



SALINAS

RICH IN LAND | RICH IN VALUES

Future Growth Area and Housing Permit Processing

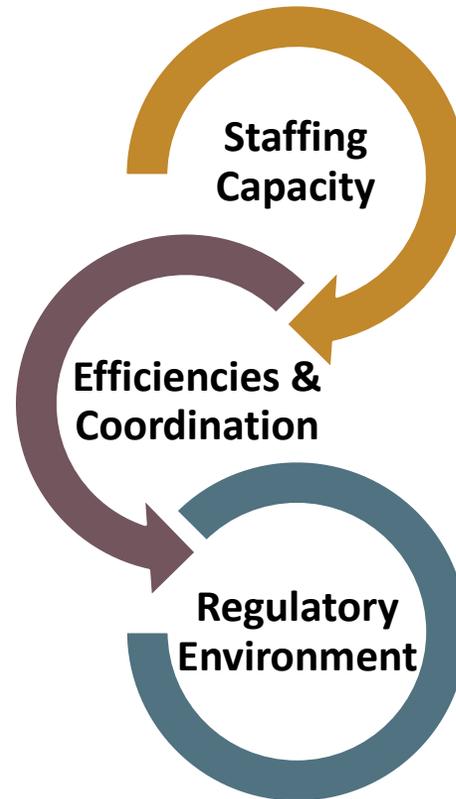
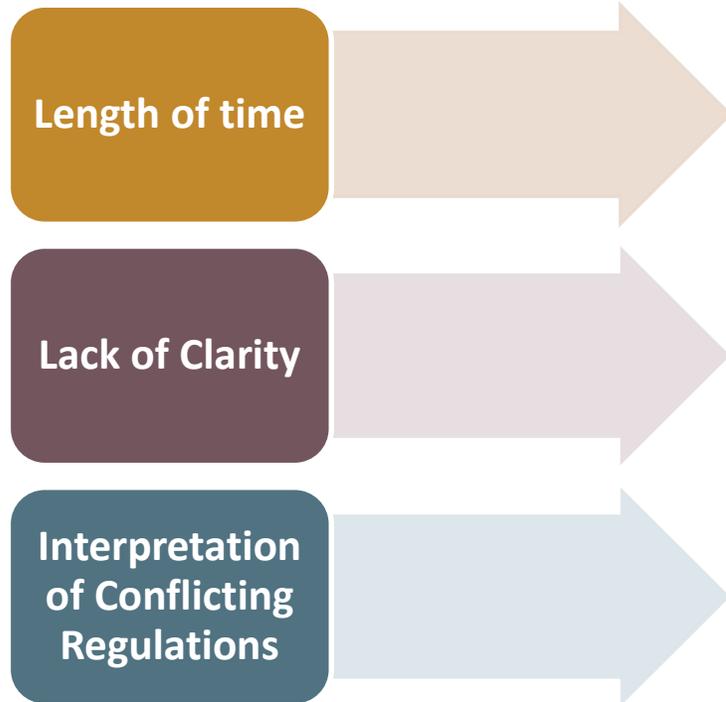
May 13, 2025

Finance Committee

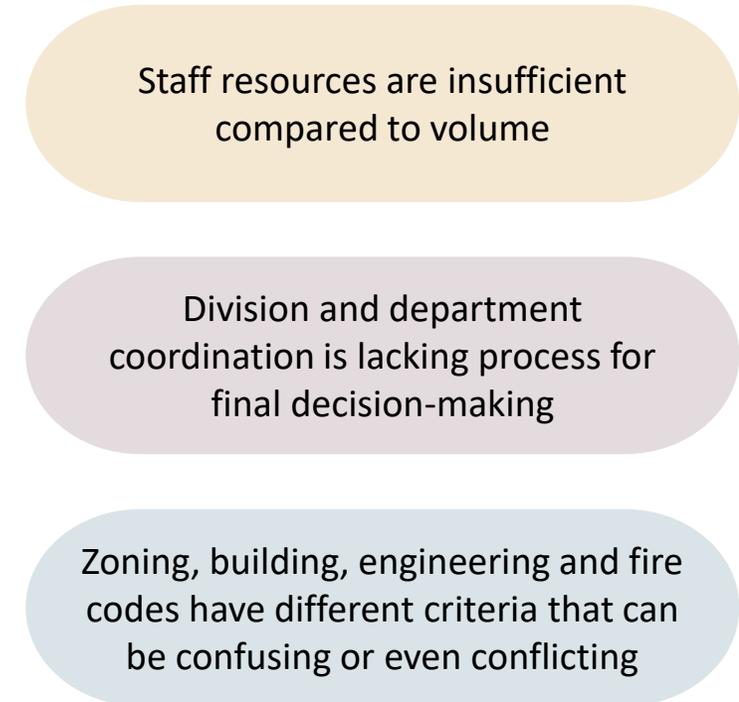
Lisa Brinton,
Community
Development Director

