



Study Session: Zoning Code Update Phase 1 Optional Amendments

Salinas Planning Commission – May 20, 2026

Jonathan Moore, Senior Planner

Agenda

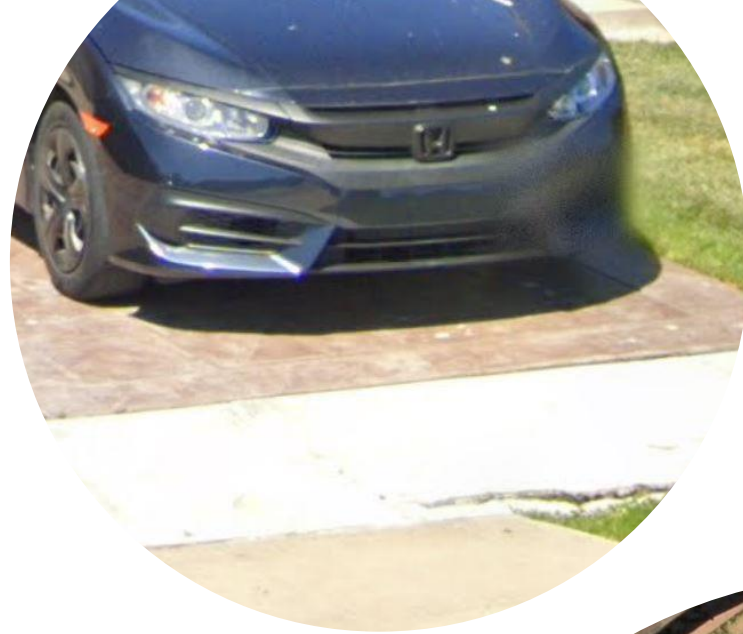
- Zoning Code Update Status
- Permitting of Driveway Width Expansions
- Total Allowed Area of Accessory Office in Industrial Districts
- Schedule and Next Steps

Zoning Code Update Phases

- Phase 1: Legal compliance and additional priority items
- Phase 2: Zoning Code consistency with General Plan Update
- Phase 3: New Zoning Code

