

When recorded, return to:

CITY OF SALINAS  
Community Development Department  
65 West Alisal Street, Salinas, CA 93901  
Attn: Son Pham Gallardo, Senior Planner

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document

## **CONDITIONAL USE PERMIT NO. 2024-067**

### **City of Salinas**

### **Community Development Department**

**WHEREAS**, the Salinas Planning Commission, at a public hearing duly noticed and held on April 15, 2026, found that the proposed location of the use and structure is in accord with the objectives of the Salinas Zoning Code and the purposes of the zoning district in which the site is located; that the location of the use and structure and the proposed conditions under which it would be operated and maintained will be consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; that the use and structure will comply with the provisions of the Salinas Zoning Code, including the specific conditions required for the proposed use and structure; the proposed detached single family dwelling unit will not adversely impact the character of the existing residential neighborhood; the proposed detached single family dwelling unit will be compatible with the scale, bulk, height, and location of existing single-family detached dwelling units locate on the neighboring block face; and that this conditional use has been evaluated in accordance with the California Environmental Quality Act, as amended; an exemption from the California Environmental Quality Act, and notice has been mailed or delivered to all owners of real property as shown on the latest equalized assessment roll within 300 feet of the subject property at least 10 days prior to the Planning Commission date of approval of this Permit.

**NOW, THEREFORE**, the Salinas Planning Commission hereby grants and issues Conditional Use Permit No. 2024-067 pursuant to *Article VI, Division 8: Conditional Use Permits*, of Chapter 37 of the Salinas City Code and upon the following terms and conditions and not otherwise, to wit:

**ISSUED TO:** Julio Monroy

**PROPERTY OWNERS:** Jose Castillo and Dolores Castillo

**FOR USE:** Residential Design Review to construct a 1,614 detached single family dwelling unit with a 748 square-foot attached

three-car garage, an 818 square-foot Accessory Dwelling Unit (ADU) and an attached 470 square-foot Junior Accessory Dwelling Unit (JADU) on a vacant 6,500 square-foot lot.

**ON PROPERTY LOCATED AT:** 110 Chestnut Street

**ASSESSOR'S PARCEL NO.:** 002-453-005-000

**ZONING DISTRICT:** Residential Low Density – Airport Overlay (R-L-5.5 - AR)

**ENVIRONMENTAL REVIEW ACTION & DATE:** The project has been determined to be exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development) of the CEQA Guidelines on April 15, 2026. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

**EXPIRATION DATE:** None, once properly established, unless the subject use ceases operation for a continuous period of six (6) months or more.

## **RIGHT TO OPERATE/DEVELOP**

1. The Permittee shall have the right to construct a 1,614 detached single family dwelling unit with a 748 square-foot attached three-car garage, an 818 square-foot Accessory Dwelling Unit (ADU) and an attached 470 square-foot Junior Accessory Dwelling Unit (JADU) on a vacant 6,500 square-foot lot at the above-described property in accordance with the following exhibits incorporated herein by reference and made a part of this Permit:

**Exhibit "A" Vicinity Map**

**Exhibit "B" Site Plan (Sheet 1)**

**Exhibit "C" Floor Plans and Elevations (Sheets 2-3)**

**Exhibit "D" Utility Plan (Sheet U)**

**Exhibit "E" Elevations of Abutting Dwelling Units**

**Exhibit "F" Properties within 150-foot neighboring block face**

**Exhibit "G" Engineer's Report, dated December 23, 2025**

**Exhibit "H" Fire Prevention Bureau Requirements, December 23, 2025**

**Exhibit "I" Colors and Materials Board**

**Exhibit "J" AB 2097 Map: Major Transit Stop within ½ Mile of the Site**

## **LIMITATIONS ON USE**

2. No outdoor repairs, servicing, storage, display, or sale of merchandise of any kind shall be permitted.
3. If the subject use ceases operation for a continuous period of six (6) months or more, this Conditional Use Permit shall become null and void.

#### **NPDES REQUIREMENTS**

4. The development shall conform to all National Pollutant Discharge Elimination System (NPDES) and Low Impact Development (LID) requirements and standards in effect and required by the City Engineer when building permits are issued. The project will require a Storm Water Control Plan (SWCP) that identifies Stormwater Development Standards (SWDS) Compliance to be incorporated into the project (see attached Exhibit "G.")

#### **AVIGATION EASEMENT**

5. Prior to issuance of a building permit and all in accordance with the Zoning Code Section 37-40.450, the Permittee shall record an Avigation Easement on the property. Recordation of the Avigation Easement shall be coordinated with Public Works Department (200 Lincoln Avenue, 831-758-7241). File No. CUP 2024-067 shall be referenced on the Avigation Easement document.

#### **PARKING REQUIREMENTS**

6. AB 2097 prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project that is located within ½ mile of a major transit stop. See Exhibit "J", which identifies a major transit stop within ½ mile of the subject site. Therefore, the provided off street parking for this project is considered optional, but must meet the development standards including, but not limited to, minimum dimensions, landscaping requirements, and lighting.

#### **BUILDING MATERIALS AND COLORS**

7. Prior to the issuance of a building permit, the materials and colors shall be identified on the plans in accordance with the proposed building elevations, Exhibit "C."