Overview

Customer Complaints



Internal Hurdles

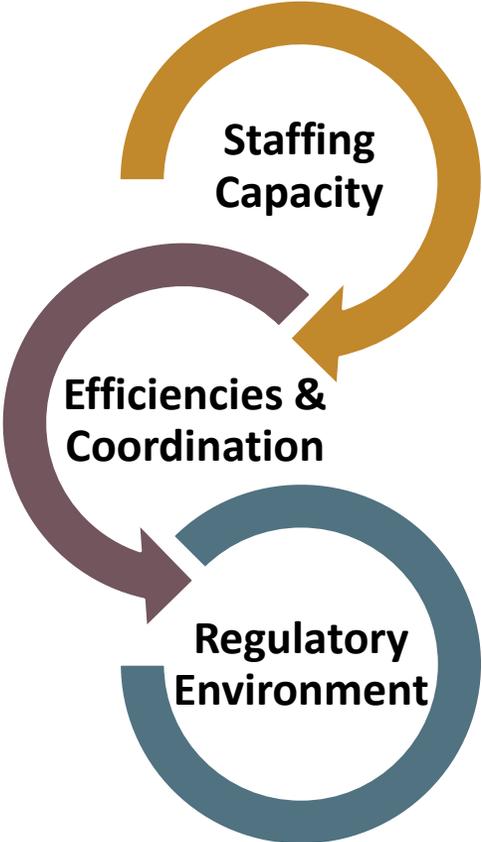


Future Growth Area (FGA) Coordination

ILLUSTRATIVE SITE PLAN BARDIN RANCH CITY OF SALINAS, CALIFORNIA JULY 2024



FGA Internal Hurdles



Lack of staffing experience and technical expertise in processing subdivision maps and complex entitlements

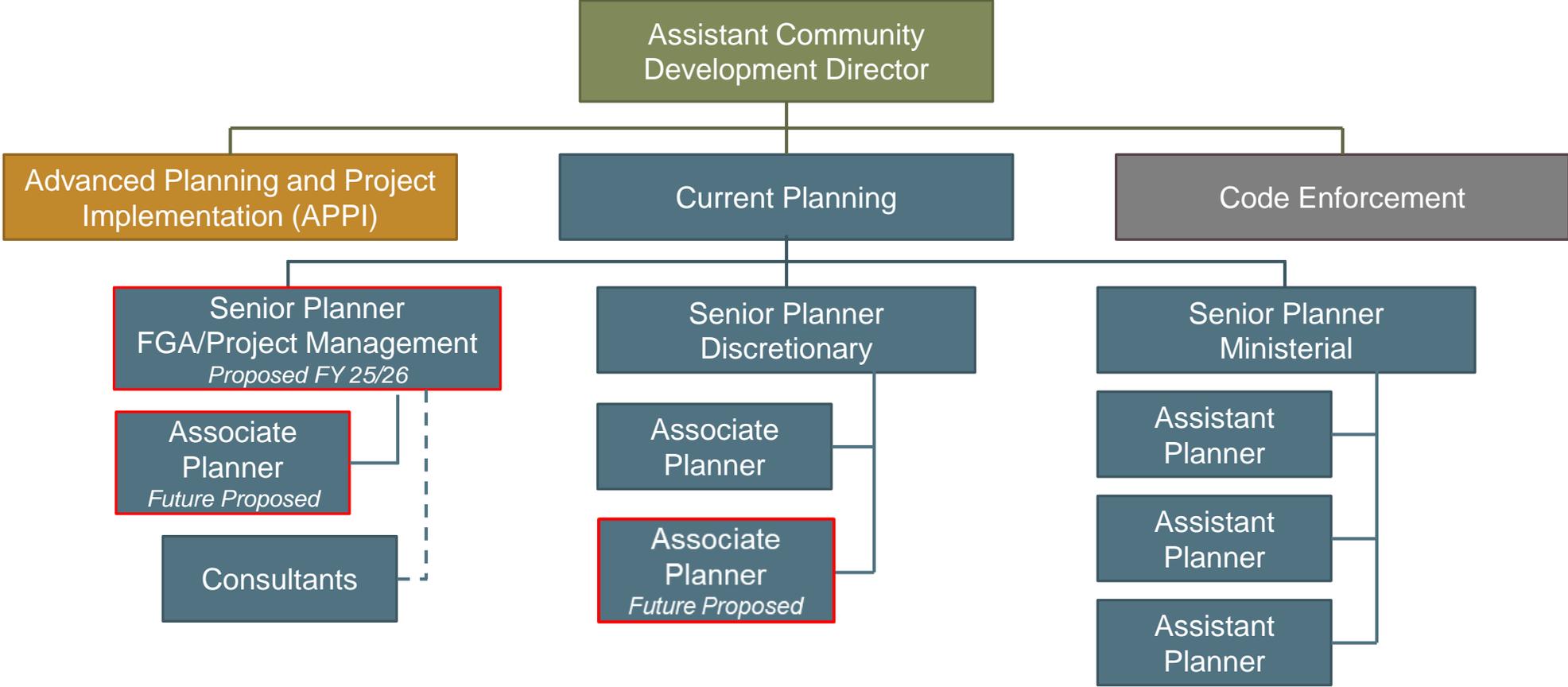
Lack of designated project manager to facilitate and expedite decision-making

