

**SALINAS PLANNING COMMISSION  
RESOLUTION NO. 2026-**

**RESOLUTION APPROVING A 1,614 DETACHED SINGLE FAMILY DWELLING UNIT WITH A 748 SQUARE-FOOT ATTACHED THREE CAR GARAGE, AN 818 SQUARE-FOOT ACCESSORY DWELLING UNIT (ADU) AND AN ATTACHED 470 SQUARE-FOOT JUNIOR ACCESSORY DWELLING UNIT (JADU) LOCATED AT 110 CHESTNUT STREET IN THE RESIDENTIAL LOW DENSITY-AIRPORT OVERLAY (R-L-5.5 - AR) ZONING DISTRICT (CUP 2024-067)**

**WHEREAS**, on November 11, 2024, Julio Monroy (Monroy Designs), on behalf of Jose and Dolores Castillo, Property Owners submitted a Conditional Use Permit for Residential Design Review pursuant to Zoning Code Section 37.30-050 to the Community Development Department requesting approval to construct a 1,614 detached single family dwelling unit with a 748 square-foot attached three-car garage, an 818 square-foot Accessory Dwelling Unit (ADU) and an attached 470 square-foot Junior Accessory Dwelling Unit (JADU) on a vacant 6,500 square-foot lot located at 110 Chestnut Street in the Residential Low Density – Airport Overlay (R-L-5.5-AR) Zoning District (Assessor's Parcel Number 002-453-005-000), which is known as Conditional Use Permit 2024-067; and

**WHEREAS**, on March 16, 2026, a Notice of Intent to Approve Conditional Use Permit 2024-067 was mailed to all property owners located within 300 feet of the subject property; and

**WHEREAS**, between March 19, 2026. to March 25, 2026, multiple protest correspondence was received by the Community Development Department in response to the Notice of Intent to Approve during the 10-day notification period; and

**WHEREAS**, on April 3, 2026, a Public Hearing Notice for the April 15, 2026, Planning Commission meeting for Conditional Use Permit 2024-067 was mailed to all property owners located within 300-feet of the subject property; and

**WHEREAS**, on April 15, 2026, the Salinas Planning Commission held a duly noticed public hearing to consider Conditional Use Permit 2024-067; 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.

**NOW, THEREFORE, BE IT RESOLVED** by the Salinas Planning Commission that the Commission finds the project to be Exempt from the California Environmental Quality Act (CEQA) and approves Conditional Use Permit 2024-067; 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 15303 and 15332 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 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development) of the CEQA Guidelines. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services. Furthermore, the project is exempt pursuant to Section 15061(b)(3) 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 Low Density Residential by the 2002 Salinas General Plan. Per the General Plan, Low Density Residential provides for the development of single-family detached dwelling units. The proposed dwelling is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact City form, consistent with Land Use Policy LU-2.4. The proposed single family dwelling unit conforms to Community Design Element Policy CD-2.3, which requires infill development to be consistent with the scale and character of existing neighborhoods.

As shown on the official Zoning Map, the site is located in the Residential Low Density District. Per Section 37-30.050, the purpose of the Residential Low Density District is to provide appropriately located areas for single-family dwellings, achieve design compatibility through the use of site development regulations and design standards, encourage attractive and interesting single-family residential streetscapes, and provide adequate light, air, privacy, and open space for each dwelling unit.

**Development Regulation Compliance Table**

<b>Development Regulation</b>	<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Remarks</b>
Use Classification	Must comply with Residential Low Density Use Classifications and Infill Development Regulations	Lot is vacant, a detached SFD previously occupied the lot, but was demolished due to fire damage	Detached SFD with an attached JADU and detached ADU. CUP required for new infill development, but not for the ADU or JADU	Compliant w/ Use Classifications and Infill Dev. Regs., which require a CUP. ADU and JADU allowed pursuant to State law
Front Yard and Interior Side Yard	Must meet Infill Dev. Regulations	n/a	-	See Infill Development Regulation

