



# Phase 1 Zoning Code Update Amendments - ZCA 2026-001

Salinas Planning Commission – June 3, 2026

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# Agenda

- Phase 1 Amendments – ZCA 2026-001
- Schedule and Next Steps
- Recommended Motion

# Increasing Crisis and Policy Trends

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- Statewide housing affordability crisis
- Multi-year, multi-law effort to increase housing production
  - SB 2, SB 9, SB 35, SB 330, etc.



# Housing Compliance Changes

- Implements actions from the Housing Element for code compliance.
- Updates Accessory Dwelling Unit, Density Bonus sections.
- Removes subjective findings from housing CUPs and Reasonable



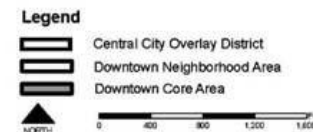
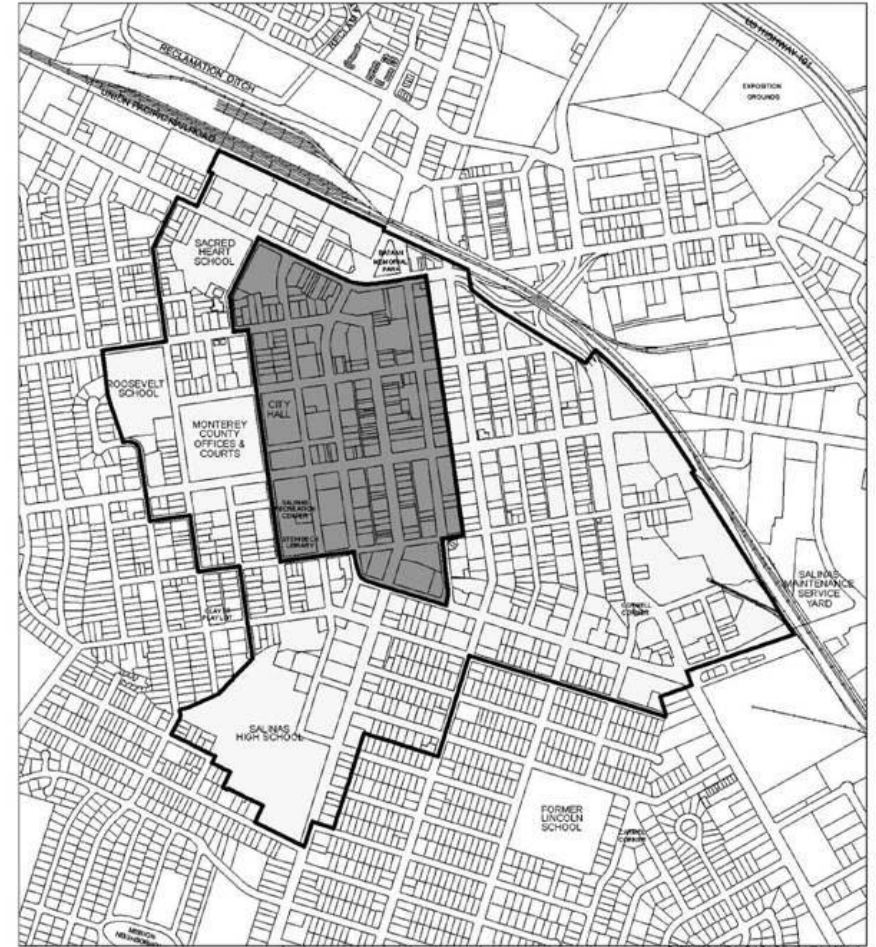
# Housing Compliance Changes

- Adds section on SB-9 two-unit developments.
- Updates definitions and use tables.
- Removes requirements for garage and covered parking.
- Updates emergency shelter, supportive housing, and Low Barrier Navigation Center requirements.



