities
- Phase 2: 
 - Phase 2: Bring General Plan Place Types and Zoning Code into Alignment
- Phase 3: 
 - Phase 3: Additional Zoning Code Amendments

Why a Zoning Code Update

- Implement changes in California law
- Implement the 2023-2031 Housing Element, and Visión Salinas 2040 General Plan Update once adopted
- Streamline development processes that align with community preferences
- Create a Zoning Code that is user-friendly for the public and staff

Zoning Code Update Overview

- The Zoning Code – Chapter 37 of Municipal Code
 - Regulates how private property can be developed and used
 - Primary Implementation tool of the General Plan
- The Zoning Code is Not:
 - Building Code
 - Other chapters of Municipal Code

Municipal Code

Charter + 37 Chapters

Most related to Planning commission:

- Ch. 3 Commissions, Committees, and boards
- Ch. 5 Article VII. - Cannabis
- Ch. 31 Subdivision
- Ch. 37 Zoning

Examples of other Chapters related to development process:

- Ch. 9 Buildings
- Ch. 17 Housing
- Ch. 29 Stormwater Management
- Ch. 30 Streets and Sidewalks
- Ch. 35 Trees and Shrubs
- Ch. 36 Industrial Waste, Wastewater

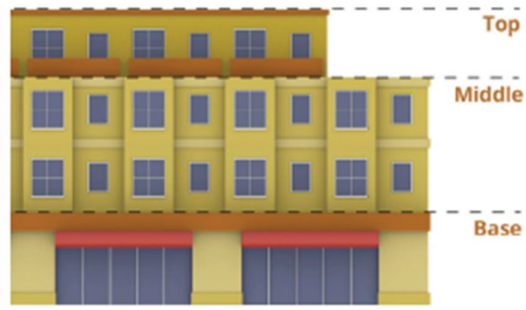
Best Practices

Best Practices	Example Jurisdiction
Missing Middle Housing	City of Sacramento
Clear organization/ user-friendly	City of Stockton
Implementing PlaceTypes	City of Rancho Cucamonga
Objective Design Standards	City of Antioch
Form-Based Zoning	City of Pomona



Source: American Association of Retired Persons (AARP) and Opticos Design

Figure 13. Distinct Base, Middle, and Top Façade Articulation



OVERVIEW

The CG zoning district may include uses such as retail, personal and business services, commercial recreational uses, and a mix of office, commercial, and/or residential uses.

Maximum height of 15 feet is allowed for the CG district. The maximum height of 15 feet is allowed for the CG district.

CG - COMMERCIAL GENERAL

Off-street parking can be accommodated on-site. If it is not possible, a minimum of 10 spaces per 1,000 sq. ft. of gross floor area is required.

Signage is permitted on the building facade. Signage is permitted on the building facade.

Signage is permitted on the building facade. Signage is permitted on the building facade.

DEVELOPMENT STANDARDS SUMMARY

MAX HEIGHT	15 feet
MAXIMUM FLOOR AREA RATIO	Outside Greater Downtown (CG) Inside Greater Downtown (CG) Inside Downtown Core (CG)
DENSITY	Outside Greater Downtown (CG) Inside Greater Downtown (CG) Inside Downtown Core (CG)
SETBACKS	Front: 10 feet Side: 5 feet Rear: 5 feet
MAXIMUM SITE COVERAGE	80%
MINIMUM LOT SIZE	N/A

STAND ALONE RETAIL

Single-story retail and other uses are appropriate in the Commercial General Zone. Such uses may be off-street parking, which can be accommodated in adjacent lots. Attractive and functional facades, and those that are visible and available to enhance the public realm, contribute to the walkability of commercial centers.

VERTICAL MIXED-USE

Multi-story mixed-use buildings are appropriate in the Commercial General Zone. Such uses may be office, retail, or other uses on upper floors, and residential or other uses on lower floors. Off-street parking may be accommodated in adjacent lots and/or on-site parking facilities. Transparency and porosity of the ground floor contributes to an activated streetscape.

HORIZONTAL MIXED-USE

Single-story mixed-use buildings are appropriate in the Commercial General Zone. Such uses may be office, retail, or other uses on upper floors, and residential or other uses on lower floors. Off-street parking may be accommodated in adjacent lots and/or on-site parking facilities. Transparency and porosity of the ground floor contributes to an activated streetscape.

Visioning

Questions for Planning Commissioners:

1. What are the current challenges with the Zoning code?
2. What would you like to see out of this Zoning Code update?
3. Other questions about the Zoning Code Update?



Questions

What is a Housing Element?



- Required element of the General Plan
- State-mandated update schedule
- Reviewed and certified by State (HCD) for compliance with State law
- Plan for accommodating a jurisdiction's "fair share" of the regional housing need
- 6th Cycle Planning Period: December 15, 2023 – December 15, 2031
- Adopted December 5, 2023

What is a Housing Element?

Housing Needs Assessment

Demographic Trends

Housing Market Trends

Special Needs Groups

Assessment of Fair Housing

Outreach

Fair Housing Issues

Site Inventory Analysis

Contributing Factors

Constraints to Housing Development

Governmental and Non-Governmental

Market Trends

Environmental

Infrastructure

Resources and Sites Inventory

Zoning and Capacity

Inventory of Sites

ADUs and Rezones

Policies and Programs

Review of Previous Housing Element Implementation

Identify 2023- 2031 Programs

Housing Crisis and Policy Trends

- Statewide housing affordability crisis
- Multi-year, multi-law effort to increase housing production
 - SB 2, SB 30, SB 35, SB 330, etc.
- Common themes:
 - Streamline review processes
 - Increase allowed density
 - Promote ADUs
 - Develop Objective Design Standards
 - Reduce associated housing costs - parking requirements, fees, etc.
 - Overall reduction in local control in favor of statewide standards
 - New requirements for local Housing Elements



Housing Element Implementation - ADUs

Program 4: Accessory Dwelling Units	City Action:
d. Extend existing ordinance amending Chapter 9 of the Salinas Municipal Code (Building) to exempt accessory dwelling units from Development Impact Fees for an additional 5 years. e. Complete ADU/JADU ordinance update by May 2024, to incorporate state requirements and any other relevant legislation.	• Extend ADU impact fee exemption for additional 5 years. • Allow ADUs in zones where single family, multi-family, and mixed-use residential development are allowed, as consistent with 2025 State law.

Applicable Government Code Section: Government Code Sections 66310 – 66342

Housing Purpose: Allow additional housing types and options for property owners to add units.



Housing Element Implementation – CUP Findings

Program 6: General Plan, Zoning Code, and Approval Process Updates

City Action:

f. Amend CUP requirements in zoning code to remove subjective required finding (Sec. 37-60.520.(b)) on nonimpacts to the surrounding neighborhood/properties for housing projects and mixed-use projects that include housing.

Remove subjective findings for housing projects including mixed-use housing projects.

Applicable Government Code Section: Government Code Section 65589.5

Housing Purpose: Allow for more objective development review.

Housing Element Implementation – Definition of Family

Program 6: General Plan, Zoning Code, and Approval Process Updates

City Action:

g. Change the zoning code definition of family (in Sec. 37-10.300) to remove language that may exclude unrelated individuals from living together. Remove phrase “based on personal relationships”.

Update definition of “family” in the zoning code to comply with State law.

Applicable Government Code Section: Government Code Section 65008

Housing Purpose: Remove potential housing discrimination.

Housing Element Implementation – Covered Parking

Program 6: General Plan, Zoning Code, and Approval Process Updates

City Action:

h. Amend zoning code to remove garage and covered parking requirements.

Remove garage and covered parking requirements for single family dwellings, condominiums, and mobilehome parks.

Applicable Government Code Section: Government Code Section 65589.5

Housing Purpose: Remove potential constraints to the construction of housing.

Housing Element Implementation – Employee Housing

Program 6: General Plan, Zoning Code, and Approval Process Updates

City Action:

i. Amend zoning code to make Employee Housing, Small Project, a Permitted-by-right (P) use in the R-M-3.6 and R-M-2.9 residential zones.

Allow *Employee Housing*, Small Project, as a by-right use in the R-M-3.6 and R-M-2.9 zoning districts.

Applicable Government Code Section: Health and Safety Code 17021.5

Housing Purpose: Allow for employee housing development.



Housing Element Implementation – Emergency Shelters

Program 6: General Plan, Zoning Code, and Approval Process Updates

City Action:

j. Amend Emergency Shelter section (Sec. 37-50.305) to meet all requirements pursuant to AB 2339, including eliminating the restrictions on the number of beds, expanding the definition, ensuring proximity to services, bringing parking and distance requirements into compliance with AB 139, making Emergency Shelters, Type A, a permitted use (no discretionary action) in the Mixed-Use District.

- Eliminate the restriction on the number of beds
- Update the definition to include *other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care*
- Update parking standards to *one parking space for each staff member, provided that parking requirements for emergency shelters do not exceed those required for other residential or commercial uses within the same zone.*
- Allow *Emergency Shelters* as a permitted use in the Mixed-Use District.

Applicable Government Code Section: Government Code Section 65583(a)(4)

Housing Purpose: Allow for the development of emergency shelters by removing potential constraints.



Housing Element Implementation – Supportive Housing

Program 6: General Plan, Zoning Code, and Approval Process Updates

k. Streamline approval process to comply with AB 2162 (2018) for Supportive Housing (as defined in the California Health and Safety Code Section 50675.14) in zones where multifamily and mixed uses are permitted, treat as use by right, with no minimum parking requirements if the development is located within ½ mile of a public transit stop.

City Action:

- Allow *Supportive Housing* as a by-right use in the R-M-3.6, R-M-2.9, R-H-2.1, R-H-1.8, CO/R, CO, CR, CT, MAF, and MX zoning districts.
- Remove minimum parking requirements within ½ mile of a major transit stops for commercial and residential development.

Applicable Government Code Section: Government Code Section 65651(a) and Government Code 65863.2

Housing Purpose: Allow for the development of supportive housing in more zones, remove potential parking constraints to allow for the development of commercial and/or residential developments



Housing Element Implementation – SB 35

Program 6: General Plan, Zoning Code, and Approval Process Updates

City Action:

I. Establish a written policy to ensure streamlined ministerial review of eligible affordable housing projects as provided by SB 35 (2017) and Government Code, Section 65913.4.

Adopt a local SB 35 streamlined ministerial review process for eligible affordable housing projects.

Applicable Government Code Section: Government Code Section 65913.4

Housing Purpose: Allow for a streamlined approval process for the development of affordable housing.



Housing Element Implementation – Low Barrier Nav. Center

Program 6: General Plan, Zoning Code, and Approval Process Updates

City Action:

m. Amend the zoning code to comply with AB 101 (2019) to allow Low Barrier Navigation Centers, as defined in Government Code Section 65660, by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements, including:

- i. Access to permanent housing.
- ii. Use of a coordinated entry system (Homeless Management Information System).
- iii. Use of Housing First according to Welfare and Institutions Code section 8255 (Government Code Section 65662).

Allow *Low Barrier Navigation Centers* as a by-right use in the CO/R, CO, CR, CT, MAF, and MX zoning districts.

Applicable Government Code Section: Government Code Section 65660

Housing Purpose: Allow for the development of low barrier navigation centers in more zones.



Housing Element Implementation – Residential Care

Program 6: General Plan, Zoning Code, and Approval Process Updates

City Action:

n. The City will modify or replace the CUP requirements for 7 or more residential care facilities to ensure objective standards to promote approval certainty and permit the uses similar to other residential uses of the same type in the same zone.

Modify or remove the Conditional Use Permit requirement for residential care facilities of seven or more persons.

Applicable Government Code Section: Government Code Section 65583(a)(5)

Housing Purpose: Remove potential constraints on the development of residential care facilities.

Housing Element Implementation – Reasonable Accommodation

Program 14. Housing and Services for Persons with Disabilities

City Action:

e. Amend Municipal Code Chapter 15 Housing to remove subjective findings from Article IV – Reasonable Accommodation for Persons with Disabilities.

Remove subjective approval findings to streamline housing choices for persons with disabilities.

Applicable Government Code Section: Government Code Section 65583(c)(3)

Housing Purpose: Streamline housing modification needs for persons with disabilities.



Next Steps

PlaceWorks will start preparing text changes for housing compliance amendments

Broader engagement will launch in early 2026

Staff will present the Draft Public Engagement Plan to Council (12/2)

Staff will return to Planning Commission on other Phase One items in early 2026



Questions



City of Salinas

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

Legislation Text

File #: ID#25-528, Version: 1

Conditional Use Permit 2025-023; Request to establish and operate an off-sale alcohol related use (Type 21 ABC license) at a proposed convenience store located within the Laurel West Shopping Center at 1018 North Davis Road in the Commercial Retail (CR) Zoning District

A motion to approve a resolution finding the project exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2025-023.



CITY OF SALINAS PLANNING COMMISSION REPORT

DATE: NOVEMBER 19, 2025

TO: PLANNING COMMISSION

FROM: COURTNEY GROSSMAN, PLANNING MANAGER

BY: THOMAS WILES, SENIOR PLANNER

TITLE: **CONDITIONAL USE PERMIT 2025-023; REQUEST TO ESTABLISH AND OPERATE AN OFF-SALE ALCOHOL RELATED USE (TYPE 21 ABC LICENSE) AT A PROPOSED CONVENIENCE STORE LOCATED AT THE LAUREL WEST SHOPPING CENTER AT 1018 NORTH DAVIS ROAD IN THE COMMERCIAL RETAIL (CR) ZONING DISTRICT**

RECOMMENDED MOTION:

A motion to approve a resolution finding the project exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2025-023.

