



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: NOVEMBER 17, 2020

DEPARTMENT: COMMUNITY DEVELOPMENT DEPARTMENT

FROM: MEGAN HUNTER, COMMUNITY DEVELOPMENT DIRECTOR

THROUGH: COURTNEY GROSSMAN, PLANNING MANAGER

BY: THOMAS WILES, SENIOR PLANNER

TITLE: PLANNED UNIT DEVELOPMENT PERMIT 2020-001 AND RESUBDIVISION 2020-004; REQUEST TO SUBDIVIDE A 9,000 SQUARE-FOOT LOT INTO TWO (2) LOTS OF 4,200 AND 4,800 SQUARE-FEET WITH ALTERNATIVE DEVELOPMENT STANDARDS LOCATED AT 115 AND 119 WEST SAN LUIS STREET IN THE COMMERCIAL OFFICE/RESIDENTIAL – CENTRAL CITY OVERLAY – DOWNTOWN NEIGHBORHOOD AREA (CO/R-CC-DN) ZONING DISTRICT

RECOMMENDED MOTION:

A motion to approve a Resolution finding the project exempt pursuant to Sections 15332 and 15315 of the CEQA Guidelines, affirm the findings, and approve Planned Unit Development Permit 2020-001 and Resubdivision 2020-004.

RECOMMENDATION:

It is recommended that City Council approve a Resolution finding the project exempt pursuant to Sections 15332 and 15315 of the CEQA Guidelines, affirm the findings, and approve Planned Unit Development Permit 2020-001 and Resubdivision 2020-004.

EXECUTIVE SUMMARY:

Ercole and Michelle Borgomini, Applicant and Property Owners are requesting approval to subdivide a 9,000 square-foot lot containing two detached dwelling units into two (2) lots with alternative development standards as described below:

1. 115 West San Luis Street: 4,200 square-foot interior lot containing an existing 1,008 square-foot single-family detached dwelling unit, an existing 537 square foot garage proposed to be demolished, and a proposed 732 square-foot ADU; and
2. 119 West San Luis Street: 4,800 square-foot corner lot containing an existing 1,625 square-

foot single-family detached dwelling unit, an existing 238 square foot garage proposed to be demolished, and a proposed 420 square-foot ADU.

The proposed lots rely on a Planned Unit Development Permit (PUD) to create alternative development standards because the proposed lot lines and existing building locations would not comply with the minimum required setbacks and usable open space. Pursuant to Zoning Code Section 37-60.970(b), the Resubdivision and the PUD applications are being processed concurrently.

BACKGROUND:

The property is located in the Commercial Office/Residential – Central City Overlay – Downtown Neighborhood Area (CO/R-CC-DN) District. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North:	John Steinbeck Library/Public/Semipublic – Central City Overlay – Downtown Core Area (PS-CC-DC)
South:	Residential/Commercial Office/Residential – Central City Overlay – Downtown Neighborhood Area (CO/R-CC-DN)
East:	Residential/Commercial Office/Residential – Central City Overlay – Downtown Neighborhood Area (CO/R-CC-DN)
West:	Residential/Commercial Office/Residential – Central City Overlay – Downtown Neighborhood Area (CO/R-CC-DN)

On November 4, 2020, after public review and comment, the Planning Commission voted 6-0 to adopt the attached Planning Commission Resolution 2020-010 recommending that the City Council find the project exempt from the California Environmental Quality Act (CEQA) and approve Planned Unit Development Permit 2020-001 and Resubdivision 2020-004.

DISCUSSION:

The Planned Unit Development Permit (PUD) and Resubdivision would authorize subdivision of an existing 9,000 square-foot lot containing two (2) single family dwelling units into two (2) lots of 4,200 and 4,800 square-feet each containing one single family dwelling unit. Future construction of ADU's on each of the lots may subsequently occur, subject to an administrative building permit process.

Per Zoning Code Section 37-30.200, Table 37-30.90, "Single-family dwellings – Detached" are permitted in the CO/R District through the building permit process. Per Zoning Code Section 37-30.210, Table 37-30.100, Footnote (A)(1), development standards for residential development in CO/R District shall be in accordance with the Residential High Density (R-H-2.1) District regulations. Per Zoning Code Section 37-30.170, Table 37-30.80, Footnote (N), single-family detached dwellings in the Residential High Density (R-H) District shall be subject to the R-M-3.6 District regulations. Accordingly, the proposed project shall comply with the Development standards of the R-M-3.6 District as stated in Zoning Code Section 37-30.120, Table 37-30.60.

The Development Summary Table below illustrates the CO/R Development Standards. Non-conforming development standards are shown in italics and underlined.