# Other Legal Compliance Changes

- Amends the purpose statement of the Central City Overlay District and use classifications to remove ground floor restrictions of clubs, lodges, religious assembly and similar uses facing Main Street to comply with the federal Religious



**Figure 37-40.100**  
**Central City Overlay District**

# Other Legal Compliance Changes

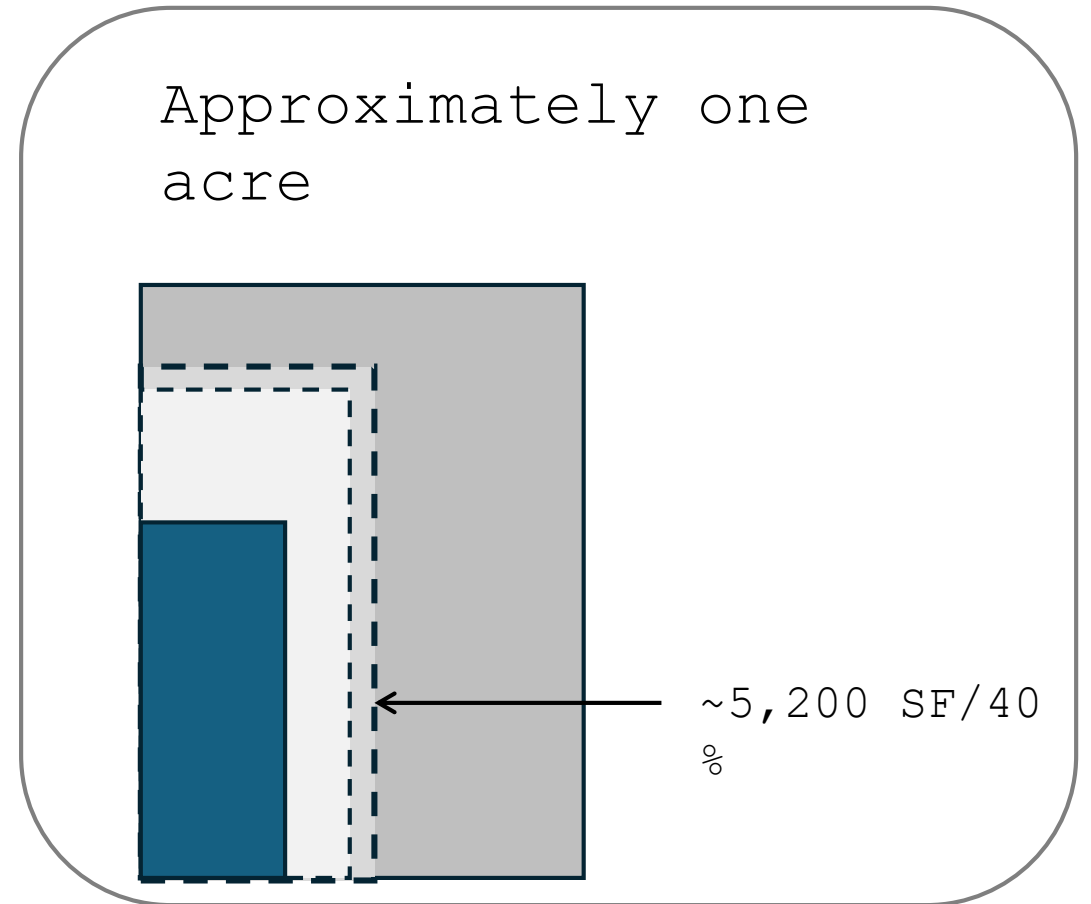
- Amends the supplemental regulations in Article V Division 1 to allow Cottage Food and Microenterprise Home Kitchen Operations as allowed by the Monterey County Health Department as Home





# Accessory Office Space in Industrial

- Remove 2,500 square feet and raise limit to 40-percent of total building square footage before needing a CUP
- Increases flexibility while still encouraging industrial principal uses



# California Environmental Quality Act

- Zoning Code Amendment 2026-001 exempt as a “common-sense” exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 1506.
- Changes are mostly alignment with State or Federal law, no additional development rights.

# Recommended Motion

A motion to recommend that the City Council 1) find Zoning Code Amendment 2026-001 exempt as a "common-sense" exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15061(b)(3) and 2) adopt an Ordinance to comply amending Chapter 17 Article IV of the Salinas Municipal Code (Housing); and amending various provisions of Chapter 37 of the Salinas Municipal Code (Zoning Code).