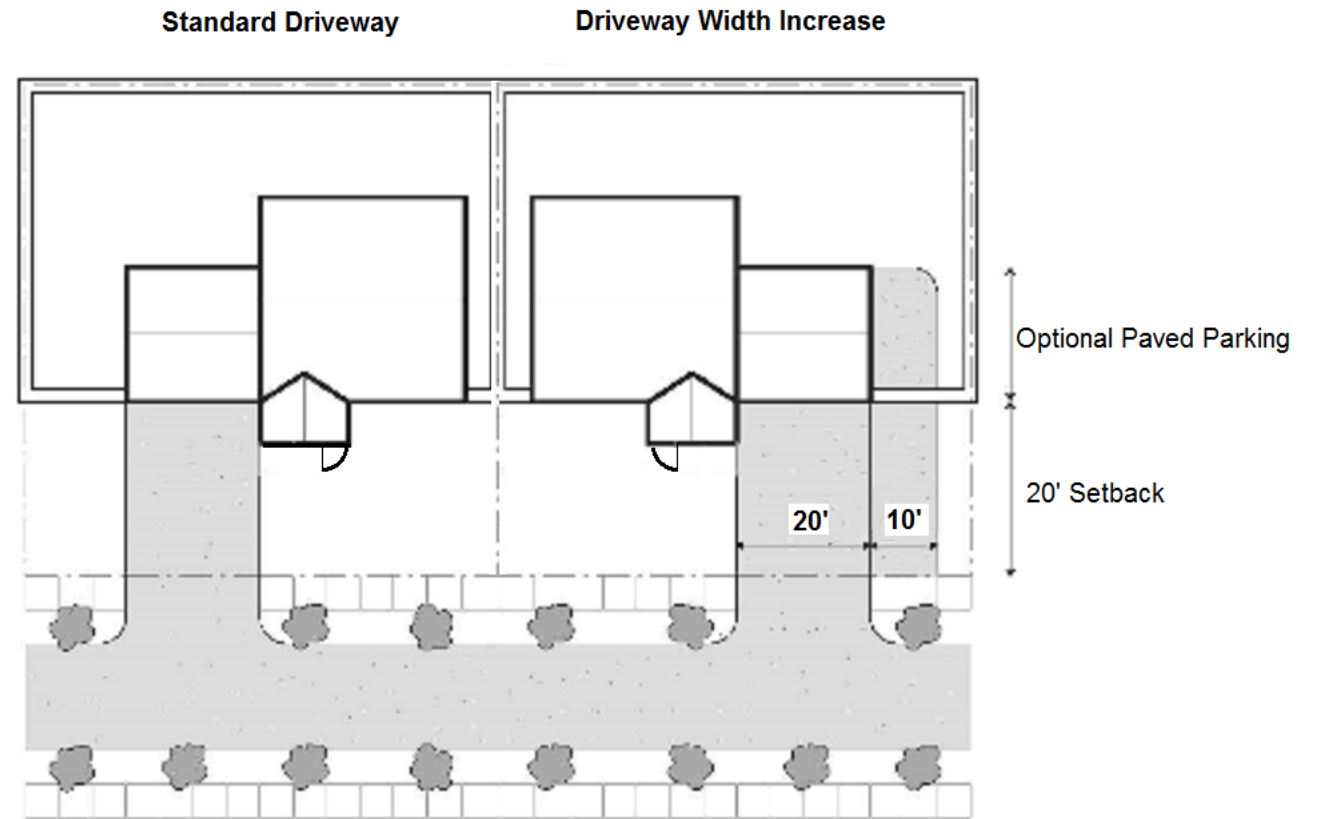
Residential Parking Challenges

- High housing costs,
low supply, limited
transportation options
- Illegal parking and
paving in front yards
- Sidewalk damage,
stormwater issues,
community aesthetics



