



**CITY OF SALINAS  
PLANNING COMMISSION REPORT**

---

**DATE: JANUARY 6, 2021**

**TO: PLANNING COMMISSION**

**FROM: COURTNEY GROSSMAN, PLANNING MANAGER**

**BY: THOMAS WILES, SENIOR PLANNER**

**TITLE: CONDITIONAL USE PERMIT 2020-008; REQUEST TO ESTABLISH AND OPERATE AN EMPLOYEE HOUSING – MEDIUM PROJECT WITH A MAXIMUM OF 10 EMPLOYEES WITHIN AN EXISTING 2,038 SQUARE-FOOT SINGLE-FAMILY DETACHED DWELLING UNIT WITH A TWO (2) SPACE (67%) PARKING REDUCTION LOCATED AT 13464 PIERCE STREET IN THE RESIDENTIAL LOW DENSITY (R-L-5.5) ZONING DISTRICT**

**RECOMMENDED MOTION:**

A motion to approve a Resolution finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1 Categorical Exemption and approving Conditional Use Permit 2020-008.

**RECOMMENDATION:**

Approve a Resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit 2020-008.

**EXECUTIVE SUMMARY:**

The Applicant is requesting approval to establish and operate an Employee Housing – Medium Project with up to 10 seasonal workers within an existing detached single-family dwelling unit. Per Footnote 13 of Zoning Code Section 37-30.060, Table 37-30.30, Employee Housing – Medium Project is a permitted use in the R-L-5.5 District within single-family dwellings-detached. However, a CUP is required pursuant to Zoning Code Section 37-50.075(e)(5), because a two (2) space (67%) Parking Reduction is required.

BACKGROUND:

Maureen Wruck Planning, LLC, on behalf of JR Harvesting, is requesting approval of a Conditional Use Permit to establish and operate an Employee Housing – Medium Project with a maximum of 10 employees (H2A Agricultural Workers) within an existing two-story, 2,038 square-foot single-family detached dwelling unit with a two (2) space (67%) Parking Reduction. Employees would be seasonal and reside at the subject site for eight (8) to nine (9) months per year.

The property is located in the Residential Medium Density – Mountain Valley Specific Plan Overlay – Airport Overlay (R-M-3.6-SP-5-AR) District and is an existing two-story, 2,579 square-foot detached single-family dwelling unit with a one (1) car garage. The employees would reside within the existing three (3) bedroom dwelling consisting of a living room, kitchen, two (2) bathrooms, and an office. The project does not propose to increase the existing floor area. The following provides an overview of the land uses and zoning districts adjacent to the project site:

- North: Residential/Residential Medium Density – Mountain Valley Specific Plan Overlay – Airport Overlay (R-M-3.6-SP-5-AR)
- South: Residential/Residential Medium Density – Mountain Valley Specific Plan Overlay – Airport Overlay (R-M-3.6-SP-5-AR)
- East: Residential/Residential Medium Density – Mountain Valley Specific Plan Overlay – Airport Overlay (R-M-3.6-SP-5-AR)
- West: Residential/Residential Medium Density – Mountain Valley Specific Plan Overlay – Airport Overlay (R-M-3.6-SP-5-AR)

Below is a photo of the subject site taken on December 21, 2020:



On November 5, 2019, the Salinas City Council adopted Ordinance Number 2623, which amended Sections 37-10.290, 37-10.300, 37-10.330, 37-10,360, 37-30.020, 37-30.060, 37-30.110, and 37-50.075 of Chapter 37 to clarify small project employee housing in the Residential Low (RL) and Residential Medium (RM) Zoning Districts subject to approval of a Conditional Use Permit (CUP) to expand employee housing while preserving neighborhood character. The Ordinance was adopted by the City Council in response to issues raised by both the Salinas Plan and Farmworker Housing Study and Action Plan of the Salinas Valley and Pajaro Valley, stressing the need for an immediate solution to provide safe, decent housing for both employee and emergency housing.

## DISCUSSION:

### Parking Reduction:

Zoning Code Section 37-50.075(e)(5) requires a minimum of three (3) off-street parking spaces, none of which may be counted if located in the front or corner side yard setback. Because only a one (1) space garage (approx. 18'-4" x 20' due to obstructions and wall thickness) exists on-site, the project requires a two (2) space (67%) Parking Reduction pursuant to Zoning Code Section 37-50.370. Current Zoning requirements for a two car garage are 20' x 20' interior dimensions. Because the Parking Reduction exceeds 30%, Planning Commission consideration is required. Per Zoning Code Section 37-50.075(e)(5), a Parking Reduction for an Employee Housing – Medium Project may be requested through the Conditional Use Permit (CUP) process by demonstrating that the neighborhood impact is mitigated by providing alternatives such as transportation.