				Table Section 37-50.110 50.110(g)(1)(A- F)
Side Yard – Minimum (ft.)	5’ Interior for SFD 15’ Corner for SFD 4’ for ADU	n/a	7’-6” SFD 4’ ADU	Compliant
Rear Yard – Minimum (ft.)	10’ for SFD 4’ for ADU	n/a	48’-2” for SFD and 5’-6” for the detached ADU	Compliant
Distance Between Structures – Minimum (ft.)	6’	n/a	10’-8”	Compliant
Usable Open Space per Dwelling Unit – Minimum (s.f.)	1,000 sf	n/a	1,105 sf.	Compliant
Landscaping and Irrigation	Front yard is required to include landscaping and irrigation	n/a	CUP requires final landscape plan per Zoning Code requirements	Compliant
Driveway Length – Minimum (ft.)	20’	n/a	43’	Compliant
Driveway Width – Maximum (ft.)	20’	n/a	11’-6” (This is the maximum allowed due to the proposed layout of the SFD)	Compliant
Off-Street Parking - Min.	2 garaged parking stalls; however, the site is located within ½ mile of a major transit stop. Per AB 2097 parking is not required.	n/a	3 garaged parking stalls	Compliant. Provided parking is considered optional and complies with development standards.

The proposed single-family dwelling with an attached JADU and ADU conforms with development standards and design standards as demonstrated per Section 37-30.050 and compliance table 37-30.40 as described above.

***3. The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be***

***detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and***

The site is designated Low Density Residential by the 2002 Salinas General Plan. Per the General Plan, Low Density Residential land use provides for the development of single-family detached dwelling units. The proposed dwelling is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact City form, consistent with Land Use Policy LU-2.4. The proposed single family dwelling unit conforms to Community Design Element Policy CD-2.3, which requires infill development to be consistent with the scale and character of existing neighborhoods.

Existing single-family residences surround the project site. The proposed unit would not be detrimental to the public health, safety and general welfare of the people of the City, because the design and scale is compatible with the varied designs of the adjacent dwelling units and is not expected to be in conflict with the surrounding neighborhood.

ADU and JADU development is regulated by California Government Code Sections 66310 through 66342, not by the City of Salinas Zoning Code. Pursuant to Government Code Section 66323, also known as “state exempt” or “state mandated” ADUs, certain ADUs and JADUs must be approved ministerially and are not subject to standards set forth in Government Code Sections 66314 - 66322. The proposed project with an ADU and JADU is within the regulations of the State HCD’s ADU ordinance. The City cannot prohibit the development of ADU’s and JADU’s.

***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 applied for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example, a condition requires second story windows to be frosted to address privacy concerns to be confirmed before the issuance of the building permit.

***5. The proposed dwelling, addition, or land subdivision will not adversely impact the character of the existing residential neighborhood.***

The project will not adversely impact the character of the existing neighborhood because it would be in compliance the height and scale design requirements contained in Zoning Code Section 37-50.110(g)(1)(A-F) as identified in Finding No. 6 below and in compliance with the Infill Development Regulations in Section 37-50.110(f) as identified in the table below:

#### **Infill Development Regulation**

<b>Infill Development Regulation – Zoning Code Section 37-50.110(f-g)</b>	<b>Development Standard</b>	<b>Proposed Development</b>	<b>Remarks</b>
The minimum front and corner side yards shall be determined based on the average of the	Average front yard setback in	16’, front porch	Compliant

existing front and corner side yards for single-family detached dwelling units located within the neighboring block face. For purposes of calculating the average, the smallest yard and the greatest yard shall be disregarded. For an addition to an existing single-family detached dwelling unit, the existing front or corner side yard may be maintained, if less than the average for the neighboring block face	neighboring block face is 13'	encroaches 5', which is allowed per Building Projection allowances	
The rear yard shall be in accordance with the base district regulations	Minimum 10'	48'-2"	Compliant
The minimum interior side yard shall be five feet for the first twenty feet in building height with an additional two and one-half feet of yard required for each additional five feet, or a fraction thereof, of building height as measured to the peak of the roof.	Minimum 7'-6" per the proposed height of the dwelling unit, which is 24'-10"	7'-6" along westerly interior side yard lot line, and 11'-6" along easterly interior side yard lot line	Compliant
Maximum dwelling unit size: .40 FAR or 2,500 square feet or the square footage of the existing house plus 1000 sf feet, whichever is greater	2,600 sf. (.4 x 6,500 = 2,600)	1,614 sf. The 818 ADU & 470 sf JADU not subject to FAR.	Compliant
The maximum height to the peak of the roof shall not exceed the height of the highest roof peak on the neighboring block face, or thirty feet, whichever is more	Maximum 30'	24'-10"	Compliant
The perceived scale of new dwelling units and additions should be minimized. To achieve this, two-story buildings should be stepped back from streets and adjacent smaller residential dwellings units, broken up into smaller architectural components, or include a substantial single-story element	Stepped back from streets and adjacent smaller residential dwellings units, broken up into smaller architectural components, or include a substantial single-story element	The second floor is stepped back from the street approximately 5'. The dwelling unit is proposed to be stepped back in the side yard to reduce scale	Compliant
The height and scale of new dwelling units shall follow the context of the residential block face and not overwhelm existing dwelling units with disproportionate size	The proposal should not overwhelm other	The proposal is taller than the abutting dwellings but	Compliant