EXECUTIVE SUMMARY:

Simon Maida is requesting approval of a Conditional Use Permit to establish and operate an off-sale alcohol related use (Type 21 Alcoholic Beverage Control (ABC) license – Off-sale beer, wine, and distilled spirits) at a proposed 2,618 square-foot convenience store located in the Laurel West Shopping Center at 1018 North Davis Road.

DISCUSSION:

Background:

Simon Maida is requesting approval of a Conditional Use Permit to establish and operate an off-sale alcohol related use (Type 21 ABC license) at proposed 2,618 square-foot convenience store in the Laurel West Shopping Center. The property owner is Rexford Title Incorporated. The new convenience store would be named Click Liquor Store. The name of the former tenant is LaLa Land Smoke Shop. A Type 21 ABC license includes sales of beer, wine, and distilled spirits for off-site consumption. Refer to the attached Site Plan and Floor Plans for more information. Upon approval of the Conditional Use Permit, the Applicant would be required to obtain a Type 21 ABC

license from the California Department of Alcoholic Beverage Control (ABC).

The property is located in the CR (Commercial Retail) Zoning District. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North:	Retail/Commercial Retail (CR)
South:	Residential/Residential Medium Density (R-M-3.6)
East:	Residential/Residential Medium Density (R-M-3.6)
West:	Retail and Government/Commercial Retail (CR) and Public and Semipublic (PS)

Analysis:

Undue Concentration

Concerning off-sale alcohol-related uses, “undue concentration” is defined per California Business and Professions Code Section 23958.4 as either: (1) the ratio of off-sale retail licenses to population in the census tract or census division in which the premises is located exceeds the ratio of off-sale retail licenses to population in the county in which the premises is located: or (2) the premises is located in a crime reporting district that has a twenty percent (20%) greater number of reported crimes (i.e., the most recent yearly compilation by the local law enforcement agency of reported offenses of criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny, theft, and motor vehicle theft, combined with all arrests for other crimes, both felonies and misdemeanors, except traffic violations) than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency.

The proposed location is within Census Tract 18.02 (CT 18.02). Per ABC, there are currently six (6) active off-sale licenses within CT 18.02 which are shown below:

<u>Name of Licensee</u>	<u>Address</u>	<u>Distance from Project site</u>
1. Smart and Final (Type 21)	319 East Market Street	8,712 feet
2. Chin Brothers Grocery & Liquor (Type 21)	132 North Main Street	7,392 feet
3. Hasco Stations, LLC (Type 21)	417 North Main Street	5,914 feet
4. Clearwater Express (Type 20)	306 North Main Street	6,653 feet
5. T-Mart (Type 20)	430 North Main Street	6,125 feet
6. Vallarta Supermarket (Type 21)	1050 North Davis Road	500 feet

Per ABC, five (5) off-sale licenses are authorized in CT 18.02. Currently, the subject CT 18.02 is classified as undue concentration as there are six (6) active off-sale alcohol licenses, which is higher than the five (5) authorized. Approval of the proposed Type 21 off-sale alcohol license would result in seven (7) off-sale alcohol licenses in a census tract that is already undue concentrated for the number of off-sale alcohol licenses.

The attached Map of off-sale Alcohol Licenses dated October 2019 shows the location of the proposed off-sale alcohol license to other off-sale alcohol licenses. The closest off-sale license to the project site is located at 1050 North Davis Road (Vallarta Supermarket), which is in CT 18.02 and is approximately 500 feet to the north of the project site in the same shopping center. The average distance to off-sale alcohol outlets in CT 18.02 is 5,883 feet, which is greater than the average of 956 feet for approved off-sale alcohol CUPs in a CT since 2010. Table 1 below lists the 61 Conditional Use Permit (CUP) applications for alcohol related uses that have been processed since 2010. Five (5) off-sale alcohol related CUPs located in an area of undue concentration have been required to comply with the City's former One-for-One policy. Table 2 below provides a comparison to Off-sale Alcohol Conditional Use Permits approved since 2010 including average distance calculations to other off-sale alcohol CUPs, schools and parks.

Because the proposed site is located within an area of undue concentration due to number of alcohol licenses in the CT 18.02, a finding that Public Convenience or Necessity is served by approving the off-sale alcohol use is required should the Planning Commission determine to approve the CUP. A finding of Public Convenience or Necessity could be determined as customers would be able to complete their shopping needs without having to travel to a range of retail outlets.

Table 1: Conditional Use Permit Applications for Alcohol Related Uses

No.	Project Number	Status	Type	Address	Approval Date	Approval Body	1:1 Req?	Off-sale?
1.	CUP 2010-004	Approved	Off-Sale Alcohol	970 Work St.	4/19/2011	City Council	Yes	Yes
2.	CUP 2010-006	Expired	Off-Sale Alcohol	1532 N. Main St.	6/14/2011	City Council	Yes	Yes
3.	CUP 2010-007	Approved	Off-Sale Alcohol	615 W. Laurel Dr.	6/6/2010	Planning Commission	Yes	Yes
4.	CUP 2010-013	Approved	Off-Sale Alcohol	306 N. Main St.	10/12/2010	City Planner	No	Yes
5.	CUP 2010-018	Approved	On Site Alcohol	242 Williams Rd.	8/2/2011	City Planner		No
6.	CUP 2011-005	Denied	Off-Sale Alcohol	575 N. Sanborn Rd.	N/A			
7.	CUP 2011-009	Approved	Off-Sale Alcohol	1375 N. Davis Rd.	6/1/2011	Planning Commission	Yes	Yes
8.	CUP 2011-010	Approved	Off-Sale Alcohol	1800 N. Main St.	6/14/2011	City Council	Yes	Yes
9.	CUP 2011-022	Approved	On-Sale Alcohol	1730 N. Main St.	10/10/2011	City Planner		No
10.	CUP 2011-023	Withdrawn	Off-Sale Alcohol	1730 N. Main St.	N/A			
11.	CUP 2012-001	Approved	On-Sale Alcohol	1391 N. Davis Rd.	2/12/2012	City Planner		No
12.	CUP 2012-003	Approved	On-Sale Alcohol	1748 N. Main St.	3/27/2012	City Planner		No
13.	CUP	Denied	Off-Sale	8 Williams	N/A			

	2012-005		Alcohol	Rd.				
14.	CUP 2013-003	Approved	Off-Sale Alcohol	1045 N. Main St.	9/24/2013	City Council	No	Yes
15.	CUP 2013-006	Approved	On-Sale Alcohol	1988 N. Main St.	7/1/2013	City Planner		No
16.	CUP 2014-004	Withdrawn	On-Sale Alcohol	242 Williams Rd.	N/A			
17.	CUP 2014-025	Denied	Off-Sale Alcohol	1532 N. Main St.	N/A			
18.	CUP 2015-004	Approved	On-Sale Alcohol	124 Abbott St.	8/4/2015	City Planner		No
19.	CUP 2015-011	Approved	On-Sale Alcohol	1938 N Main St.	6/9/2015	City Planner		No
20.	CUP 2015-016	Approved	Off-Sale Alcohol	215 E. Alisal St.	9/16/2015	Planning Commission	No	Yes
21.	CUP 2015-023	Denied	Off-Sale Alcohol	602 Williams Rd.	N/A			
22.	CUP 2015-034	Denied	Off-Sale Alcohol	170 E. Laurel Dr.	N/A			
23.	CUP 2016-002	Withdrawn	On-Sale Alcohol	242 Williams Rd.	N/A			
24.	CUP 2016-005	Approved	On-Sale Alcohol	66 W. Alisal St.	6/7/2016	City Planner		No
25.	CUP 2016-006	Approved	Off-Sale Alcohol	150 Main St.	6/24/2016	City Planner		N/A
26.	CUP 2016-013	Withdrawn	Off-Sale Alcohol	1000 Market St.	N/A			
27.	CUP 2016-019	Approved	Off-Sale Alcohol	201 Monterey St.	03/21/2017	City Council	No	
28.	CUP 2016-020	Approved	On-Sale Alcohol	1000 Davis Rd.	12/12/2016	City Planner		No
29.	CUP 2017-003	Approved	On-Sale Alcohol	350 Northridge Mall	04/07/2017	City Planner		No
30.	CUP 2017-005	Withdrawn	Off-Sale (Type 20 To 21)	980 Acosta Plaza.	N/A			
31.	CUP 2017-014	Withdrawn	On-Sale Alcohol	309 Williams Rd.	N/A			
32.	CUP 2018-001	Approved	On-Sale Alcohol	1600 Northridge Mall	02/27/2018	City Planner		No
33.	CUP 2018-002	Approved	On-Sale Alcohol	723 Alisal St.	10/12/2018	City Planner		No
34.	CUP 2018-003	Expired	On-Sale Alcohol	1220 S. Main St.	02/26/2018	City Planner		No
35.	CUP 2018-005	Approved	Off-Sale Alcohol	1764 N. Main St.	10/02/2019	Planning Commission	No	Yes

36.	CUP 2018-008	Expired	Off-Sale Alcohol	1438 S. Main St.	N/A			
37.	CUP 2018-012	Withdrawn	On-Sale Alcohol	1366 s. Main St.	N/A			
38.	CUP 2018-023	Approved	On-Sale Alcohol	309 Williams Rd.	01/09/2019	City Planner		No
39.	CUP 2018-024	Approved	On-Sale Alcohol	213 Monterey St.	11/27/2018	City Planner		No
40.	CUP 2018-025	Approved	On-Sale Alcohol	242 Williams Rd.	04/30/2019	City Planner		No
41.	CUP 2018-029	Approved	On-Sale Alcohol	1790 Northridge Mall	02/20/2029	City Planner		No
42.	CUP 2019-009	Approved	On-Sale Alcohol	210 Main St.	08/22/2019	City Planner		Not deter mined
43.	CUP 2019-020	Approved	On-Sale Alcohol	1582 Constitution Blvd.	01/07/2020	City Planner		No
44.	CUP 2020-015	Approved	Off-Sale Alcohol	1264 De La Torre	10/23/2020	City Planner	No (Not Und.)	Yes
45.	CUP 2021-008	Approved	On-Sale Alcohol	1220 S. Main St.	04/02/2021	City Planner		No
46.	CUP 2021-022	Approved	Off-Sale Alcohol	1640 N. Main St.	09/15/2021	Planning Commission	No	Yes
47.	CUP 2021-025	Approved	On-Sale Alcohol	835 S. Main St.	12/15/2021	Planning Commission		No
48.	CUP 2021-029	Approved	On-Sale Alcohol	822 E. Alisal St.	01/03/2022	City Planner		No
49.	CUP 2021-030	Approved	On-Sale Alcohol	1259 De La Torre St.	12/20/2021	City Planner		No
50.	CUP 2022-017	Approved	On-Sale Alcohol	216 John St.	04/01/2022	City Planner		No
51.	CUP 2022-026	Approved	On-Sale Alcohol	66 W. Alisal St.	05/06/2022	City Planner		No
52.	CUP 2022-030	Approved	On-Sale Alcohol	215 Monterey St.	08/15/2022	City Planner		No
53.	CUP 2022-054	Approved	Off-Sale Alcohol	933 W. Alisal St.	12/21/2022	Planning Commission	No	Yes
54.	CUP 2022-061	Approved	On-Sale Alcohol	344 Main St.	02/28/2023	City Planner		No
55.	CUP 2023-017	Approved	Off-Sale Alcohol	1050 N. Davis Rd.	10/04/2023	Planning Commission	No	Yes
56.	CUP 2023-038	Approved	On-Sale Alcohol	1447 N. Main St.	09/09/2024	City Planner		No
57.	CUP 2023-047	Approved	On-Sale Alcohol	1002 Del Monte Ave. Ste. A	09/17/2024	City Planner		No
58.	CUP	Approved	On-Sale	66 W. Alisal	10/01/2024	City Planner		No

	2024-054		Alcohol	St.				
59.	CUP 2024-022	Approved	Off-Sale Alcohol	1012 Abbott St.	11/19/2024	Planning Commission	No	Yes
60.	CUP 2024-058	Denied	Off-Sale Alcohol	695 East Alisal Street	N/A	City Council		
61	CUP 2024-065	Approved	Off-Seal Alcohol	201 Monterey St.	08/06/2025	Planning Commission	No	Yes

Salinas Police Department Comments and Conditions

The project site is in a Police Reporting District (PRD) which does not exceed the threshold average number of reported crimes. As shown on Table 2 below, the average level of undue concentration for Conditional Use Permits processed since 2010 is 119%. The proposed project is below this number (89% vs. 119%). The crime rate for the subject PRD is 57% below the average rate considered as undue concentration for crime (89% vs. 146%).

Salinas Police Department reports an average of 73.43 reported crimes across all PRD's for 2024, the most recent date of PRD records. Adding twenty percent (20%), the formula allows for no more than 88.12 reported crimes within this PRD to avoid the "undue concentration" designation. 2024 Salinas Police Department (SPD) crime statistics show 78 reported crimes in PRD 181, which is below the 88.12 threshold, which places the site within an area that is not undue concentration due to crime.