### Transportation:

Per the “A.2.” of the attached Transportation Plan dated July 31, 2020 (Exhibit “E”), seasonal employees who reside at the site are expected to walk to Monterey Salinas Transit (MST) stop 49 located approximately 1,000 feet away at San Juan Grade Road and Northridge Way (see Exhibit “E”). From there, they will pick up a company bus from JR Harvesting to 20300 Spence Road in Monterey County and be transported back to the transit stop after work. This would allow employees living at the project site to commute between the project site and their workplace without the need for an automobile. In addition, no bus drop-off or pick-up would be allowed on-site. The proposed use will be limited to Employee Housing – Medium Project only and would not be converted to another use with greater parking requirements, such as multi-family residential uses, which are not permitted in the R-L-5.5 Zoning District.

### Registration:

A condition of approval requires that the property owner or successor-in-interest register the Employee Housing – Medium Project with the City of Salinas and provide the following: 1) any California Housing and Community Development (HCD) approvals pursuant to the California Health & Safety Code § 17008 Health and Safety Code, 2) emergency contact information, 3) contact for property maintenance, and 4) a transportation plan outlining how employees will get to and from work. Emergency contact information shall also be posted on the exterior of the facility adjacent to the main entrance. Street address numbers shall be legibly posted on each building comprising the facility.

### Public Comments:

The project was originally scheduled for Planning Commission consideration on October 7, 2020. On September 18, 2020, the Community Development Department mailed out public hearing notices

to all property owners and interested parties located within 300-feet of the subject property. The CUP application was continued along with two related applications (CUP 2020-009 and CUP 2020-010).

Community Development Department received comments from several nearby property owners indicating concerns with traffic, lack of adequate parking, trash, overcrowding, alcohol use, on-site partying, and lack of compatibility with adjacent single-family residential neighborhoods (see attached comments). In response, a Housing Handbook was received from the Applicant on December 1, 2020. The Housing Handbook includes basic rules concerning housing inspections, drugs and alcohol, respect/bullying, parties/gatherings/loud music, visitors, transportation, and emergency contact numbers. Compliance with the Housing Handbook is required as condition of approval (see Exhibit “F” of CUP 2020-008). Other conditions prohibit storage and consumption of alcohol on the subject property.

#### Findings:

##### Conditional Use Permit/Parking Reduction:

The Planning Commission may approve an application for a Conditional Use Permit, including a two (2) space (67%) Parking Reduction, if all of the findings set forth in the attached proposed Planning Commission Resolution are established.

##### Time Consideration:

The project was deemed complete on August 30, 2020 and final action was originally required by October 29, 2020 pursuant to Government Code Section 65950(a)(5). However, on September 25, 2020, the Applicant requested a 90-day time extension pursuant to the Permit Streamlining Act. Per this request, final action is required by January 27, 2021.

##### Alternatives available to the commission:

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, finding the project exempt from the California Environmental Quality Act (CEQA), and approve Conditional Use Permit 2020-008, with modifications; or
2. Find that the proposal is not appropriate and establish findings at the public hearing stating the reasons for not approving Conditional Use Permit 2020-008.

##### CEQA CONSIDERATION:

The environmental impacts of the project have been analyzed in accordance with the California

Environmental Quality Act (CEQA). The proposed Employee Housing - Medium is categorically exempt (Class 1) from further environmental analysis per CEQA Guidelines Section 15301 (Existing Facilities).

DEPARTMENTAL COORDINATION:

The Community Development Department has worked closely with the legal department to evaluate the application and staff report.

ATTACHMENTS: Proposed Planning Commission Resolution  
Draft Conditional Use Permit (CUP 2020-008), including the following exhibits:

- Exhibit "A" Vicinity Map
- Exhibit "B" Site Plan (Sheet A0.1)
- Exhibit "C" Floor Plan (Sheet A1.0)
- Exhibit "D" Exterior Elevations (Sheet A1.1)
- Exhibit "E" Transportation Plan dated July 31, 2020
- Exhibit "F" Housing Handbook received on December 1, 2020
- Exhibit "G" Engineer's Report dated May 6, 2020

Conditional Use Permit 2020-008 Planning Commission Staff Report dated October 7, 2020 without Attachments

Comments from nearby residents:

1. E-mail from Sheila Fossett dated October 6, 2020
2. E-mail from Shanna Bua dated October 6, 2020
3. E-mail from Karla Prado dated October 6, 2020
4. E-mail from Amy Thompson dated October 8, 2020
5. Letter from Joan Bennett dated November 11, 2020

Cc: Maureen Wruck Planning, LLC, Applicant  
JR Harvesting, Property Owner

I:\ComDev\Planning Share Space\JR Harvesting H2A\CUP 2020-008 - 13464 Pierce Street\CUP 2020-008 01-06-21 PC Staff Report.doc