	<p>dwellings in the neighboring block face</p>	<p>matches the scale of others in the block face and does not overwhelm existing dwellings. For example, the dwelling three lots to the west is larger than the proposal and includes a larger 2<sup>nd</sup> story component visible from Pajaro and Chestnut Streets</p>	
<p>Placement of windows and openings should not create a direct line sight into the living space or the backyard of adjacent properties. Where privacy is a concern, windows should be staggered, frosted, louvered, or placed above eye level at the top third of the wall</p>	<p>Should not create a direct line sight into the living space or the backyard of adjacent properties</p>	<p>2<sup>nd</sup> story side windows are required to be frosted on the bottom 2/3 of the window</p>	<p>Compliant</p>

***6. The proposed dwelling or addition will be compatible with scale, bulk, height, and location of existing single-family detached dwellings located on the neighboring block face.***

The project will be compatible with scale, bulk, height, and location of existing dwellings on the Neighboring Block Face. The Neighboring Block Face is defined as those single-family detached dwelling units situated on lots or parcels located within one hundred and fifty feet of the nearest property line of the subject site. Such lots or parcels shall include, but not be limited to, those lots or parcels that abut, face, or are located on the same street as the subject site. If a lot or parcel is vacant, undeveloped, or contains another use other than a single-family detached dwelling unit within the Neighboring Block Face, the next closest lot with a single-family detached dwelling unit shall be deemed part of the Neighboring Block Face. If any piece or portion of a lot or parcel is located within the neighboring block face, the entire parcel or lot shall be deemed to be in the Neighboring Block Face.

Per Section 37-50.110(a), the purpose of Infill Residential Development is to preserve existing

residential patterns and development, and reinforce the character and functional relationships of established neighborhoods; development is compatible in scale and height with the neighboring single-family detached residential dwelling units through the use of similar proportions, level of details, and scale; and development reflects some of the best characteristics of adjacent dwelling units in the choice of materials and colors, windows, height, and roofline. The proposed 20-foot front yard setback measured from the front property line to the dwelling unit, which meets the minimum 20-foot front yard setback. The proposed 13'-5" height does not exceed the maximum 30-foot height allowed in the R-L-5.5 Zoning District, nor dominate the adjacent structures. Proportional relationships are maintained.

The height and scale design requirements contained in Zoning Code Section 37-50.110(g)(1)(A-F) are met as follows:

- a) The height and scale of new dwelling units and additions shall follow the context of the Neighboring Block Face and not overwhelm existing dwelling units with disproportionate size.
- b) The new dwelling unit shall preserve and reinforce the character of established streetscapes by maintaining similar horizontal and vertical proportions with adjacent facades. First and second floor plate heights shall generally be consistent with those of existing dwelling units in the neighborhood.
- c) The dominant existing scale of an established neighborhood should be maintained. Special attention shall be given to the design of a new two-story dwelling units or an addition constructed in a predominately one-story neighborhood to ensure that it is similar in scale and mass with surrounding structures and contributes to a harmonious transition between the new development and the existing development. In neighborhoods with both one-story and two-story dwelling units, second story additions shall generally reflect the scale, bulk, and height of other two-story dwelling units located in the neighborhood.
- d) The perceived scale of new dwelling units and additions should be minimized. To achieve this, two-story buildings should be stepped back from streets and adjacent smaller residential dwellings units, broken up into smaller architectural components, or include a substantial single-story element.
- e) New dwelling units and additions should maintain a proportional relationship with buildings on adjacent properties including roof ridge height and eave height; and
- f) Accent materials or varied wall planes are encouraged to break up the vertical mass of two-story units and additions.

**PASSED AND APPROVED** this 15th day of April 2026, 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 April 15, 2026, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: \_\_\_\_\_

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Courtney Grossman  
Secretary