New regulatory environment of SB 330, Density Bonus Law, etc.

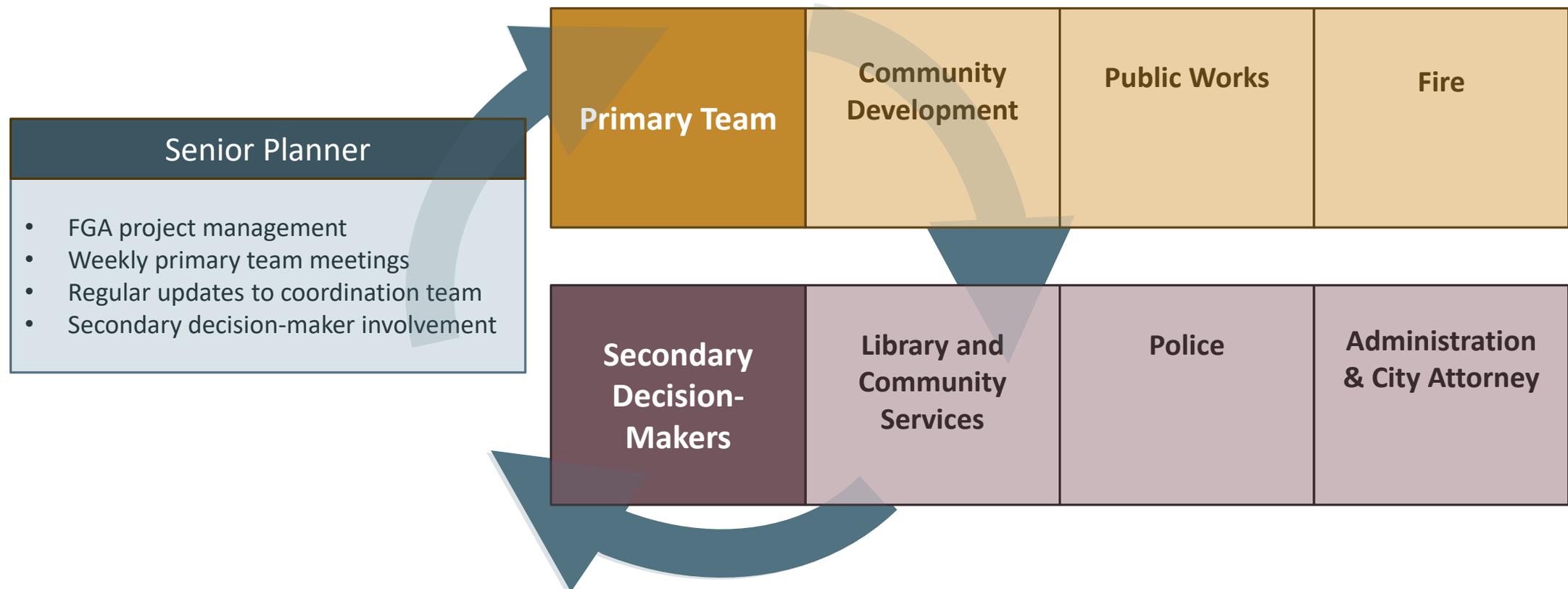


FIGURE 1-6
ZONING DISTRICT MAP
UPON ADOPTION OF SPECIFIC PLAN

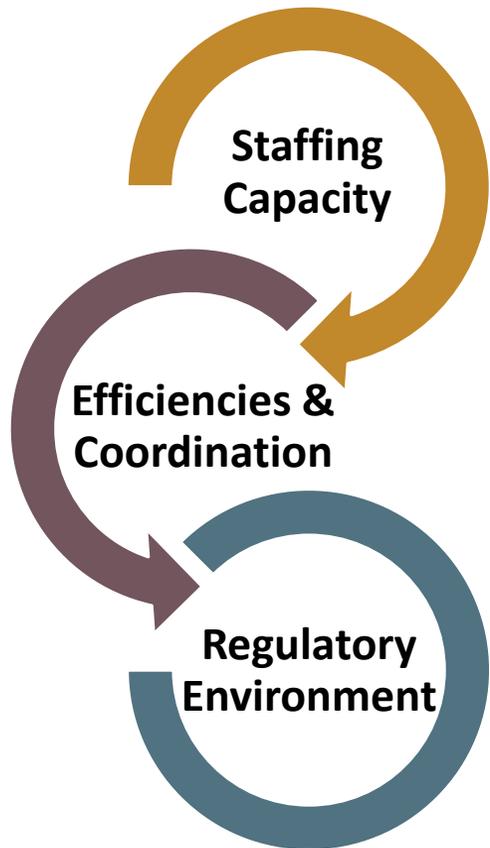
Current Planning Staffing Request - FGA Support



Proposed FGA Coordination Team



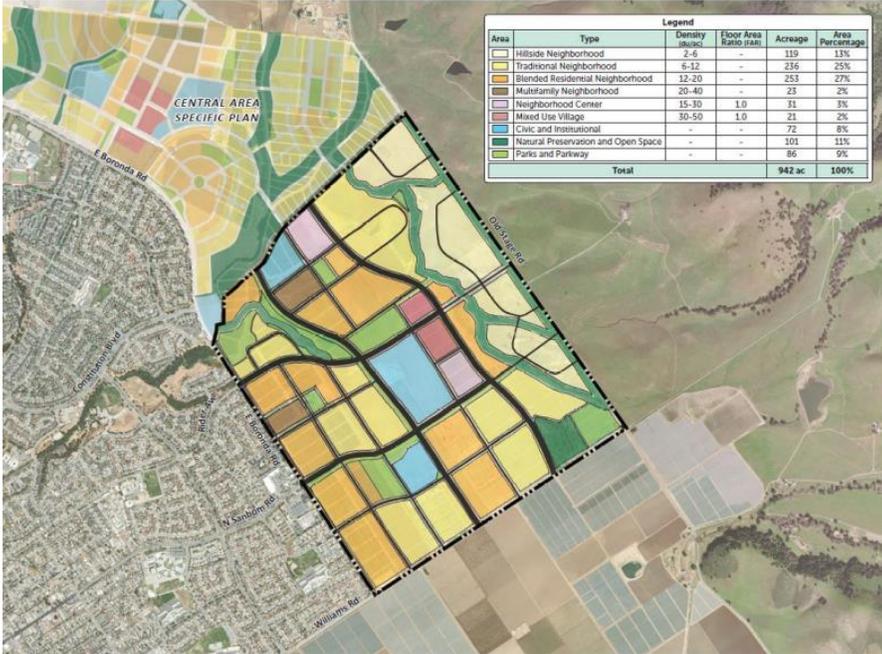
Improved FGA Team Coordination



Add a Senior Planner with high-level technical expertise to provide project management

Provide a designated point of contact for internal accountability and for applicants to navigate processes