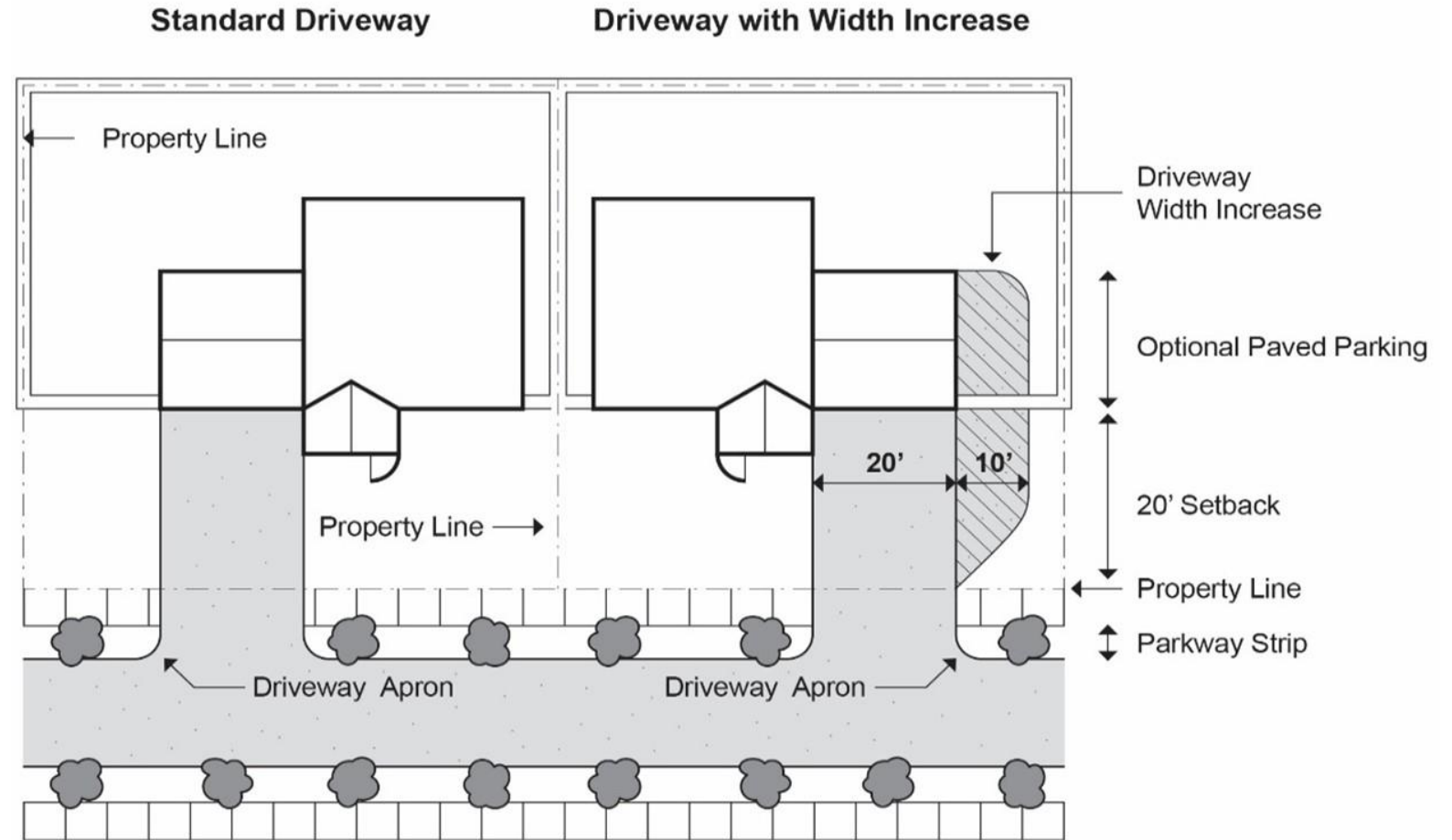
Driveway Width Expansion

- City amended the Zoning Code in 2019 to allow driveway width expansion up to 10 feet with Minor Conditional Use Permit
- Over 125 applications since December, 2019 with no neighbor challenges



