



**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 2020-010; REQUEST TO ESTABLISH AND OPERATE AN EMPLOYEE HOUSING - MEDIUM PROJECT WITH A MAXIMUM OF 14 EMPLOYEES WITHIN AN EXISTING TWO-STORY, 2,044 SQUARE-FOOT SINGLE-FAMILY DETACHED RESIDENCE WITH A ONE (1) SPACE (33%) PARKING REDUCTION LOCATED AT 999 ROCKROSE STREET IN THE RESIDENTIAL MEDIUM DENSITY – WILLIAMS RANCH SPECIFIC PLAN OVERLAY (R-M-3.6-SP-2) 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 2020-010.

RECOMMENDATION:

Approve a Resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit 2020-010.

EXECUTIVE SUMMARY:

The Applicant is requesting approval to establish and operate an Employee Housing – Medium Project with a maximum of 14 seasonal workers within an existing detached single-family dwelling unit. Zoning Code Section 37-30.110, Table 37-30.50 requires consideration of a Conditional Use Permit (CUP). Additionally, a CUP is required pursuant to Zoning Code Section 37-50.075(e)(5), because a one (1) space (33%) Parking Reduction is required.

BACKGROUND:

Maureen Wruck Planning, LLC, on behalf of JR Harvesting is requesting approval to establish and operate an Employee Housing – Medium Project with a maximum of 14 employees (H2A Agricultural Workers) within an existing two-story, 2,044 square-foot single-family detached dwelling unit with a one (1) space (33%) Parking Reduction. The 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 – Williams Ranch Specific Plan Overlay (R-M-3.6-SP-2) District. The site is developed with an existing two-story, 2,044 square-foot detached single-family dwelling unit with a two (2) car garage. The employees would reside within the existing three (3) bedroom dwelling unit consisting of a living room, kitchen, two (2) bathrooms, and an office. The project does not propose to increase the floor area. The following provides an overview of the land uses and zoning districts adjacent to the project site:

- North: Residential/Residential Medium Density – Williams Ranch Specific Plan Overlay (R-M-3.6-SP-2)
- South: Residential/Commercial Retail – Williams Ranch Specific Plan Overlay – (CR-SP-2)
- East: Residential/Residential Medium Density – Williams Ranch Specific Plan Overlay (R-M-3.6-SP-2)
- West: Residential/Residential Medium Density – Williams Ranch Specific Plan Overlay (R-M-3.6-SP-2)

Below is a photo of 999 Rockrose Street taken on December 21, 2020:



The existing dwelling unit was approved as a part of Planned Unit Development Permit 2001-002 (PUD 2001-002), which was approved by the City Council on June 26, 2001. The PUD was submitted by the Community Housing Improvement Systems and Planning Association (CHISPA) Incorporation and authorized the subdivision of 8.1-acre lot into 52 medium density single family

residential parcels. On February 4, 2011, CHISPA released, terminated, and rescinded in its entirety, a Resale Restriction Agreement on the subject property (see attachments). The proposed project will be required to comply with the terms and conditions of PUD 2001-002.

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.

The CUP application was continued from the October 7, 2020 Planning Commission meeting along with two related applications (CUP 2020-008 and CUP 2020-009).

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 two (2) off-street parking spaces are provided, the proposed project requires a one (1) space (33%) Parking Reduction pursuant to Zoning Code Section 37-50.370. Because the Parking Reduction exceeds 30%, Planning Commission consideration is required pursuant to Zoning Code Section 37-50.370(b). 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.

The proposed Parking Reduction can be supported per “A.2.” of the attached Transportation Plan dated July 31, 2020 (Exhibit “E”), seasonal employees who reside at the existing detached single-family dwelling unit are expected to walk to Monterey Salinas Transit (MST) stop 95 located at Buckhorn Road and North Sanborn Road adjacent to the subject property (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. 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-M-3.6 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.

Attached is a Housing Handbook that was received from the Applicant/Property Owner on December 1, 2020. The Housing Handbook includes basic rules and provides emergency contact numbers. Compliance with the Housing Handbook is required as condition of approval (see Exhibit “F” of CUP 2020-010). 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 one (1) space (33%) 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, find the application exempt from the California Environmental Quality Act (CEQA), and approve Conditional Use Permit 2020-010, 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 2020-010.

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 2020-010), 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
- October 7, 2020 Planning Commission Staff Report without attachments

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