Table 2: Comparison to Off-sale Alcohol Conditional Use Permits Since 2010

	Distance to residentially zoned property (feet)	Distance to public schools (feet)	Distance to parks/ playgrounds (feet)	Average Distance to off-sale alcohol outlets in CT (feet)	Average Alcohol outlets in Salinas CT's (% proposed/ allowed	Crime rate in PRD's (%) (120% = undue concentration	Number of crimes reported
Average	484	1,900	1,919	956	119%	146%	73.43
Minimum	0	450	400	1,200	40%	29%	1
Maximum	3,200	5,800	5,400	6,960	800%	386%	261
CUP 2025-023	0	570	2,200	5,883	120% (6/5)	89% (78/88.12) (2024 PRD)	78

Per the Salinas Police Department Memorandum dated August 1, 2025, while an increase in police services for this project is anticipated, the Police Department does not object to the approval of Conditional Use Permit 2025-023 with the conditions of approval stated in the Memorandum, which is provided as Exhibit D to the CUP. Conditions include installation of high-quality surveillance cameras, lighting of exterior entrances and exits to enhance camera visibility, and the posting of no trespassing signage. See Conditions section of this report for more detail.

Proximity to Residences, Parks, and Schools

The subject property is located less than the average distance of other similar projects to residences, residentially zoned properties, parks/playgrounds, and other public schools than other CUP applications (approved, denied, or expired) dating back to the year 2010. Two (2) residential units (836 and 838 Howe Drive) are located off site to the south of the property behind a solid wall without direct access to the main entrance of the proposed convenience store. The nearest park is Laurelwood Park (915 Victor Street), which is located approximately 2,200 feet to the southeast of the subject site. The nearest public school is Boronda Meadows Elementary School (915 Larkin Street), which is located approximately 570 feet southwest from the subject site. See Table 2 above.

Conditions of Approval

The City generally requires a CUP for alcohol-related uses (Salinas City Code §37-50.030) and may lawfully regulate through its land use and zoning authority the potentially negative social and environmental effects of alcohol serving businesses. In this regard, the City's Zoning Code imposes a variety of specific requirements for alcohol-related uses and for all alcohol-related uses located in areas of undue concentration, which are discussed in turn below.

Pursuant to Zoning Code Section 37-50.030(f), if the Planning Commission determines that public convenience or necessity would be served by the approval of the CUP and the subsequent issuance of an alcohol license by ABC, the CUP would contain the following conditions of approval:

1. Alcohol shall not be sold between the hours of 10:00 p.m. and 6:00 a.m. Coolers containing alcoholic beverages shall be locked between the hours of 10:00 p.m. and 6:00 a.m.
2. The premises shall be maintained free of litter at all times.
3. No sale or distribution of alcoholic beverages shall be made from a drive-up or walk-up window.
4. No display of alcoholic beverages shall be made from an ice tub.
5. No "single-serving" or "one-can" sales of alcoholic beverages shall be made from the premises. A sign to this effect in English and Spanish shall be maintained at the cashier station at all times.
6. No more than four (4) cooler doors shall be allocated to alcohol sales. Coolers without doors shall be limited to 32 lineal feet.
7. No alcoholic beverage shall be displayed within five feet of the cash register or the front door of the premises unless displayed in a permanently affixed cooler.

8. No self-illuminated advertising for alcoholic beverages shall be located on buildings or windows.
9. All business owners and managers shall complete a program certified by the Department of Alcoholic Beverage Control (ABC) as a qualified responsible beverage service (RBS) program prior to the commencement of the use. Any business established after the effective date of the ordinance codified in this section shall require such training of all owners and managers within ninety days of ownership transfer or hire. Failure of managers to obtain training shall be the liability of the owner. The owner shall maintain on the premises a file containing the certificates of training and shall present the file and its contents upon request by the City at any time during normal business hours. The provisions of this section regarding responsible beverage training shall be suspended upon a finding by the City Planner that the training is not reasonably available.
10. An electronic age verification scanner shall be installed, maintained, and utilized for all off-sale alcohol sales.
11. Signs shall be posted at the location in English and Spanish with regard to prohibitions of open containers and loitering at the location, and no loitering will be tolerated.
12. No single 40 oz. containers of beer may be sold from premises.
13. No malt liquor or fortified wine products (wines with greater than 15% alcohol content) shall be sold.
14. Sales of wine shall be in containers of at least 750 ml.
15. No coin operated video or arcade games and no adult magazines or videos shall be sold.
16. No pay telephone booths shall be permitted on the premises.
17. Any alcohol license violation and/or suspension by the Alcohol Beverage Control Board or significant criminal activity, in the opinion of the City Police Chief, shall constitute grounds for review and modification or revocation of this use Permit in accordance with Section 37-60.640: Expiration- transferability; recordation; rescission; revocation, of the Salinas Zoning Code.

Additional conditions could be added, including those recommended by the Salinas Police Department per the attached comments dated August 1, 2025 (Exhibit “D” of CUP 2025-023):

1. Digital surveillance system with high quality cameras focused on the points of sales, entrances/exits of the business and the parking lot, with the capability to store the digital images captured. The video/photos must be retained for 30 days and be made available to Police upon request.
2. Ample lighting in the parking lots, exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.
3. All legal requirements be met so that the business be posted for trespassing and enforceable by the police department for Salinas Code (SCC) 21-35.

Findings:

The Planning Commission may approve an application for Conditional Use Permit to establish and operate an Off-sale alcohol related use (Type 21 ABC license) for a proposed 2,618 square-foot convenience store (Clink Liquor Store) located at the Laurel West Shopping Center, if all the findings set forth in the proposed Planning Commission Resolution are established.

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 (CEQA) under Section 15061(b)(3) of the CEQA Guidelines. The proposed project is exempt because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

TIME CONSIDERATION:

The project was deemed complete on October 22, 2025. Final action is required by December 21, 2025, pursuant to the Permit Streamlining Act.

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 2025-023 with modifications; or
2. Find that the proposal is not appropriate and establish findings at the public hearing stating the reasons for not approving Conditional Use Permit 2025-023.

ATTACHMENTS:

Proposed Planning Commission Resolution

Draft Conditional Use Permit 2025-023 with the following exhibits:

Exhibit "A" Vicinity Map

Exhibit "B" Site Layout (Sheet S1)

Exhibit "C" Floor Plan (Sheet A1)

Exhibit "D" Police Department Memorandum dated August 1, 2025

Map of Off-sale Alcohol Licenses in Census Tract 18.02

Map of Off-sale Alcohol Licenses in Salinas

Map of CUP 2025-023 to Park and Schools

Cc: Simon Maida, Applicant
Rexford Title Inc., Property Owner
Liliger Damiso
Sgt. Gerardo Magana, Salinas Police Department
Sun Street Centers
Other interested parties

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**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2025-__**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ESTABLISH AND
OPERATE AN OFF-SALE ALCOHOL USE (TYPE 21 ABC LICENSE) AT A
PROPOSED CONVENIENCE STORE LOCATED AT THE LAUREL WEST
SHOPPING CENTER AT 1018 NORTH DAVIS ROAD IN THE COMMERCIAL
RETAIL (CR) ZONING DISTRICT
(CUP 2025-023)**

WHEREAS, on November 19, 2025, the Salinas Planning Commission, at the request of the Applicant, Simon Maida, held a duly noticed public hearing to consider Conditional Use Permit 2025-023 to establish and operate an off-sale alcohol related use (Type 21 ABC license) at a proposed 2,618 square-foot convenience store located at the Laurel West Shopping Center at 1018 North Davis Road in the Commercial Retail (CR) Zoning District (Assessor's Parcel Number 261-711-070-000); 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 2025-023; 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 15061(b)(3) 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 15061(b)(3) of the CEQA Guidelines. The proposed project is exempt because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

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 Retail by the 2002 Salinas General Plan. The proposed use is consistent with General Plan Goals and Policies. Retail sales of beer, wine, and distilled spirits for off-site consumption at a proposed convenience store within an existing shopping center would provide City residents in the community with opportunities for jobs and shopping, consistent with Land Use Goal LU-1 and Policy LU-1.1. The proposed off-sale alcohol related use is consistent with Economic Development Element Policy ED-LU-1.17, which identifies and

promotes opportunities for new investment in property and land development.

Per Section 37-50.030(a), the purpose of Alcohol License Review regulations is to provide for the orderly integration of alcohol-related uses in the City. In accordance with Section 37-50.030(c), the proposed off-sale alcohol-related use would be regulated by a Conditional Use Permit (CUP). As shown on the official Zoning Map, the site is in the CR (Commercial Retail) Zoning District. Per Zoning Code Section 37-30.190(k)(3), the CR district provides for a range of retail stores, restaurants, hotels and motels, commercial recreation, personal services, business services, offices, financial services, mixed use residential and/or limited residential uses.

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 Retail by the 2002 Salinas General Plan. The proposed use is consistent with General Plan Goals and Policies. Retail sales of beer, wine, and distilled spirits for off-site consumption for a proposed convenience store located within an existing shopping center would provide City residents in the community with opportunities for jobs and shopping, consistent with Land Use Goal LU-1 and Policy LU-1.1. The proposed off-sale alcohol related use is consistent with Economic Development Element Policy ED-LU-1.17, which identifies and promotes opportunities for new investment in property and land development. The project will be required to comply with conditions of approval contained in the Conditional Use Permit, including the Police Department conditions.

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. Per Zoning Code Section 37-50.030(f), conditions required for an off-sale alcohol-related use include, but are not limited to, the following: the premises shall be maintained free of litter at all times; and, all business owners and managers shall complete a program certified by the Department of Alcoholic Beverage Control (ABC) as a qualified responsible beverage service (RBS) program prior to the commencement of the use. Additional conditions of approval in the Conditional Use Permit require a digital surveillance system with high quality cameras, ample lighting in the exterior area of entrances/exits, and the posting of trespassing signs.

5. ***The Alcohol-Related use will neither adversely affect the welfare of the area nor***

of surrounding residentially zoned neighborhoods, giving due consideration to the distance of the proposed use from other Alcohol-Related uses, residentially zoned property, public schools, public playgrounds, and other similar uses; and giving further consideration to crime rates, calls for emergency services, and residential densities in the surrounding area; and

The proposed location is within Census Tract 18.02 (CT 18.02). Per ABC, there are currently six (6) active off-sale licenses within CT 18.02 which are shown below:

<u>Name of Licensee</u>	<u>Address</u>
1. Smart and Final (Type 21)	319 East Market Street
2. Chin Brothers Grocery & Liquor (Type 21)	132 North Main Street
3. Hasco Stations, LLC (Type 21)	417 North Main Street
4. Clearwater Express (Type 20)	306 North Main Street
5. T-Mart (Type 20)	430 North Main Street
6. Vallarta Supermarket (Type 21)	1050 North Davis Road

Per ABC, five (5) off-sale licenses are authorized in CT 18.02. Currently, the subject CT 18.02 is undue concentrated for the number of off-sale alcohol licenses (five (5) authorized, six (6) active). Approval of the proposed Type 21 off-sale alcohol license would result in seven (7) off-sale alcohol licenses in census tract that is already undue concentrated in terms of the number of off-sale alcohol licenses. If this CUP is approved, the Applicant would need to obtain a Type 21 off-sale alcohol license from ABC.

The closest off-sale license to the project site is located at 1050 North Davis Road (Vallarta Supermarket), which is in the same Census Tract (18.02) and is approximately 500 feet to the north of the project site. The average distance to other off-sale alcohol outlets in CT 18.02 is 5,883 feet, which is greater than the average of 956 feet for approved off-sale alcohol CUPs in a Census Tract since 2010.

Two (2) residential units (836 and 838 Howe Drive) are located off site to the south of the property behind a solid wall without direct access to the main entrance of the proposed convenience store. The nearest park is Laurelwood Park (915 Victor Street), which is located approximately 2,200 feet to the southeast of the subject site. The nearest public school is Boronda Meadows Elementary School (915 Larkin Street), which is located approximately 570 feet southwest from the subject site.

The subject property is located less than the average distance of similar projects to residences and parks/playgrounds; but is more than the average distance to public schools and other off-sale alcohol related uses in the same Census Tract than other CUP applications (approved, denied, or expired) dating back to the year 2010. For

the above reasons, the proposed project will neither adversely affect the welfare of the area nor of surrounding residentially zoned neighborhoods

Per the Salinas Police Department memorandum dated August 1, 2025, the Police Department reports an average of 73.43 reported crimes across all Police Reporting Districts (PRD) for 2024, the most recent date of PRD records. Adding 20%, the formula allows for no more than 88.12 reported crimes within this PRD to avoid the “undue concentration” designation. The 2024 Salinas Police Department (SPD) crime statistics indicated 78 reported crimes in PRD 181, which is below the 88.12 threshold, indicating that the project site is not located within an area of undue concentration due to crime. Per the Salinas Police Department memorandum, an increase in police services for this project is anticipated. However, the Salinas Police Department does not object to the approval of Conditional Use Permit 2025-023, if the following recommended conditions, which are included as conditions of approval in the Conditional Use Permit, are required:

1. Digital surveillance system with high quality cameras focused on the points of sales, entrances/exits of the business and the parking lot, with the capability to store the digital images captured. The video/photos must be retained for 30 days and be made available to police upon request.
 2. Ample lighting in the parking lots, exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.
 3. All legal requirements be met so that the business be posted for trespassing and enforceable by the police department for Salinas Code (SCC) 21-35.
6. ***The location of the proposed Off-sale Alcohol-Related use is located within an area of undue concentration (as defined by Business and Professions Code Sections 23958.4 and administered by the State Department of Alcoholic Beverage Control), pursuant to Business and Professions Code Sections 23817.7, the public convenience or necessity would be served by the issuance of the alcohol license by the ABC.***

The project site is in an area of undue concentration due to the number of off-sale retail licenses within the census tract and crime within the Salinas Police Reporting District (PRD). The Salinas Police Department does not object to the approval of Conditional Use Permit 2025-023 if the comments stated in their memorandum dated August 1, 2025, are included as conditions of approval in the Conditional Use Permit. Public convenience or necessity would be served by the issuance of the license by the ABC because the issuance of the license would provide a convenience to the public that allows customers to avoid additional trips to other stores to purchase beer, wine, and distilled spirits which minimizes additional trips on the street network. The operator of the proposed off-sale alcohol related use shall be required to obtain a beverage sales license from the State Alcoholic Beverage Control Board (ABC) and comply with all applicable regulations of the

state permit, including the terms and conditions of the City of Salinas Conditional Use Permit.