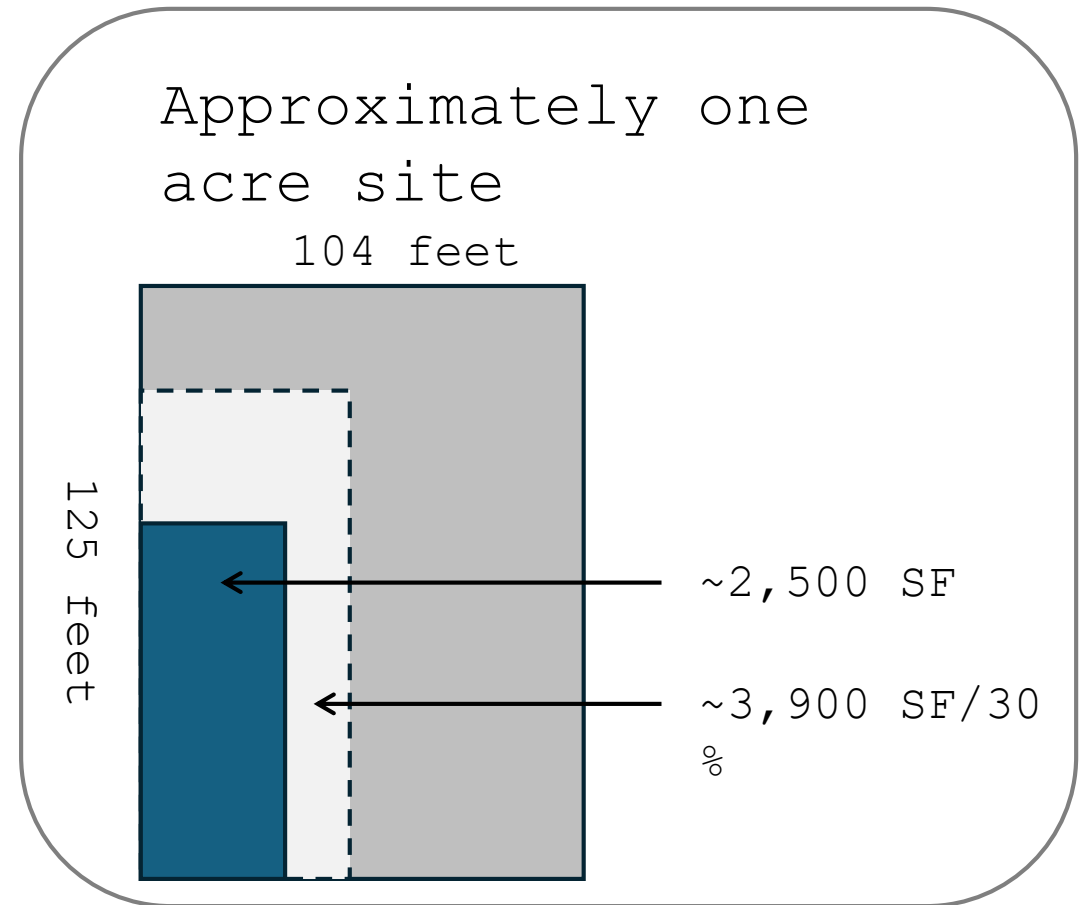
Proposed Draft Amendment

- Removes requirement for Conditional Use Permit
- Adds most common conditions of approval as standards



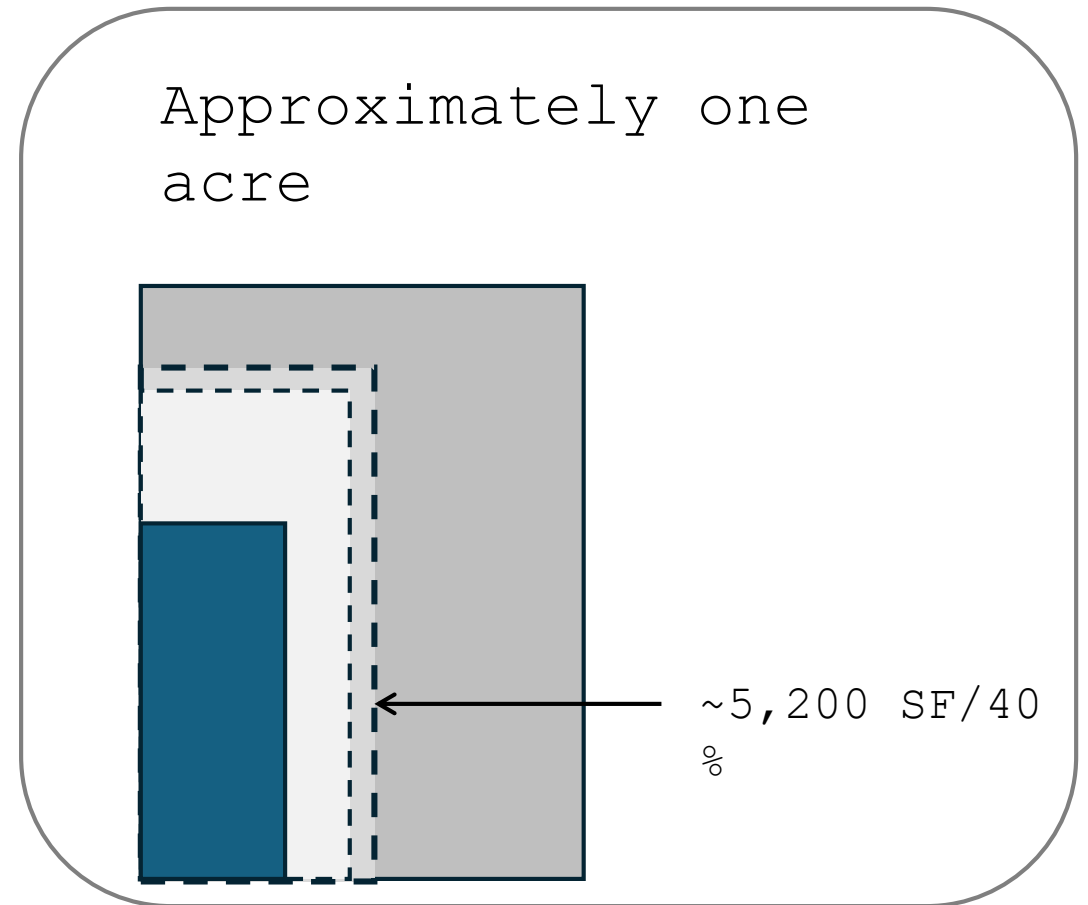
Accessory Office in Industrial Districts