#### **USABLE OPEN SPACE**

8. Prior to the issuance of a Building Permit, the applicant shall provide a Usable Open Space diagram, including dimensions, showing compliance with the Zoning Code requirement of 1,000 square-feet of Usable Open Space.

#### **PRIVACY CONSIDERATIONS**

9. Prior to issuance of a building permit and subject to confirmation at the time of final inspection, in accordance with Zoning Code Section 37-50.110(f)(4)(B), placement of windows shall be staggered, frosted, louvered, or placed above eye level at the top third of the wall as to not create a direct line sight into living space or the backyard of adjacent properties.

## LANDSCAPING

10. Prior to the issuance of a Building Permit, the Permittee shall submit detailed final landscape and irrigation plans for review and approval by the City Planner. Landscaping shall comply with the requirements of the State of California “Model Water Efficient Landscape Ordinance” (AB 1881) and *Article V, Division 4* of the Salinas Zoning Code. The landscape and irrigation plans shall include the following:
  - a. Per Zoning Code Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1) grasses and groundcovers, 2) shrubs, and 3) trees.
  - b. Landscape plans shall show the location, type, size, and names of all plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).
  - c. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.
  - d. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).
  - e. Per Zoning Code Section 37-50.700(d)(5), all trees and shrubs shall be staked as shown in Figure 37-50.150 (Landscape Staking Detail).
  - f. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.
  - g. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
  - h. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten percent.

- i. Plant material shall conform to the following spacing standards:
  - i. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub;
  - ii. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards;
  - iii. A minimum of ten feet between center of trees or large shrubs and fire hydrants;
  - iv. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.
11. One (1) street tree shall be planted in accordance with Public Works Development Engineering Section standards along Chestnut Street, see Engineering Conditions of Approval, Exhibit "G."

## **MAINTENANCE**

12. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.
13. The Permittee shall eradicate graffiti painted or marked on the facility within seventy-two (72) hours of occurrence pursuant to Municipal Code Section 5-03.19(a)(4).

## **PUBLIC IMPROVEMENTS**

14. All existing damaged and hazardous sidewalks, and unused driveways shall be reconstructed to City standards prior to issuance of a Certificate of Occupancy.
15. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

## **UTILITIES/EQUIPMENT SCREENING**

16. All new mechanical equipment and appurtenances (i.e. gas, water meters, electrical boxes, HVAC systems, etc.), building or ground mounted, shall be screened from public view and adjacent properties and shall not be placed in the front setback. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans subject to review and approval by the City Planner.

#### **PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS**

17. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain permits or licensing from any county, regional, state or federal agencies.
18. This Permit may be subject to water and sanitary sewer allocations. The Permittee shall proceed at their own risk as water and sanitary sewer allocation may not be available at the time requested.

#### **MODIFICATION OF APPROVED USE AND PLANS**

19. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Permit. The City Planner may approve minor modifications to this Permit if the City Planner finds the modification to be in substantial compliance with the original approval.

#### **VIOLATION; REVOCATION**

20. Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, any violation of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance and/or other applicable laws, regulations or codes. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas Planning Commission in accordance with *Article VI, Division 18: Enforcement and Penalties* of the Salinas Zoning Code or such codes as may be subsequently adopted.

#### **SUBSTANTIAL ACTION TIME LIMIT**

21. This Permit shall expire one year after its effective date unless:
  - a. A building permit has been issued and construction diligently pursued;
  - b. A certificate of occupancy has been issued;
  - c. The use is established in conformance with the provisions of the Zoning Code;
  - d. The City Planner determines that substantial action has commenced to carry out

the terms and intent of the Conditional Use Permit; or

## PERMIT VALIDATION

22. Pursuant to Zoning Code Section 37-60.530, this Permit shall be null and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to City of Salinas Community Development Department within 90 days of approval. *It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.*

## STANDARD CONDITIONS

23. Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement**, and **Section 1-8.2: Liability for costs**, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.
24. The Permittee shall defend, indemnify, and hold harmless the City of Salinas and any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
25. Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
26. No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

## NOTICE OF CHALLENGE LIMITATIONS

27. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

# EXECUTIONS

**THIS CONDITIONAL USE PERMIT** was approved by action of the Salinas Planning Commission on April 15, 2026 and shall become effective on the following date unless appealed to the Planning Commission of the City of Salinas in accordance with Article VI, Division 17: Appeals:

Effective Date: April 28, 2026

\_\_\_\_\_  
Courtney Grossman  
Planning Manager, City of Salinas

(Signatures Listed Below on Pages 8 through 10 Must Be Notarized)

**THIS CONDITIONAL USE PERMIT** is hereby accepted upon the express terms and conditions hereof, and the undersigned Permittee agrees to strictly conform to and comply with each and all of this Permit's terms and conditions.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Julio Monroy  
Applicant and Permittee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

On \_\_\_\_\_ 202\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

*CONSENT is hereby granted to the Permittee to carry out the terms and conditions of this Conditional Use Permit.*

Dated: \_\_\_\_\_

\_\_\_\_\_  
Jose Castillo  
Property Owner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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COUNTY OF MONTEREY

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

**CONSENT** is hereby granted to the Permittee to carry out the terms and conditions of this Conditional Use Permit.

Dated: \_\_\_\_\_

Dolores Castillo  
Property Owner

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COUNTY OF MONTEREY

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WITNESS my hand and official seal.

Signature \_\_\_\_\_