PASSED AND APPROVED this 19th day of November 2025, 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 19, 2025, 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: Thomas Wiles, Senior Planner

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document

CONDITIONAL USE PERMIT NO. 2025-023

City of Salinas

Community Development Department

WHEREAS, the Salinas Planning Commission, at a public hearing duly noticed and held on November 19, 2025, found that the proposed location of the use is in accord with the objectives of the Salinas Zoning Code and the purposes of the zoning district in which the site is located; that the location of the use and the proposed conditions under which it would be operated and maintained will be 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; that the use will comply with the provisions of the Salinas Zoning Code, including the specific conditions required for the proposed use; that the proposed off-sale alcohol-related use will neither adversely affect the welfare of the area nor of surrounding residentially zoned neighborhoods, giving due consideration to the distance of the proposed use from other off-sale alcohol-related uses, residentially zoned property, public schools, public playgrounds, and other similar uses; and giving further consideration to crime rates, calls for emergency services, and residential densities in the surrounding area; that although the proposed off-sale alcohol-related use is located within an area of undue concentration (as defined by Business and Professions Code Sections 23958.4 and 23817.5, and administered by the State Department of Alcoholic Beverage Control), pursuant to Business and Professions Code Section 23817.7, the public convenience or necessity would be served by the issuance of the alcohol license by the ABC; and that this conditional use has been reviewed and evaluated in accordance with the California Environmental Quality Act and is considered Exempt to CEQA.

NOW, THEREFORE, the Salinas Planning Commission hereby grants and issues Conditional Use Permit No. 2025-023 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: Simon Maida

PROPERTY OWNER: Rexford Title Incorporated

FOR USE: Establish and operate an off-sale alcohol related use (Type 21 ABC license) at a proposed convenience store within the Laurel West Shopping Center.

ON PROPERTY LOCATED AT: 1018 North Davis Road

ASSESSOR'S PARCEL NO.: 261-711-070-000

ZONING DISTRICT: Commercial Retail (CR)

ENVIRONMENTAL REVIEW ACTION & DATE: Exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) on November 19, 2025.

EXPIRATION DATE: None, once properly established, unless the subject off-sale alcohol related 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 an off-sale alcohol related use (Type 21 ABC license) at a proposed 2,618 square-foot convenience store (Clink Liquor Store) located within the Laurel West Shopping Center 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" Site Plan (Sheet S1)

Exhibit "C" Floor Plan (Sheet A1)

Exhibit "D" Police Department Memorandum dated August 1, 2025

LIMITATIONS ON USE

2. Alcohol shall not be sold between the hours of 10:00 p.m. and 6:00 a.m. Coolers containing alcoholic beverages shall be locked between the hours of 10:00 p.m. and 6:00 a.m.
3. The premises shall be maintained free of litter at all times.
4. No alcoholic beverages shall be consumed on the premises.
5. No sale or distribution of alcoholic beverages shall be made from a drive-up or walk-up window.
6. No display of alcoholic beverages shall be made from an ice tub.
7. No "single-serving" or "one-can" sales of alcoholic beverages shall be made from the premises. A sign to this effect in English and Spanish shall be maintained at the

cashier station at all times.

8. No more than four (4) cooler doors shall be allocated to alcohol sales. Coolers without doors shall be limited to 32 lineal feet.
9. No alcoholic beverage shall be displayed within five feet of the cash register or within five feet of the front door of the permitted premises.
10. No self-illuminated advertising for alcoholic beverages shall be located on buildings or windows.
11. All business owners and managers shall complete a program certified by the Department of Alcoholic Beverage Control (ABC) as a qualified responsible beverage service (RBS) program prior to the commencement of the use. Any business established after the effective date of the ordinance codified in this section shall require such training of all owners and managers within ninety days of ownership transfer or hire. Failure of managers to obtain training shall be the liability of the owner. The owner shall maintain on the premises a file containing the certificates of training and shall present the file and its contents upon request by the City at any time during normal business hours. The provisions of this section regarding responsible beverage training shall be suspended upon a finding by the City Planner that the training is not reasonably available.
12. An electronic age verification scanner shall be installed, maintained, and utilized for all off-sale alcohol sales.
13. Signs shall be posted at the location in English and Spanish with regard to prohibitions of open containers and loitering at the location, and no loitering shall be tolerated.
14. No single 40 oz. containers of beer may be sold from the premises.
15. No malt liquor or fortified wine products (wines with greater than 15% alcohol content) shall be sold.
16. Sales of wine shall be in containers of at least 750 ml.
17. Digital surveillance system shall be provided with high quality cameras focused on the location of the in-store stocked alcohol, at points of sales transactions, at entrance/exits of the store and the parking lot, with the capability to store the digital images captured.
18. Surveillance video/photos shall be made available to police upon request.
19. Ample lighting shall be provided in parking lots, exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.

20. There shall be no coin operated video or arcade games and no adult magazines or videos shall be sold.
21. No pay telephone booths shall be permitted on the premises.
22. Any alcohol license violation and/or suspension by the Alcohol Beverage Control Board or significant criminal activity, in the opinion of the City Police Chief, shall constitute grounds for review and modification or revocation of this use Permit in accordance with *Section 37-60.540: Expiration- transferability; recordation; rescission; revocation*, of the Salinas Zoning Code.
23. 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.
24. If the subject off-sale alcohol related use ceases operation for a continuous period of six (6) months or more, this Conditional Use Permit shall become null and void.
25. No outdoor storage, display, or sale of merchandise of any kind will be permitted except as authorized subject to the issuance of a Temporary Use of Land Permit in accordance with the Salinas Municipal Code.

CRIME PREVENTION REQUIREMENTS

26. The applicant shall comply with all requirements of the Salinas Police Department identified in Exhibit "D".

SIGNS

27. A Sign Permit issued in accordance with *Article V, Division 3: Signs* of the Salinas City Code and the Laurel West Shopping Center Master Sign Plan, shall be required for all signs.
28. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with *Article 5, Division 3: Signs* of the Salinas Zoning Code, as may be amended

from time to time.

MAINTENANCE

29. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. 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.
30. The Permittee 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).

PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS

31. The issuance of this Permit is required in addition to the issuance of an alcoholic beverage sales license from the State Alcoholic Beverage Control Board.
32. 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.

MODIFICATION OF APPROVED USE AND PLANS

33. 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

34. 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

35. This Permit shall expire one year after its effective date unless:
- a. The use is established in conformance with the provisions of the Zoning Code; or
 - b. The City Planner determines that substantial action has commenced to carry out the terms and intent of the Conditional Use Permit.

PERMIT VALIDATION

36. 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

37. 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.
38. The Permittee shall defend, indemnify, and hold harmless the City of Salinas and 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.
39. 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.
40. 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

- 41. 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 of the Salinas Planning Commission on November 19, 2025, and shall become effective on the following date unless appealed to the City Council of the City of Salinas in accordance with Article VI, Division 17: Appeals:

Effective Date: December 2, 2025

Courtney Grossman
Planning Manager, City of Salinas

(Signatures Listed Below on Pages 8 through 9 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: _____

Simon Maida, Clink Liquor Store
Permittee

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 _____

CONSENT is hereby granted to the Permittee to carry out the terms and conditions of this Conditional Use Permit.

Dated: _____

Mark Leekley, Vice President
Rexford Title Inc., 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\2025 CUP's\CUP 2025-023 - 1018 N Davis Rd\CUP 2025-023.docx



North

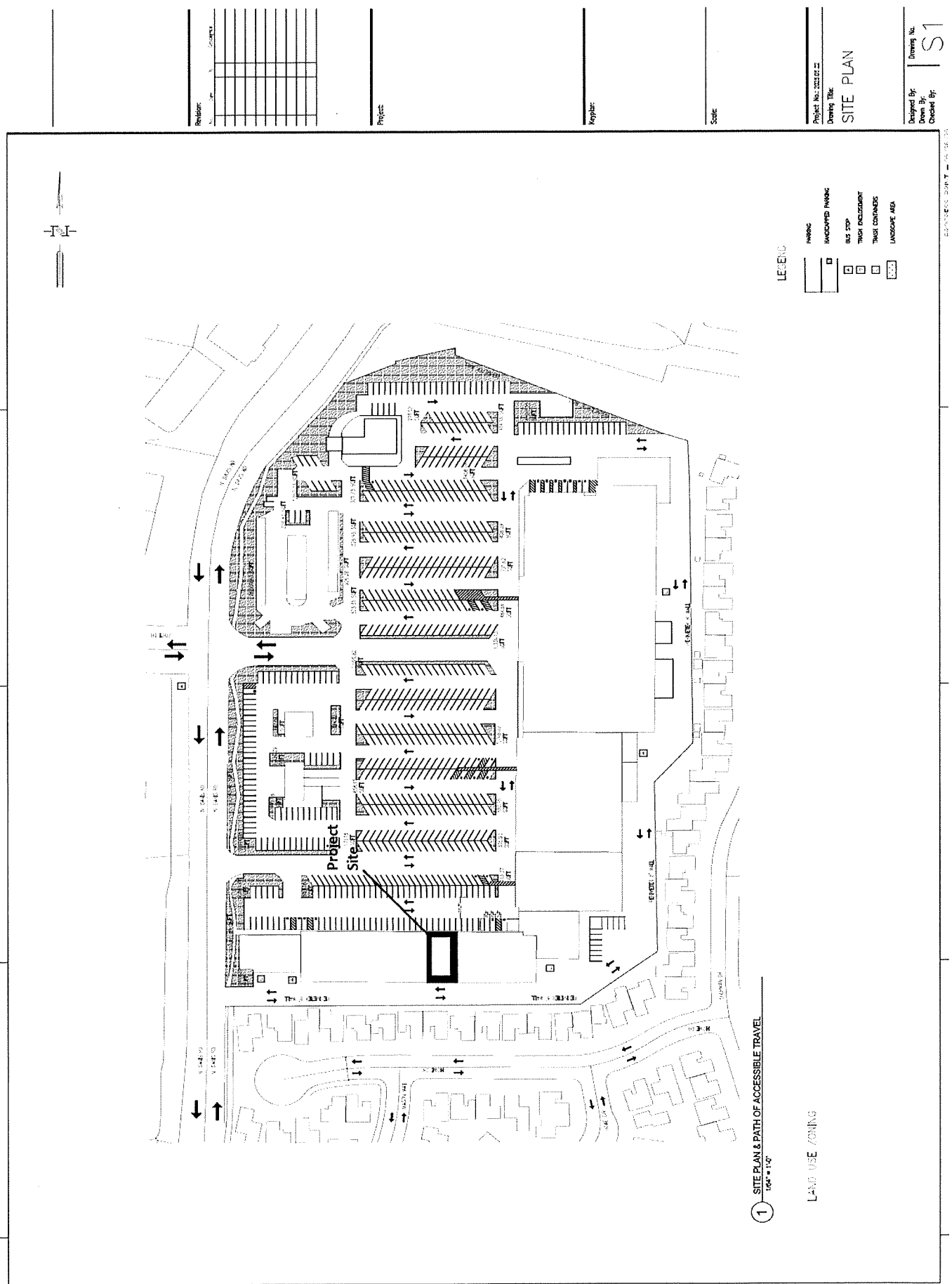
Vicinity Map

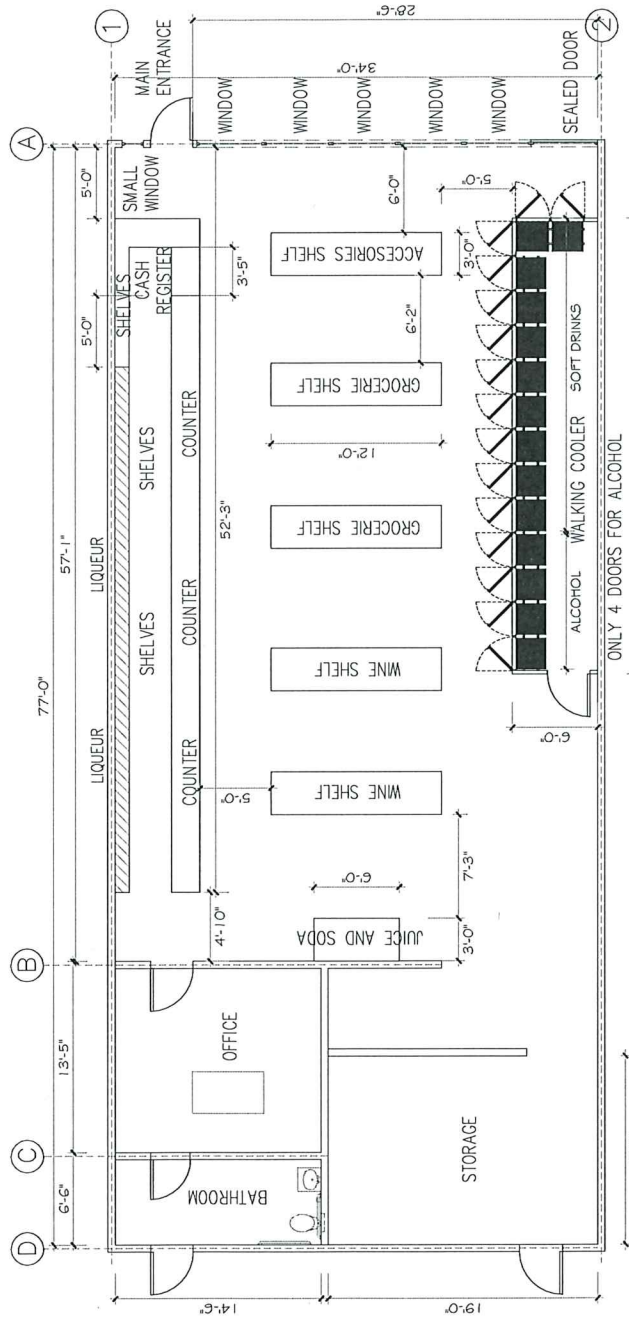
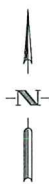