Serve as lead on tracking and ensuring compliance with regulatory processes

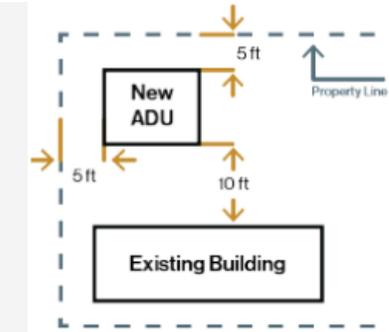


Accessory Dwelling Unit (ADU) Coordination



ADU inspected by City of Salinas in 2025

ADU Internal Hurdles



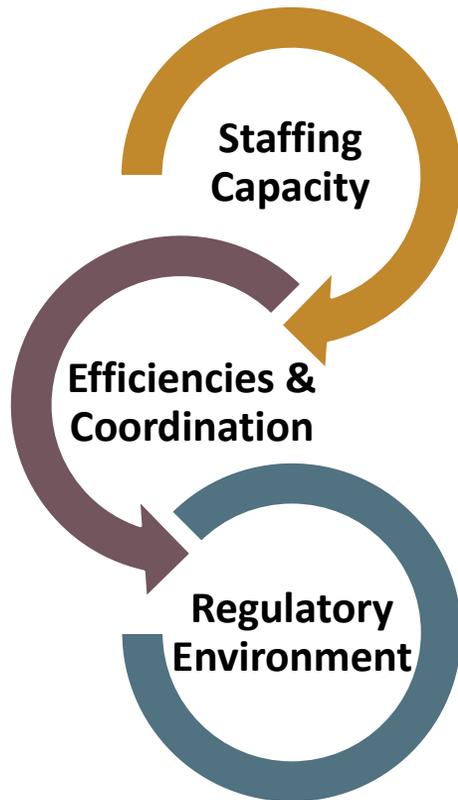
Example: ADU Setback Requirements

Requirements by Permit Center Function

Permit Services – Building Code: Distance requirements depend on construction method

Current Planning – Zoning Code: 6 ft apart or structurally connected via a wall, breezeway, etc.

Fire Prevention – Fire Code: Adding sprinklers can impact distance requirements between structures