- Business and professional offices limited to 2,500 square feet, or 30-percent of total building square footage, whichever is less, without a Conditional Use Permit (CUP)
- Applies to the Industrial-General Commercial and Industrial-General



Proposed Draft Amendment

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

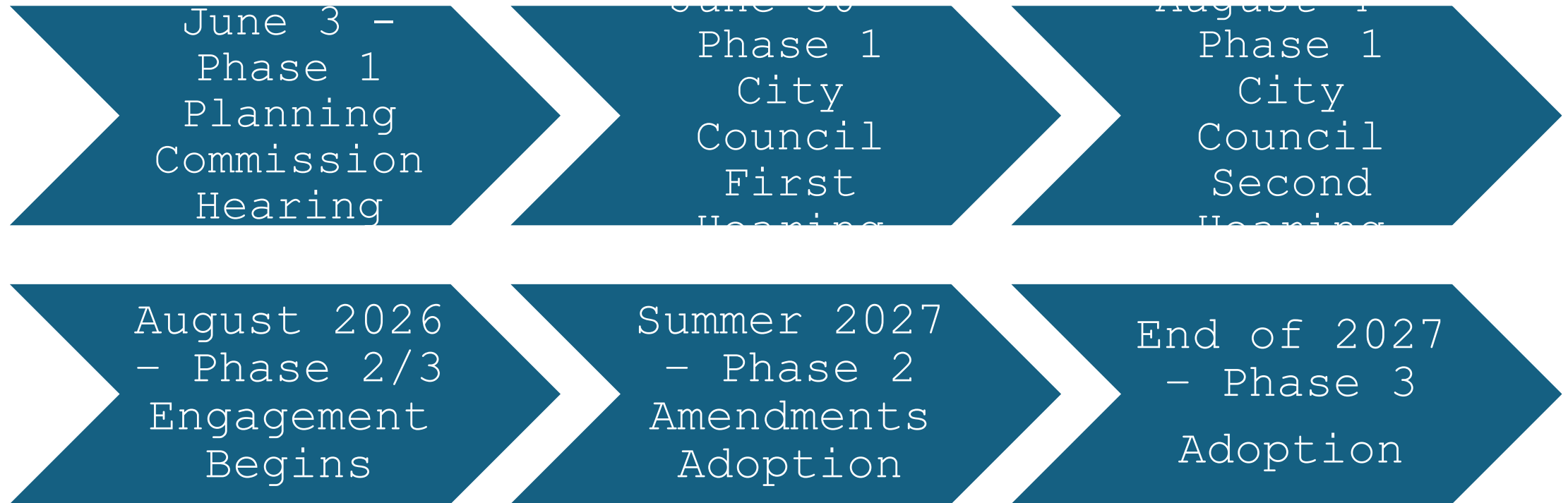


Next Steps

- Planning Commission hearing to consider all Phase One Zoning Amendments on June 3
- City Council hearings June 30, August 4
- Launch broader Zoning Code Update this summer



Zoning Code Update Timeline



Questions