CONDITIONAL USE PERMIT 2025-023

1018 North Davis Road

Exhibit A





1 FLOOR PLAN
1/4" = 1'-0"

AREAS:

BATHROOM	92.00 S.F.T
OFFICE	197.00 S.F.T
STORAGE	378.00 S.F.T
DISPLAY AND SALES	1,850.00 S.F.T
TOTAL	2,617.00 S.F.T

- LEGEND
- EXISTING INTERIOR PARTITION
 - EXISTING CONCRETE WALL
 - EXISTING DOOR TO REMAIN

Revised:	No.	Date	By	Description

Project: CLINK LIQUOR STORE
1010 N DAVIS ROAD
SALINAS, CA 93907

Keynote:
Scale:

Project No.: 2025.05.22
Drawing Title: FLOOR PLAN

Designed By: [Signature]
Drawn By: [Signature]
Checked By: [Signature]
Drawing No.: A1





CITY OF SALINAS

POLICE DEPARTMENT

MEMORANDUM

DATE: August 1, 2025

TO: Tom Wiles, Senior Planner

FROM: Gerardo Magana, Sergeant

SUBJECT: CUP 2025-023 1018 N. Davis Rd.

I have reviewed the provided information regarding CUP 2025-023, proposed alcohol license type 21 off sale alcohol sales for a new 2,618 square-foot convenience store located in the Laurel West Shopping Center at 1018 North Davis Road.

This location is in Police Reporting District (PRD) #181. The police department's statistics office provided me with an overall 2024 average crime rate of 73.43 per PRD. According to the police department's statistics office, the crime statistics for 2024 for PRD #181 is 78, which is above the PRD average.

City of Salinas PRD #181	
Year 2024	
Murder	1(Attempted)
Robbery	3
Burglary	9
Rape	0
Aggravated Assault	7
Simple Assault	20
Stolen Vehicles	9
Larceny	18
Part Two Crimes	10
Arson	1
TOTAL	78
***all charges include attempted**	

PRD #181 is located in the Laurel West Shopping Center. 1018 North Davis Road is currently Lala Land Smoke Shop. A majority of the crimes that occur in this area are Part II crimes which consists of a variety of crimes such as Forgery, Embezzlement, Fraud, Vandalism, Theft, Drug Abuse, fights, DUI, Public Intoxication, Loitering, and others.

Exhibit

D

It is my opinion that there may be an increase for police services for this project based on the fact PRD #181 has a higher-than-average crime rate in the City of Salinas.

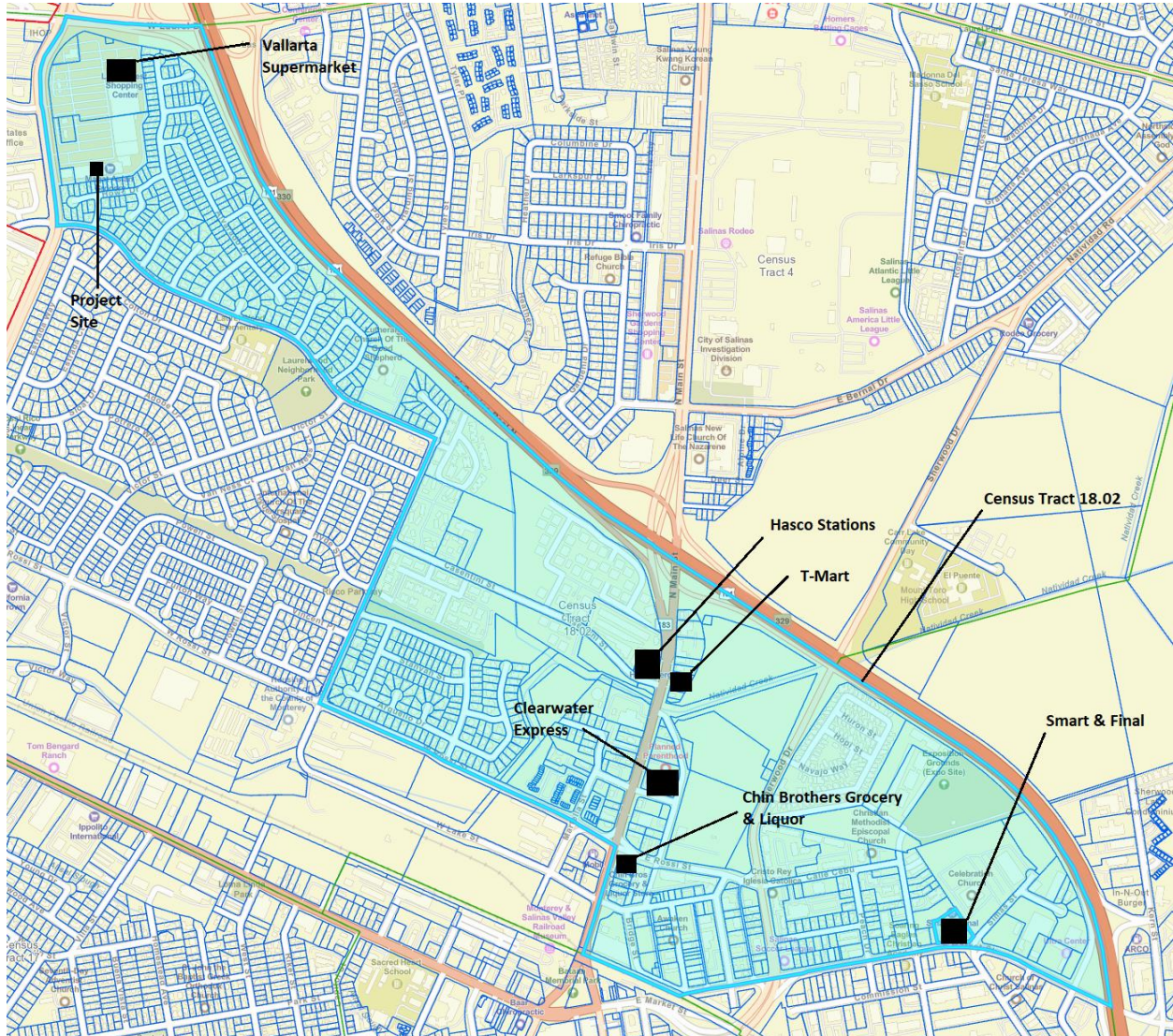
The Salinas Police Department does not object to the approval of CUP 2025-023, subject to the following recommendations:

- Digital surveillance system with **high quality** cameras focused on the points of sales, entrances/exits of the store and the parking lot, with the capability to store the digital images captured. The video/photos must be retained for 30 days and be made available to police upon request.
- Ample lighting in the exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.
- All legal requirements be met so that the business be posted for trespassing and enforceable by the police department for Salinas City Code (SCC) 21-35.

Sec. 21-35. - Trespass—Prohibited on posted land.

It shall be unlawful for any person to enter or go upon or pass over or remain upon any land of another where the owner of such property, or the person entitled to the possession thereof for the time being, or the authorized agent of either, has posted or caused to be posted upon the land printed notices that the land is private property and warning all persons from trespassing thereon.

OFF-SALE ALCOHOL LICENSES IN CENSUS TRACT 18.02



Off-sale Alcohol Licenses



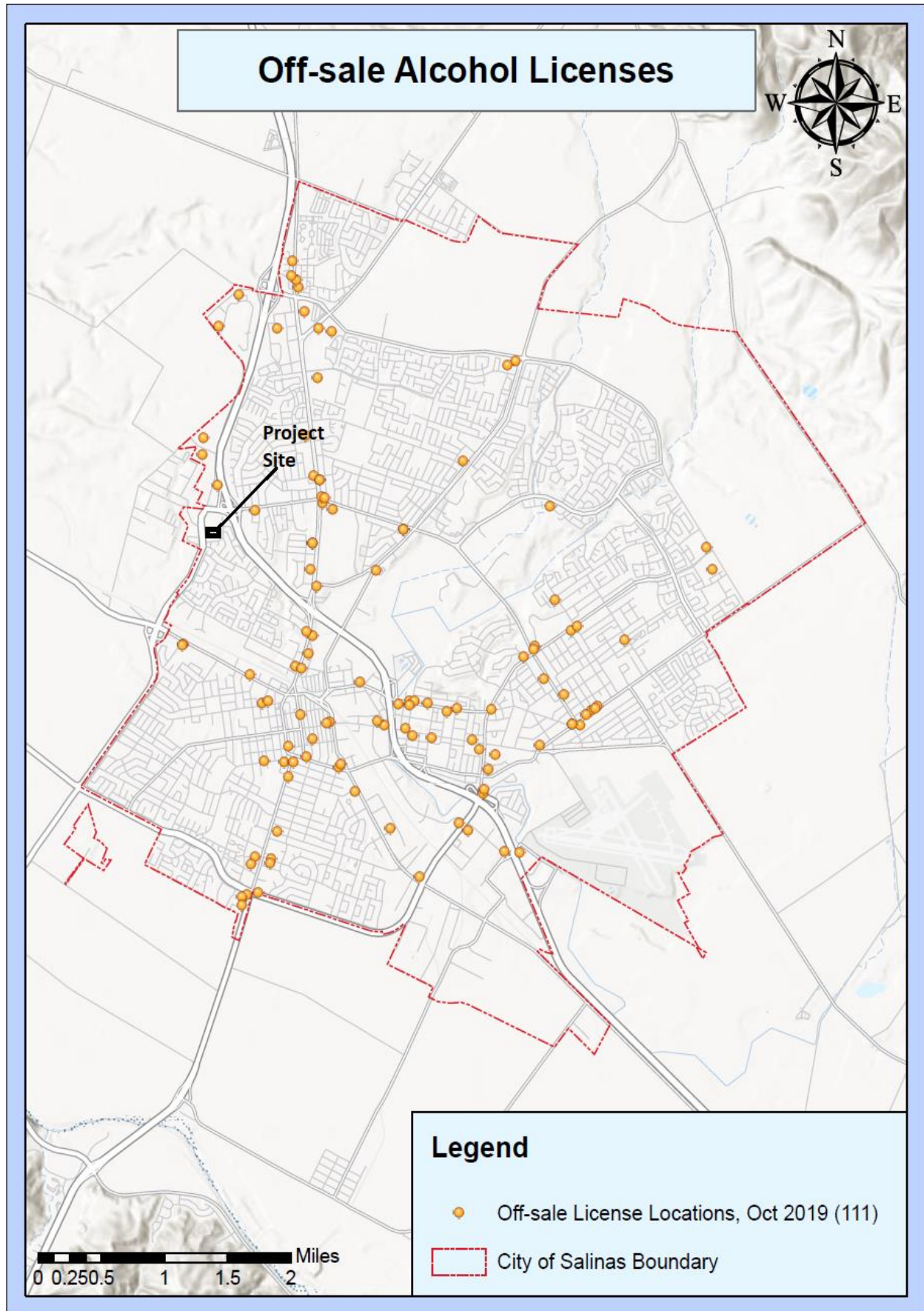
Project
Site

Legend

● Off-sale License Locations, Oct 2019 (111)

□ City of Salinas Boundary

0 0.25 0.5 1 1.5 2 Miles



Map of CUP 2025-023 (1018 North Davis Road) to Park and Schools





Legislation Text

File #: ID#25-505, Version: 1

Zoning Code Amendment 2025-001; Rescind Section 37-50.250 (Accessory Dwelling Units) of Chapter 37 of the Salinas Municipal Code (Zoning Code), remove and modify applicable Zoning Code Accessory Dwelling Unit (ADU) definitions and development regulations and apply applicable State ADU Law for the processing of ADU applications

A motion to recommend that the City Council find Zoning Code Amendment 2025-001 categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and adopt an ordinance amending Chapter 37 of the Salinas Municipal Code (Zoning Code) to rescind Section 37-50.250 (Accessory Dwelling Units), remove and modify Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 ("A" definitions), modify the ADU development regulations of Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, and apply applicable State ADU Law for the processing of ADU applications.