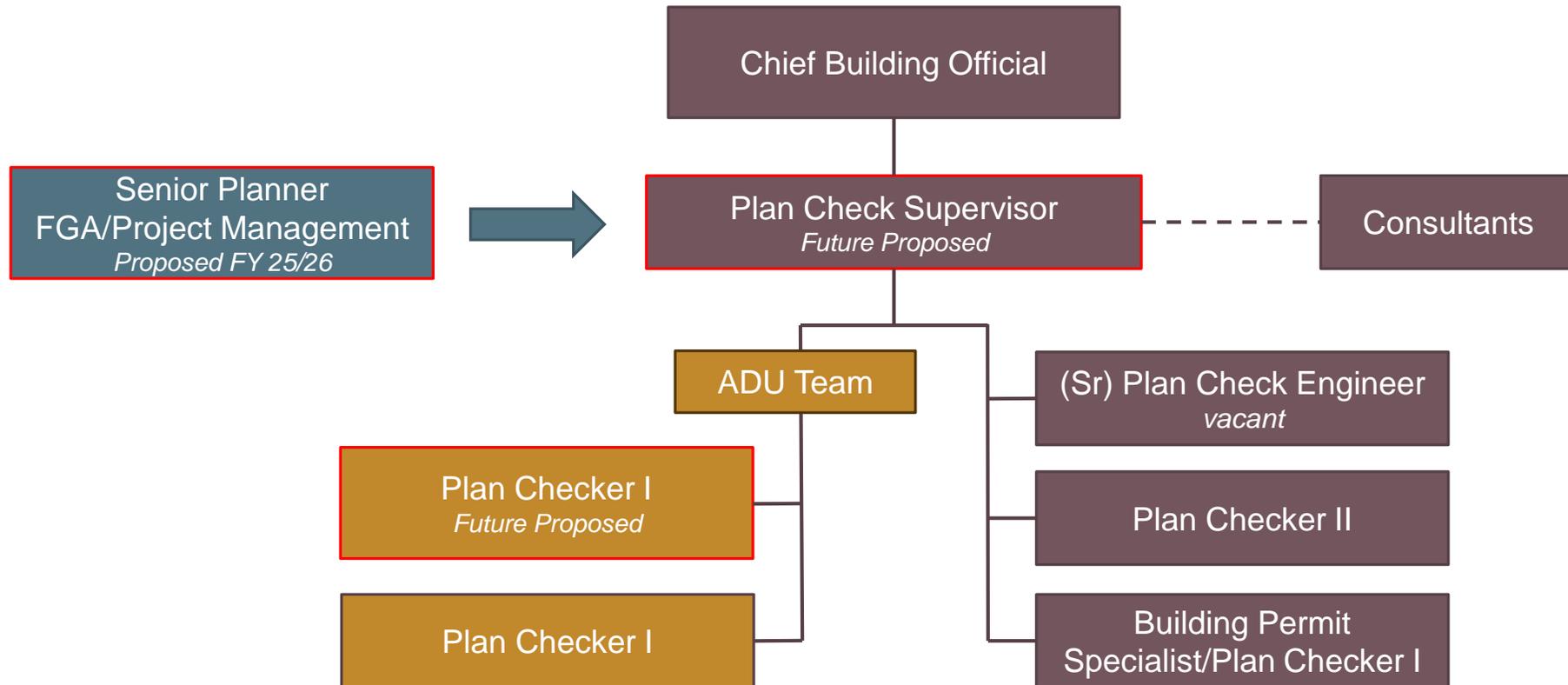


Plans have a high number of review cycles; due to vacancies consultants currently process reviews

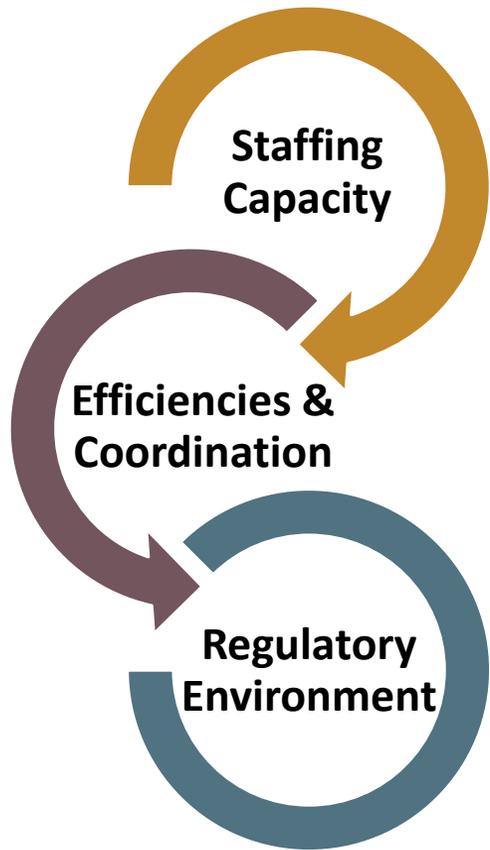
Residents need more guidance than experienced developers

Designers and/or owners do not understand complex regulations or submit incomplete plans

Permit Services Staffing Request and Integration



Improved ADU Team Coordination



Prioritize quality reviews by increasing capacity to spend more time with homeowners and designers

Begin Owner-Designer-City meetings to minimize resubmissions through early communication and education

Improve communication of complex regulatory environment with dedicated internal review team



City of Salinas' ADU Pre-Approved Plans

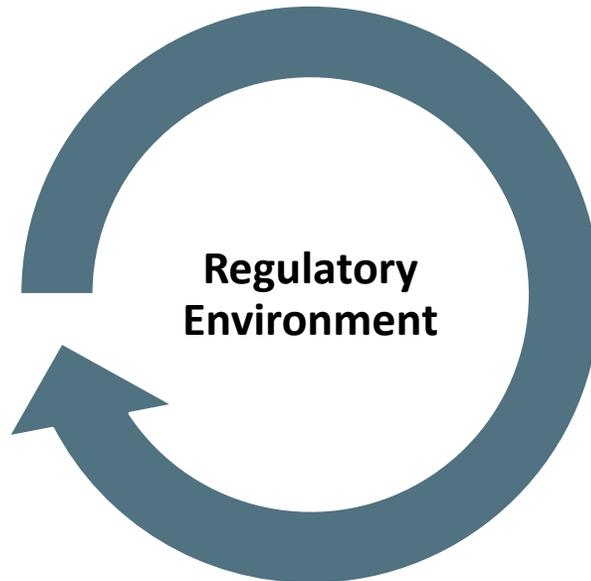
Comprehensive Zoning Code Update

Areas of Focus

Development Design Standards

Level of Permit Processing
Administrative or Ministerial or Discretionary

Ease of Use and Interpretation



Opportunities

Objective Design Standards

Appropriate Level of Permit
Processing

User-Friendly, Clear and Illustrative
Examples and Documentation

Business Navigator

- Assists entrepreneurs and small business owners with navigating regulatory processes
- Provides connections to technical and financial resources
- Limited Term Position Ends June 30, 2025
- Proposed new staff position



Questions?

*For more information, contact the Community Development Department
(831) 758-7387*

<https://www.cityofsalinas.org/Your-Government/Departments/Community-Development>