Development Summary Table

	<u>CO/R (R-M- 3.6) District</u>	115 West San Luis Street	119 West San Luis Street	115 West San Luis Street	119 West San Luis Street
		Existing	Existing	Proposed PUD	Proposed PUD
Lot size sq ft min	3,600	4,200	4,800	4,200	4,800
Lot area per unit	N/A	N/A	N/A	N/A	N/A
Lot width ft min	40	42	48	<i>42</i>	<i>48</i>
Corner Lots ft min	45	N/A	48	<i>N/A</i>	<i>48</i>
Lot depth ft min	70	100	100	<i>100</i>	<i>100</i>
Lot frontage ft min	35	42	48	<i>42</i>	<i>48</i>
Yards					
Front ft min	15	17	<u><i>11.59</i></u>	<i>15 SFD</i>	<i>11 SFD</i>
Side ft min	5	<u><i>0</i></u>	<u><i>0</i></u>	<i>3 SFD 5 ADU</i>	<i>4 SFD 5 ADU</i>
Corner Side ft min	15	N/A	<u><i>0</i></u>	<i>N/A</i>	<i>8 SFD 15 ADU</i>
Rear ft min	10	<u><i>2</i></u>	<u><i>2</i></u>	<i>10 SFD 5 ADU</i>	<i>10 SFD 5 ADU</i>
Distance between structures ft min	6	19	14	<i>10</i>	<i>10</i>
Driveway length ft min	20	75	<u><i>0</i></u>	20	20
Height ft max	30	18'-6"	20	30 SFD +/-14.3 ADU	30 SFD +/-13 ADU
Nonresidential FAR max	.40	.09	.09	.40	.40
Usable open space s.f. min. per dwelling unit (650 s.f. corner lot)	800	1,185	<u><i>520</i></u>	800	500

The existing single-family dwelling units are included in a 1989 historical survey of the City of Salinas. No significant impacts to historic resources are anticipated because there are no exterior changes proposed to the principal units. Per a Historic Survey prepared by Kent L. Seavey, dated May 26, 2019 and a Licensed Engineer's Condition Report, dated May 15, 2019 by Alex Ott, Registered Professional Engineer, the detached garages are determined to not be contributing features to the historic resource and due to deterioration are structurally unsound (see attached).

Due to the State's current housing shortage, the State of California preempts many zoning regulations that present barriers to ADU production. Accordingly, ADU's are required to comply with applicable State of California regulations. Development regulations for ADU's are governed by Government Code Sections 66852.2 and 66852.22 for Junior ADU's. Per Government Code Section 66852.2(a)(3), following approval of the PUD and Resubdivision, a subsequent building permit application for the ADU's would be considered and approved ministerially without discretionary review or a hearing.

Per Government Code Section 66852.2(d), because the ADU's are located within one-half mile walking distance of public transit, no off-street parking is required. In addition, per Government Code Section 66852.2(a)(1)(D)(xi), when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, the local agency (City of Salinas) shall not require that those off-street parking spaces be replaced. Because the Applicant/Property Owner is proposing that two (2) existing detached garages will be demolished to make room for the ADU's, off-street parking for the primary units located on each of the proposed lots will not be required. Any subsequent ADU would need to comply with all applicable State and/or City development standards. These include, but are not limited to, setbacks, building height, and usable open space, or as modified by the PUD. Concerning density, pursuant to Government Code Section 66852.2(a)(8), an ADU shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located.

As outlined in the attached resolution, the PUD and Resubdivision are consistent with the General Plan and the Zoning Code and will not affect General Plan density and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the project site. The proposed project was deemed complete on September 27, 2020. Final action is required by November 26, 2020 pursuant to Government Code Section 65950(a)(4).

CEQA CONSIDERATION:

The PUD is categorically exempt (Class 32) from further environmental analysis per CEQA Guidelines Section 15332 (*In-Fill Development Projects*). The Resubdivision is categorically exempt (Class 15) from further environmental analysis per CEQA Guidelines Section 15315 (*Minor Land Divisions*).

STRATEGIC PLAN INITIATIVE:

The proposed PUD and Resubdivision will facilitate additional housing allowing for the construction of Accessory Dwelling Units (ADU's) on-site consistent with the City Council's goal of Investment Strategies/Risk Management outlined in the Strategic Plan.

DEPARTMENTAL COORDINATION:

The Community Development Department has worked closely with the Public Works and Legal Departments on this project.

FISCAL AND SUSTAINABILITY IMPACT:

The City collects fees associated with the processing of planning entitlements. Therefore, no significant impacts to the City's General Fund are anticipated with this application.

ATTACHMENTS:

- City Council Resolution
- Planned Unit Development Permit 2020-001 and Resubdivision 2020-004 with the following Exhibits:
 - Exhibit "A" - Vicinity Map
 - Exhibit "B" – PUD Development Plan (Sheet 1 of 1)
 - Exhibit "C" - Existing Site Plan (Sheet A1)
 - Exhibit "D" - Proposed Site Plan (Sheet A2)
 - Exhibit "E" - Existing Residences (Sheet A4)
 - Exhibit "F" - Proposed Accessory Dwelling Units (Sheet A6)
 - Exhibit "G" - Conceptual Landscape Plan
 - Exhibit "H" - Parcel Map dated July 2020 (Sheet 1 of 2)
 - Exhibit "I" - Parcel Map dated July 2020 (Sheet 2 of 2)
 - Exhibit "J" - Engineer's Report dated September 25, 2020
- Planning Commission Staff Report dated November 4, 2020 without Exhibits
- Planning Commission Resolution 2020-010
- Historic Survey prepared by Kent L. Seavey, dated May 26, 2019
- Licensed Engineer's Condition Report by Alex Ott, dated May 15, 2019