CITY OF SALINAS PLANNING COMMISSION REPORT

DATE: NOVEMBER 19, 2025

TO: PLANNING COMMISSION

FROM: LISA BRINTON, DIRECTOR
COURTNEY GROSSMAN, PLANNING MANAGER

BY: THOMAS WILES, SENIOR PLANNER

TITLE: ZONING CODE AMENDMENT 2025-001; RESCIND SECTION 37-50.250 (ACCESSORY DWELLING UNITS) OF CHAPTER 37 OF THE SALINAS MUNICIPAL CODE (ZONING CODE), REMOVE AND MODIFY APPLICABLE ZONING CODE ACCESSORY DWELLING UNIT (ADU) DEFINITIONS AND DEVELOPMENT REGULATIONS AND APPLY APPLICABLE STATE ADU LAW FOR THE PROCESSING OF ADU APPLICATIONS

RECOMMENDED MOTION:

A motion to recommend that the City Council 1) find Zoning Code Amendment 2025-001 categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and 2) adopt an Ordinance to comply amending Chapter 37 of the Salinas Municipal Code (Zoning Code) to rescind Section 37-50.250 (Accessory Dwelling Units), remove and modify Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 ("A" definitions), modify the ADU development regulations of Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, and apply applicable State ADU Law to process ADU applications.

EXECUTIVE SUMMARY:

The City's ADU Ordinance is out of compliance with State ADU Law. Chapter 37, Article VI, Division 14 provides for a process whereby all Zoning Code Amendments are brought before the City Council for a final decision. The proposed Zoning Code Amendment amends Chapter 37 of the Salinas Municipal Code (Zoning Code) to rescind Section 37-50.250 (Accessory Dwelling Units), remove and modify Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 ("A" definitions), modify the ADU development regulations of Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, and apply applicable State standards for the processing

of ADU applications. An updated ADU ordinance is being prepared as part of Phase One of the Zoning Code Update currently underway and scheduled for completion in spring 2026.

DISCUSSION:

Background:

Zoning Code Amendment 2025-001 (ZCA 2025-001) rescinds Section 37-50.250 [(Accessory Dwelling Units) (ADU)] of Chapter 37 of the Salinas Municipal Code (Zoning Code). Both Zoning Code Sections 37-10.250 and 37-50.250 were originally established pursuant to Ordinance No. 2463 (Zoning Code), which was approved by the City Council on November 7, 2006. Zoning Code Section 37-10.250 was subsequently amended by the City Council pursuant to Ordinances 2507 which was approved on May 18, 2010, No. 2581 which was approved on December 6, 2016, and No. 2605 on July 3, 2018. Zoning Code Section 37-50.250 was also amended by above referenced Ordinance No. 2581 and No. 2626 which was approved by the Council on November 5, 2019.

State ADU Law:

On January 1, 2020, after the latest City revision to Zoning Code Section 37-50.250, California Government Code Sections 65852.2 and 65852.22 became effective. Section 65852.2 allowed for the development of ADUs and Section 65852.22 allowed for the development of Junior Accessory Dwelling Units (JADUs). On March 25, 2024, these Government Code Sections were renamed to the following:

Government Code Sections 66314 – 66332 (ADUs)
Government Code Sections 66333 – 66339 (JADUs)
Government Code Sections 66340 – 66342 (ADU Home Sales)

Per State law, Junior Accessory Dwelling Units (JADUs) are allowed to be created within the walls of a proposed or existing single-family residence and shall contain no more than 500 square feet. JADUs offer additional housing options. They may share central systems, contain a basic kitchen utilizing small plug-in appliances, may share a bathroom with the primary dwelling, all to reduce development costs. JADUs present no additional stress on utility services or infrastructure because they simply repurpose existing space within the residence and do not expand the dwellings planned occupancy. JADUs are only allowed for owner-occupied properties unless the owner is another governmental agency, land trust, or housing organization. ADUs have no owner-occupied requirements. Development of JADUs are governed by Government Code Section 66333 through 66339.

The above referenced California Government Code Sections are not consistent with the City's current ADU Ordinance (Zoning Code Sections 37-50.250). Because of this inconsistency, since 2020, staff has processed both of ADUs and JADUs pursuant to State ADU Law and the administrative building permit process. To avoid confusion, the State Housing and Community Development Department (HCD) recommends that the City rescind the current ADU Ordinance and follow the State ADU Law and guidelines until a compliant ADU ordinance is adopted.

Analysis:

The rescinding of the ADU Ordinance requires that the existing ADU definitions and development regulations be modified so that they comply with State ADU Law. Currently, ADU's in the City are defined in Zoning Code Section 37-10.250 as either "Interior" or "Other" as stated below. The revisions in the ADU definitions would remove the "Interior" and "Other" definitions and modify the ADU definition so that it is consistent with State ADU Law. In addition, the classifications of Agricultural, Residential, Public/Semipublic, and New Urbanism Zoning District use classifications have been modified so that they are consistent with the new ADU definitions and State ADU Law.

The Amendment would modify and remove the following "Accessory Dwelling Unit" definitions from Section 37-10.250 ("A" definitions) as follows (changes in strikethrough/underline format):

"Sec. 37-10.250. – "A" definitions.

Accessory Dwelling Unit. An attached or a detached residential dwelling unit defined as either an Accessory Dwelling Unit (ADU) or a Junior Accessory Dwelling (JADU) that is constructed in compliance with State ADU Law. ~~which provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, which is located on the same parcel as a single family detached dwelling unit. An accessory dwelling unit must contain at least one hundred fifty square feet of floor area and may consist of an efficiency unit, as defined in Section 17958.1 of Health and Safety Code; or a manufactured home, as defined in Section 18007 of the Health and Safety Code.~~

Accessory Dwelling Unit, Interior. ~~An accessory dwelling unit which is constructed in the R-L district entirely within the existing and legally created space of a single family detached dwelling unit or accessory structure.~~

Accessory Dwelling Unit, Other. ~~An accessory dwelling unit which is constructed either as a new detached accessory structure; as an addition to an existing single family detached dwelling unit or an existing accessory structure; or entirely within the existing and legally created space of a single family detached dwelling unit or accessory structure but not in the R-L district.~~

The Amendment would modify Zoning Code Section 37-30-020, Table 37-30.10, and Footnote 6 [Agricultural (A) Zoning District] as follows (changes in strikethrough/underline format):

Table 37-30.10
Agricultural (A) District Use Classifications

Land Use	A	Additional Use Regulations
Residential Uses		
Accessory Dwelling Units, Other	P	(6)

(6)	See Section 37-50.250 , Accessory dwelling units, An accessory dwelling unit shall only be permitted on a lot with a single family detached dwelling shall be permitted pursuant to State ADU Law.
-----	---

The Amendment would modify Zoning Code Section 37-30-060, Table 37-30.30, and Footnote 6 [Residential Low Density (R-L-5.5) Zoning District] as follows (changes in strikethrough/underline format):

Table 37-30.30		
Residential Low District (R-L) Use Classifications		
Land Use	R-L-5.5	Additional Use Regulations
Residential Uses		
Accessory Dwelling Units, Interior	P	(5)
Accessory Dwelling Units, Other	P	(5)

(5)	See Section 37-50.250 , Accessory dwelling units, An accessory dwelling unit shall only be permitted on a lot with a single family detached dwelling shall be permitted pursuant to State ADU Law.
-----	---

The Amendment would modify Zoning Code Section 37-30-110, Table 37-30.50, and Footnote 7 [Residential Medium Density (R-M) Zoning District] as follows (changes in strikethrough/underline format):

Table 37-30.50			
Residential Medium Density (R-M) Districts Use Classifications			
Land Use	R-M-3.6	R-M-2.9	Additional Use Regulations
Residential Uses			
Accessory Dwelling Units, Other	P	P	(7)

(7)	See Section 37-50.250 , Accessory dwelling units, An accessory dwelling unit shall only be permitted on a lot with a single family detached dwelling shall be permitted pursuant to State ADU Law.
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The Amendment would modify Zoning Code Section 37-30-160, Table 37-30.70, and Footnote 8 [Residential High Density (R-H) Zoning District] as follows (changes in strikethrough/underline format):

Table 37-30.50			
Residential High Density (R-H) Districts Use Classifications			
Land Use	R-H-2.1	R-H-1.8	Additional Use Regulations
Residential Uses			
Accessory Dwelling Units, Other	P	P	(8)

(8)	See Section 37-50.250; Accessory dwelling units. An accessory dwelling unit shall only be permitted on a lot with a single family detached dwelling shall be permitted pursuant to State ADU Law.
-----	--

The Amendment would modify Zoning Code Section 37-30-390, Table 37-30.170, delete Footnote 12 applicability to Accessory Dwelling Units and add Footnote 15 [Public/Semipublic (PS) Zoning District] as follows (changes in strikethrough/underline format):

Table 37-30.30		
Public/Semipublic (PS) Use Classifications		
Land Use	PS	Additional Use Regulations
Residential Uses		
Accessory Dwelling Units, Other	CUP <u>P</u>	(12)(13) (<u>15</u>)

(<u>15</u>)	<i>Accessory dwelling units shall be permitted pursuant to State ADU Law.</i>
---------------	---

The Amendment would modify Zoning Code Section 37-30-430, Table 37-30.190, and Footnote 6 [New Urbanism (NU) Zoning Districts] as follows (changes in strikethrough/underline format):

Table 37-30.190					
New Urbanism (NU) Districts Use Classifications					

Land Use	NE (Low)	NG-1 (Medium)	NG-2 (High)	VC	Additional Use Regulations

Residential Uses						
Accessory Dwelling Units, Other		P	P	P	NP	(6)

(6)	<i>See Section 37-50.250; Accessory dwelling units. An accessory dwelling unit shall only be permitted on a lot with a single family detached dwelling shall be permitted pursuant to State ADU Law.</i>
-----	---

The Amendment would also rescind Section 37-50.250 (Accessory Dwelling Units) of Chapter 37 of the Salinas Municipal Code (Zoning Code) as follows (changes in strikethrough/underline format):

~~“Sec. 37-50.250. Accessory dwelling units.~~

- (a) ~~**Purpose.**~~ The purpose of this section is to comply with the requirements of the California Government Code relating to accessory dwelling units. In the event of any conflict between this section and the California Government Code, the California Government Code shall prevail. An accessory dwelling unit conforming to the provisions of this section shall be approved ministerially within the time limits specified by Government Code Section 65852.2 or any successor provisions.
- (b) ~~**Where Permitted.**~~
 - (1) ~~Accessory dwelling units, interior are allowed as a permitted use in the R-L district.~~
 - (2) ~~Accessory dwelling units, other are allowed as a permitted use in an A, R, or NU district, subject to subsection (d) below. All accessory dwelling units are permitted only on lots with one single family detached dwelling unit and no other dwelling units.~~
 - (3) ~~No accessory dwelling units shall be permitted in a development subject to a planned unit development permit approved under Article IV, [Division 13](#) of [Chapter 37](#), or any applicable predecessor or successor sections of this Code, unless accessory dwelling units are expressly authorized by such planned unit development permit.~~
 - (4) ~~A maximum of one accessory dwelling unit shall be permitted per lot or parcel. An accessory dwelling unit shall not be sold separately from the principal dwelling unit.~~
- (c) ~~**Development Regulations and Design Standards Accessory dwelling unit, interior.**~~
 - (1) ~~The accessory dwelling unit must have exterior access independent from the existing single family detached dwelling unit.~~
 - (2) ~~Side and rear setbacks must be determined to be sufficient for fire safety by the building official.~~
 - (3) ~~No new or separate utility connection directly between the accessory dwelling unit and the utility may be required.~~
 - (4) ~~Sprinklers may not be required for the accessory dwelling unit unless they are required for the existing single family detached dwelling unit.~~

- (5) — The total floor area of an accessory dwelling unit, interior, shall not exceed the greater of one thousand two hundred square feet or fifty percent of the existing living area of the primary residence.
- (d) — **Development Regulations and Design Standards — Accessory dwelling unit, other.**
- (1) — Floor Area.
- (A) — The total floor area of a detached accessory dwelling unit shall not exceed a maximum of one thousand two hundred square feet of gross floor area.
- (B) — The total floor area of an attached accessory dwelling unit shall not exceed a maximum of fifty percent of the existing living area of the primary residence, not to exceed a maximum of one thousand two hundred square feet.
- (C) — Accessory dwelling units that require additional floor area for the unit are prohibited on the second floor of a single family detached dwelling unit. Accessory dwelling units may be located within an existing second floor of a single family detached dwelling unit subject to the requirements of subsection (c) of this section.
- (2) — Design. The exterior design of the accessory dwelling unit shall be in harmony with the principal dwelling unit. This shall be accomplished through the use of building materials, architectural design, height, scale, exterior colors, and finishes that are compatible with the principal dwelling unit. Accessory dwelling units shall be designed so as not to adversely affect the character of the surrounding neighborhood. The design standards of the base zoning district shall apply. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.
- (3) — Sprinklers. Sprinklers may not be required for the accessory dwelling unit unless they are required for the existing single family detached dwelling unit.
- (e) — **Other Development Standards.** Except as modified by this section, the accessory dwelling unit shall conform to all applicable development regulations established for single family detached dwelling units in the underlying zoning district, including without limitation, the maximum height, required yards, minimum usable open space requirements for single family detached dwelling units in the applicable zoning district, and distance between structures.
- (f) — **Parking.** One off street parking space shall be provided for each bedroom in the accessory dwelling unit, and parking required for the single family dwelling units shall be provided on the same site in accordance with [Section 37-50.360](#), off street parking and loading spaces regulations. A minimum of one off street parking space shall be provided for an efficiency unit off street parking for accessory dwelling units may be provided as tandem parking on an existing legal driveway or in setbacks, excluding the front or side corner setbacks of a site; however off street parking spaces for accessory dwelling units are not required in any of the following instances:

- ~~(1) The accessory dwelling unit is located within one half mile of a public transit stop.~~
- ~~(2) The accessory dwelling unit is located within an architecturally and historically significant historic district.~~
- ~~(3) The accessory dwelling unit is an "accessory dwelling unit, interior" as defined in this [Chapter 37](#).~~
- ~~(4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.~~
- ~~(5) When there is a car share vehicle pickup location located within one block of the accessory dwelling unit.~~

~~Notwithstanding the above, if the accessory dwelling unit replaces an existing garage, carport, or covered parking structure, replacement spaces must be provided to meet the requirements of *Division 2 of this Chapter 37*. Such replacement spaces may be provided as garaged spaces, covered spaces, uncovered spaces on a legal driveway, tandem spaces, or mechanical parking lifts on the same lot as the primary residence. As used in this subsection (f), "driveway" shall mean a private roadway or travel way and its access point from a public street for the exclusive use of the occupants of a property and their guests.~~

- ~~(g) **Density.** An accessory dwelling unit which conforms to the requirements of this section shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use, consistent with the Salinas general plan and zoning designation for the lot.~~
- ~~(h) **Deed Restriction.** The owner of the parcel of land upon which the accessory dwelling unit is proposed to be located shall execute a deed restriction, running with the land, in a form satisfactory to and approved by the city, which states that the second dwelling unit shall not be rented for terms less than thirty days, that the lot shall be developed and maintained in conformance with this section, and that the requirements of this section are binding upon any successor in ownership of the property. Such deed restriction shall be filed by the city planner for recordation by the Monterey County recorder's office prior to issuance of any building permits for the accessory dwelling unit.~~
- ~~(i) **Administrative Fee.** The city may charge an administrative fee for monitoring compliance with the provisions of this section as determined by the city council."~~

The rescinding of Zoning Code Section 37-50.250 requires the City to continue to process applications for ADUs and JADUs pursuant to State law as per Government Code Section 66316 until a City Ordinance for the processing of ADUs is approved by the State.

The revision of the "Accessory Dwelling Unit" (ADU) definitions from Zoning Code Section 37-10.250 are proposed because they are not consistent with the State definitions of "Accessory Dwelling Unit" and "Junior Accessory Dwelling Unit". The revisions to Zoning Code Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430 are also required for Zoning Code consistency with the modified definitions and State ADU Law.

CONCLUSION:

The proposed Zoning Code Amendment would modify “Accessory Dwelling Unit” definitions of Section 37-10.250 (“A” definitions), modify Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, rescind Section 37-50.250 (Accessory Dwelling Units), and apply applicable State standards for the processing of Accessory Dwelling Unit (ADU) applications. Findings in support of the Amendment are incorporated in the attached Planning Commission Resolution.

CEQA CONSIDERATION:

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The proposed Zoning Code Amendment is categorically exempt (Class 5) from further environmental analysis per CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations).

TIME CONSIDERATION:

The proposed project is a request for a Zoning Code Amendment, which is a legislative act and not subject to the Permit Streamlining Act (PSA).

ALTERNATIVES AVAILABLE TO THE COMMISSION:

The Planning Commission has the following alternatives:

- 1) Affirm the findings set forth in the attached Resolution, recommending that the City Council find the Amendment exempt from CEQA and introduce and then adopt the Amendment with modifications; or
- 2) Find that the Amendment is not appropriate and establish findings at the public hearing recommending that the City Council deny the Amendment.

ATTACHMENTS:

Draft Planning Commission Resolution
Draft City Council Ordinance

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2025-___**

**RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE
TO AMEND CHAPTER 37 OF THE SALINAS MUNICIPAL CODE (ZONING CODE)
TO RESCIND SECTION 37-50.250 (ACCESSORY DWELLING UNITS) , REMOVE
AND MODIFY ACCESSORY DWELLING UNIT (ADU) DEFINITIONS OF SECTION
37-10.250 (“A” DEFINITIONS), AND MODIFY THE ADU DEVELOPMENT
REGULATIONS OF SECTIONS 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390,
AND 37-30.430, AND APPLY APPLICABLE STATE ADU LAW FOR THE
PROCESSING OF ADU APPLICATIONS
(ZCA 2025-001)**

WHEREAS, on November 7, 2006, the Salinas City Council, adopted Ordinance Number 2463 replacing the existing Zoning Code; and

WHEREAS, the Salinas City Council has amended various provisions of Chapter 37 of the Salinas Municipal Code (“Zoning Code”) to allow for general changes, language clarification, and minor corrections; and

WHEREAS, On January 1, 2020, after the latest City revision to Zoning Code Section 37-50.250, California Government Code Sections 65852.2 and 65852.22 became effective; and

WHEREAS, Section 65852.2 allowed for the development of ADUs and Section 65852.22 allowed for the development of Junior Accessory Dwelling Units (JADUs). On March 25, 2024, these Government Code Sections were renamed Government Code Sections 66314 – 66332 (ADUs), Government Code Sections 66333 – 66339 (JADUs), and Government Code Sections 66340 – 66342 (ADU Home Sales); and

WHEREAS, the City’s ADU Ordinance has not been updated to be compliant with State ADU Law; and

WHEREAS, to avoid confusion, the State Housing and Community Development Department (HCD) recommends that the City rescind the current ADU Ordinance and follow the State ADU Law and guidelines until a compliant ADU ordinance is adopted; and

WHEREAS, an updated ADU ordinance is being prepared as part of Phase One of the Zoning Code Update currently underway and scheduled for completion in spring 2026; and

WHEREAS, on November 19, 2025, at a duly noticed public hearing, the Salinas Planning Commission recommended that the City Council introduce and adopt Zoning Code Amendment 2025-001, to amend Chapter 37 of the Salinas Municipal Code (Zoning Code) to rescind Section 37-50.250 (Accessory Dwelling Units), remove and modify Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 (“A” definitions), modify development regulations of Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, and apply applicable State standards for the processing of Accessory Dwelling Unit (ADU) applications; and

WHEREAS, on November 19, 2025, the Salinas Planning Commission weighed the evidence presented at hearing, including the Staff Report which is on file at the Community

Development Department together with the record of environmental review and hereby finds that the following amendment will not have the effect of reversing policies of the Salinas General Plan or other plans and policies previously adopted by the City Council and finds the project to be categorically exempt from the California Environmental Quality Act (CEQA), as follows:

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that the Commission recommends that the City Council find the project to be categorically exempt from the California Environmental Quality Act and introduce and then adopt Zoning Code Amendment 2025-001; 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:

Categorical Exemption:

- 1. The project has been found to be a Class 5 Categorical Exemption pursuant to Guidelines Section 15305 of the Guidelines to the California Environmental Quality Act (CEQA).***

The proposed Zoning Code Amendment amends Chapter 37 of the Salinas Municipal Code (Zoning Code) to rescind Section 37-50.250 (Accessory Dwelling Units), remove and modify Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 (“A” definitions), modify development regulations of Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, and apply applicable State ADU Law and guidelines for the processing of Accessory Dwelling Unit (ADU) applications.

WHEREAS, the Salinas Planning Commission adopts the following findings, as set forth in Zoning Code Section 37-60.1120, as the basis for its introduction and adoption of the proposed Zoning Code Amendment:

Zoning Code Amendment 2025-001:

- 1. The Amendment is consistent with the Salinas General Plan and other plans and policies adopted by the Salinas City Council.***

The proposed Zoning Code Amendment amends Chapter 37 of the Salinas Municipal Code (Zoning Code) to rescind Section 37-50.250 (Accessory Dwelling Units), remove and modify Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 (“A” definitions), modify development regulations of Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, and apply applicable State ADU Law and guidelines for the processing of Accessory Dwelling Unit (ADU) applications.

The proposed Zoning Code Amendment would remove the existing Accessory Dwelling Unit (ADU) Ordinance along with removal and modification of ADU definitions and the modification of Zoning Code development regulations for ADU so that the Zoning Code is in

consistent with applicable State ADU law. As a result, ZCA 2025-001 would be consistent with the General Plan and Zoning Code.

2. The Amendment will not have the effect of reversing the policies of the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.

The proposed Zoning Code Amendment addresses non-compliance with State ADU law. The Amendment amends Chapter 37 of the Salinas Municipal Code (Zoning Code) to rescind Section 37-50.250 (Accessory Dwelling Units), removes and modifies Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 ("A" definitions), modifies development regulations of Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, and applies applicable State ADU law and guidelines for the processing of Accessory Dwelling Unit (ADU) applications.

The Zoning Code Amendment would be consistent with Goal H-1 of the General Plan Housing Element by providing a range of housing types and a variety of affordability levels to address existing and projected housing construction needs in Salinas. It would also be consistent with Goal H-3 of the General Plan Housing Element by assisting in ensuring that all segments of the community have access to safe and decent housing that meets their diverse needs. The Zoning Code Amendment would allow for the continued processing of ADU applications pursuant to applicable State ADU Law. In addition, the City is currently drafting a new ADU Ordinance which would be consistent with State ADU Law as part of Phase One of the Zoning Code Update.

3. The Amendment would not create an isolated district unrelated to adjacent zoning districts.

The Zoning Code Amendment amends Zoning Code text and would not rezone or create new zoning districts. Therefore, the Zoning Code Amendment would not create any isolated districts unrelated to adjacent zoning districts.

4. The City has the capability to provide public utilities, roads, and services to serve the uses allowed by the proposed amendment.

Salinas is an urbanized area and public infrastructure is presently in place to serve most uses. The proposed Amendment would not create the need for additional infrastructure.

PASSED AND APPROVED this 19th day of November 2025, 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 19, 2025, 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

ORDINANCE NO. _____ (N.C.S)

AN ORDINANCE AMENDING CHAPTER 37 OF THE SALINAS MUNICIPAL CODE (ZONING CODE) TO RESCIND SECTION 37-50.250 (ACCESSORY DWELLING UNITS), REMOVE AND MODIFY ACCESSORY DWELLING UNIT (ADU) DEFINITIONS OF SECTION 37-10.250 (“A” DEFINITIONS), AND MODIFY THE ADU DEVELOPMENT REGULATIONS OF SECTIONS 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, AND 37-30.430, AND APPLY APPLICABLE STATE ADU LAW FOR THE PROCESSING OF ADU APPLICATIONS (ZCA 2025-001)

City Attorney Impartial Analysis

The proposed ordinance amends the Salinas Zoning Code to delete the provisions applicable to Accessory Dwelling Units (ADUs). The deletions are necessary to bring the Salinas Zoning Code’s regulations of ADUs into compliance with State law. By deleting the provisions applicable to ADUs, the City would apply the State’s regulations related to ADUs.

WHEREAS, on November 7, 2006, the Salinas City Council, adopted Ordinance Number 2463 replacing the then existing Zoning Code; and

WHEREAS, the Salinas City Council has amended various provisions of Chapter 37 of the Salinas Municipal Code (“Zoning Code”) to allow for general changes, language clarification, and minor corrections; and

WHEREAS, On January 1, 2020, after the latest City revision to Zoning Code Section 37-50.250, California Government Code Sections 65852.2 and 65852.22 became effective; and

WHEREAS, Section 65852.2 allowed for the development of ADUs and Section 65852.22 allowed for the development of Junior Accessory Dwelling Units (JADUs). On March 25, 2024, these Government Code Sections were renamed Government Code Sections 66314 – 66332 (ADUs), Government Code Sections 66333 – 66339 (JADUs), and Government Code Sections 66340 – 66342 (ADU Home Sales); and

WHEREAS, the City’s ADU Ordinance has not been updated to be compliant with State ADU Law; and

WHEREAS, to avoid confusion, the State Housing and Community Development Department (HCD) recommends that the City rescind the current ADU Ordinance and follow the State ADU Law and guidelines until a compliant ADU ordinance is adopted; and

WHEREAS, an updated ADU ordinance is being prepared as part of Phase One of the Zoning Code Update currently underway and scheduled for completion in spring 2026; and

WHEREAS, on November 19, 2025, at a duly noticed public hearing, the Salinas Planning Commission recommended that the City Council introduce and adopt Zoning Code Amendment 2025-001, to amend Chapter 37 of the Salinas Municipal Code (Zoning Code) to rescind Section

37-50.250 (Accessory Dwelling Units), remove and modify Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 (“A” definitions), modify development regulations of Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, and apply applicable State standards for the processing of Accessory Dwelling Unit (ADU) applications; and

WHEREAS, on December 9, 2025, at a duly noticed public hearing, the City Council weighed the evidence, including the Staff Report which is on file at the Community Development Department together with the record of environmental review and hereby finds that the following amendment will not have the effect of reversing policies of the Salinas General Plan or other plans and policies previously adopted by the City Council and the City Council finds the project to be categorically exempt from the California Environmental Quality Act (CEQA), as follows:

Categorical Exemption:

- 1. The project has been found to be a Class 5 Categorical Exemption pursuant to Guidelines Section 15305 of the Guidelines to the California Environmental Quality Act (CEQA);***

The proposed Zoning Code Amendment is a response to a request from the State of California to amend Chapter 37 of the Salinas Municipal Code (Zoning Code) to rescind Section 37-50.250 (Accessory Dwelling Units), remove and modify Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 (“A” definitions), modify development regulations of Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, and apply applicable State standards for the processing of Accessory Dwelling Unit (ADU) applications.

WHEREAS, the Salinas City Council adopts the following findings, as set forth in Zoning Code Section 37-60.1120, as the basis for its introduction and adoption of the proposed Zoning Code Amendment:

Zoning Code Amendment 2025-001:

- 1. The Amendment is consistent with the Salinas General Plan and other plans and policies adopted by the Salinas City Council.***

The proposed Zoning Code Amendment amends Chapter 37 of the Salinas Municipal Code (Zoning Code) to rescind Section 37-50.250 (Accessory Dwelling Units), remove and modify Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 (“A” definitions), modify development regulations of Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, and apply applicable State ADU Law and guidelines for the processing of Accessory Dwelling Unit (ADU) applications.

The proposed Zoning Code Amendment would remove the existing Accessory Dwelling Unit (ADU) Ordinance along with removal and modification of ADU definitions and the modification of Zoning Code development regulations for ADU so that the Zoning Code is in consistent with applicable State ADU law. As a result, ZCA 2025-001 would be consistent with the General Plan and Zoning Code.

2. *The Amendment will not have the effect of reversing the policies of the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.*

The proposed Zoning Code Amendment amends Chapter 37 of the Salinas Municipal Code (Zoning Code) to rescind Section 37-50.250 (Accessory Dwelling Units), remove and modify Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 (“A” definitions), modify development regulations of Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, and apply applicable State ADU Law and guidelines for the processing of Accessory Dwelling Unit (ADU) applications.

The Zoning Code Amendment would be consistent with Goal H-1 of the General Plan Housing Element by providing a range of housing types and a variety of affordability levels to address existing and projected housing construction needs in Salinas. It would also be consistent with Goal H-3 of the General Plan Housing Element by assisting in ensuring that all segments of the community have access to safe and decent housing that meets their diverse needs. The Zoning Code Amendment would allow for the continued processing of ADU applications pursuant to applicable State ADU Law. In addition, the City is currently drafting a new ADU Ordinance which would be consistent with State ADU Law.

3. *The Amendment would not create an isolated district unrelated to adjacent zoning districts.*

The Zoning Code Amendment is an amendment to the text of the Zoning Code and would not rezone or create new zoning districts. Therefore, the Zoning Code Amendment would not create any isolated districts unrelated to adjacent zoning districts.

4. *The City has the capability to provide public utilities, roads, and services to serve the uses allowed by the proposed amendment.*

Salinas is an urbanized area and public infrastructure is presently in place to serve most uses. The proposed Amendment would not create the need for additional infrastructure.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF SALINAS AS FOLLOWS: (Revisions are shown in underline/~~strikethrough~~ text)

SECTION 1. Remove the following definitions from Zoning Code Section 37-10.250 as follows:

“Sec. 37-10.250. – “A” definitions.

Accessory Dwelling Unit. An attached or a detached residential dwelling unit defined as either an Accessory Dwelling Unit (ADU) or a Junior Accessory Dwelling (JADU) that is constructed in compliance with State ADU law. ~~which provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, which is located on the same parcel as a single-family detached dwelling unit. An accessory dwelling unit must contain at least one hundred fifty square feet of floor area and may consist of an efficiency unit, as defined in~~

Section 17958.1 of Health and Safety Code; or a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Accessory Dwelling Unit, Interior. An accessory dwelling unit which is constructed in the R-L district entirely within the existing and legally created space of a single family detached dwelling unit or accessory structure.

Accessory Dwelling Unit, Other. An accessory dwelling unit which is constructed either as a new detached accessory structure; as an addition to an existing single family detached dwelling unit or an existing accessory structure; or entirely within the existing and legally created space of a single family detached dwelling unit or accessory structure but not in the R-L district.

SECTION 2. Modify Zoning Code Section 37-30-020, Table 37-30.10, and Footnote 6 [Agricultural (A) Zoning District] as follows:

Table 37-30.10 Agricultural (A) District Use Classifications		
Land Use	A	Additional Use Regulations
Residential Uses		
Accessory Dwelling Units, Other	P	(6)

(6)	<i>See Section 37-50.250, Accessory dwelling units. An accessory dwelling unit shall only be permitted on a lot with a single family detached dwelling shall be permitted pursuant to State ADU law.</i>	
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SECTION 3. Modify Zoning Code Section 37-30-060, Table 37-30.30, and Footnote 6 [Residential Low Density (R-L-5.5) Zoning District] as follows:

Table 37-30.30 Residential Low District (R-L) Use Classifications		
Land Use	R-L-5.5	Additional Use Regulations
Residential Uses		
Accessory Dwelling Units, Interior	P	(5)
Accessory Dwelling Units, Other	P	(5)

(5)	See Section 37-50.250, Accessory dwelling units, An accessory dwelling unit shall only be permitted on a lot with a single family detached dwelling shall be permitted pursuant to State ADU law.
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SECTION 4. Modify Zoning Code Section 37-30-110, Table 37-30.50, and Footnote 7 [Residential Medium Density (R-M) Zoning District] as follows:

Table 37-30.50			
Residential Medium Density (R-M) Districts Use Classifications			
Land Use	R-M-3.6	R-M-2.9	Additional Use Regulations
Residential Uses			
Accessory Dwelling Units, Other	P	P	(7)

(7)	See Section 37-50.250, Accessory dwelling units, An accessory dwelling unit shall only be permitted on a lot with a single family detached dwelling shall be permitted pursuant to State ADU law.
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SECTION 5. Modify Zoning Code Section 37-30-160, Table 37-30.70, and Footnote 8 [Residential High Density (R-H) Zoning District] as follows:

Table 37-30.50			
Residential High Density (R-H) Districts Use Classifications			
Land Use	R-H-2.1	R-H-1.8	Additional Use Regulations
Residential Uses			
Accessory Dwelling Units, Other	P	P	(8)

(8)	See Section 37-50.250, Accessory dwelling units, An accessory dwelling unit shall only be permitted on a lot with a single family detached dwelling shall be permitted pursuant to State ADU law.
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SECTION 6. Modify Zoning Code Section 37-30-390, Table 37-30.170, delete Footnote 12 applicability to Accessory Dwelling Units and add Footnote 15 [Public/Semipublic (PS) Zoning District] as follows:

Table 37-30.30

Public/Semipublic (PS) Use Classifications		
Land Use	PS	Additional Use Regulations
Residential Uses		
Accessory Dwelling Units; Other	CUP P	(42)(13)(15)

(15)	<i>Accessory dwelling units shall be permitted pursuant to State ADU law.</i>
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SECTION 7. Modify Zoning Code Section 37-30-430, Table 37-30.190, and Footnote 6 [New Urbanism (NU) Zoning Districts] as follows:

Table 37-30.190
New Urbanism (NU) Districts Use Classifications

Land Use	NE (Low)	NG-1 (Medium)	NG-2 (High)	VC	Additional Use Regulations
Residential Uses					
Accessory Dwelling Units; Other	P	P	P	NP	(6)

(6)	<i>See Section 37-50.250; Accessory dwelling units. An accessory dwelling unit shall only be permitted on a lot with a single family detached dwelling shall be permitted pursuant to State ADU law.</i>
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SECTION 8. Rescind Section 37-50.250 (Accessory Dwelling Units) of Chapter 37 of the Salinas Municipal Code (Zoning Code) as follows:

~~“Sec. 37-50.250. Accessory dwelling units.~~

- (a) ~~**Purpose.** The purpose of this section is to comply with the requirements of the California Government Code relating to accessory dwelling units. In the event of any conflict between this section and the California Government Code, the California Government Code shall prevail. An accessory dwelling unit conforming to the provisions of this section shall be approved ministerially within the time limits specified by Government Code Section 65852.2 or any successor provisions.~~
- (b) ~~**Where Permitted.**~~
- (1) ~~Accessory dwelling units, interior are allowed as a permitted use in the R-L district.~~
- (2) ~~Accessory dwelling units, other are allowed as a permitted use in an A, R, or NU district, subject to subsection (d) below. All accessory dwelling units~~

are permitted only on lots with one single family detached dwelling unit and no other dwelling units.

(3) — No accessory dwelling units shall be permitted in a development subject to a planned unit development permit approved under Article IV, [Division 13](#) of [Chapter 37](#), or any applicable predecessor or successor sections of this Code, unless accessory dwelling units are expressly authorized by such planned unit development permit.

(4) — A maximum of one accessory dwelling unit shall be permitted per lot or parcel. An accessory dwelling unit shall not be sold separately from the principal dwelling unit.

(c) — ~~Development Regulations and Design Standards — Accessory dwelling unit, interior.~~

(1) — The accessory dwelling unit must have exterior access independent from the existing single family detached dwelling unit.

(2) — Side and rear setbacks must be determined to be sufficient for fire safety by the building official.

(3) — No new or separate utility connection directly between the accessory dwelling unit and the utility may be required.

(4) — Sprinklers may not be required for the accessory dwelling unit unless they are required for the existing single family detached dwelling unit.

(5) — The total floor area of an accessory dwelling unit, interior, shall not exceed the greater of one thousand two hundred square feet or fifty percent of the existing living area of the primary residence.

(d) — ~~Development Regulations and Design Standards — Accessory dwelling unit, other.~~

(1) — Floor Area.

(A) — The total floor area of a detached accessory dwelling unit shall not exceed a maximum of one thousand two hundred square feet of gross floor area.

(B) — The total floor area of an attached accessory dwelling unit shall not exceed a maximum of fifty percent of the existing living area of the primary residence, not to exceed a maximum of one thousand two hundred square feet.

(C) — Accessory dwelling units that require additional floor area for the unit are prohibited on the second floor of a single family detached dwelling unit. Accessory dwelling units may be located within an existing second floor of a single family detached dwelling unit subject to the requirements of subsection (c) of this section.

(2) — Design. The exterior design of the accessory dwelling unit shall be in harmony with the principal dwelling unit. This shall be accomplished through the use of building materials, architectural design, height, scale, exterior colors, and finishes that are compatible with the principal dwelling unit. Accessory dwelling units shall be designed so as not to adversely affect the character of the surrounding neighborhood. The design standards of the base zoning district shall apply. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

- (3) ~~Sprinklers. Sprinklers may not be required for the accessory dwelling unit unless they are required for the existing single-family detached dwelling unit.~~
- (e) ~~**Other Development Standards.** Except as modified by this section, the accessory dwelling unit shall conform to all applicable development regulations established for single-family detached dwelling units in the underlying zoning district, including without limitation, the maximum height, required yards, minimum usable open space requirements for single-family detached dwelling units in the applicable zoning district, and distance between structures.~~
- (f) ~~**Parking.** One off-street parking space shall be provided for each bedroom in the accessory dwelling unit, and parking required for the single-family dwelling units shall be provided on the same site in accordance with [Section 37-50.360](#), off-street parking and loading spaces regulations. A minimum of one off-street parking space shall be provided for an efficiency unit off-street parking for accessory dwelling units may be provided as tandem parking on an existing legal driveway or in setbacks, excluding the front or side-corner setbacks of a site; however off-street parking spaces for accessory dwelling units are not required in any of the following instances:~~
- (1) ~~The accessory dwelling unit is located within one-half mile of a public transit stop.~~
 - (2) ~~The accessory dwelling unit is located within an architecturally and historically significant historic district.~~
 - (3) ~~The accessory dwelling unit is an "accessory dwelling unit, interior" as defined in this [Chapter 37](#).~~
 - (4) ~~When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.~~
 - (5) ~~When there is a car share vehicle pickup location located within one block of the accessory dwelling unit.~~

~~Notwithstanding the above, if the accessory dwelling unit replaces an existing garage, carport, or covered parking structure, replacement spaces must be provided to meet the requirements of *Division 2 of this [Chapter 37](#)*. Such replacement spaces may be provided as garaged spaces, covered spaces, uncovered spaces on a legal driveway, tandem spaces, or mechanical parking lifts on the same lot as the primary residence. As used in this subsection (f), "driveway" shall mean a private roadway or travel way and its access point from a public street for the exclusive use of the occupants of a property and their guests.~~

- (g) ~~**Density.** An accessory dwelling unit which conforms to the requirements of this section shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use, consistent with the Salinas general plan and zoning designation for the lot.~~
- (h) ~~**Deed Restriction.** The owner of the parcel of land upon which the accessory dwelling unit is proposed to be located shall execute a deed restriction, running with the land, in a form satisfactory to and approved by the city, which states that the second dwelling unit shall not be rented for terms less than thirty days, that the lot shall be developed and maintained in conformance with this section, and that the requirements of this section are binding upon any successor in ownership of the property. Such deed restriction shall be filed by the city planner for recordation by~~

~~the Monterey County recorder's office prior to issuance of any building permits for the accessory dwelling unit.~~

- ~~(i) **Administrative Fee.** The city may charge an administrative fee for monitoring compliance with the provisions of this section as determined by the city council."~~

SECTION 9. This Ordinance shall take effect and be in force thirty days from and after its adoption.

SECTION 10. The Salinas City Clerk is hereby directed to cause the following summary of this ordinance to be published by one (1) insertion in The Monterey Herald, a newspaper of general circulation published and circulated in the City of Salinas and hereby designated for that purpose by the Salinas City Council:

"An Ordinance amending Chapter 37 of the Salinas Municipal Code (Zoning Code) to comply with a State request to rescind Section 37-50.250 (Accessory Dwelling Units), remove and modify Accessory Dwelling Unit (ADU) definitions of Section 37-10.250 ("A" definitions), modify the ADU development regulations of Sections 37-30.020, 37-30-060, 37-30-110, 37-30.160, 37-30.390, and 37-30.430, and apply applicable State standards for the processing of ADU applications. (ZCA 2025-001)."

SECTION 11. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Salinas City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

This Ordinance was introduced and read on December 9, 2025, and passed and adopted on December 9, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED

Dennis Donohue, Mayor

ATTEST

Patricia M. Barajas, City Clerk

APPROVED AS TO FORM

Christopher A. Callihan, City Attorney

I:\ComDev\Planning Share Space\Zoning Code Amendments\ZCA 2025-001 - Rescind ADU Ordinance (Sec. 37-50.250)\ZCA 2025-001 Draft
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