

Housing Element Programs Requiring Zoning Code Amendments

Zoning Code Update **Phase One Actions Highlighted in Green**

Program 4: Accessory Dwelling Units

The construction of accessory dwelling units (ADUs) will continue to be promoted and facilitated in order to expand the supply of affordable housing stock within city limits. Due to their small size and relative low cost of construction ADUs can enhance affordability for renters and act as a reliable source of income for homeowners. Due to state and local policies (including AB 587, AB 671, AB 68, and SB 13, among others) ADUs are eligible for streamlined approval and permitted through a ministerial process. While the City is following relevant recent state laws on ADUs/JADUs, its own ordinance is out of date and in the revisions process, which is expected to be complete by late 2023/early 2024.

IMPLEMENTATION	
HE Policies:	1.1, 1.3, 1.4
Funding Source:	Salinas Local Housing Trust Fund, PLHA, HAS, and other available funding
Responsibility:	Community Development Department
Quantified Objective:	Increase housing stock and gradually infill existing neighborhoods by encouraging ADU construction through pre-approved plans, active marketing, and financing assistance. Construct an estimate of 552 ADU's in accordance with the 2023-2031 RHNA.
Actions:	- Promote the City's pre-approved ADU plans and provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. - Monitor and pursue state grants and financial incentives in connection with the planning, construction, and operation of affordable ADUs. - Establish loan program for the financing of new ADUs and provide subsidies for owners willing to provide affordable ADUs. - Extend existing ordinance amending Chapter 9 of the Salinas Municipal Code (Building) to exempt accessory dwelling units from Development Impact Fees for an additional 5 years.

	e. Complete ADU/JADU ordinance update by May 2024, to incorporate state requirements and any other relevant legislation. f. Monitor program every other year and adopt necessary additional zoning code or other changes within six months of identification of need. g. Conduct annual outreach and education.
Timeframe:	Ordinance update: complete by May 2024. Other actions: on-going

Program 6: General Plan, Zoning Code, and Approval Process Updates

With the Visión Salinas 2040 General Plan Update, the City is reimagining its land use plan, switching from traditional land use designations to a place-based system. These draft Place Types would offer greater flexibility and density and place less emphasis on strict use classifications. Their focus on place and form will make it easier to implement Objective Design Standards and other changes to state law intended to reduce approval times for housing projects. Updates to the zoning code and approval processes will also address several other issues identified in Chapters 4 and 5 to comply with recent state laws. These include revising Conditional Use Permit (CUP) requirements to increase certainty in outcomes, streamlining approval processes for eligible affordable and supportive housing projects, and updating emergency shelter requirements.

IMPLEMENTATION	
HE Policies:	1.1, 1.4, 1.5
Funding Source:	General Plan and Zoning Maintenance Fee
Responsible Agency:	Community Development/City Council
Objective:	Complete the General Plan Update and amend Municipal Code to comply with state law and implement Place Type land use designations.
Actions:	a. Adopt the General Plan Update. b. Amend Zoning Code to implement Place Type designations and revised Land Use Element. Establish or modify development standards to facilitate achieving maximum densities, encourage small lot

	consolidation, and remove constraints to housing. c. Develop and adopt Objective Design Standards for residential and mixed-use development consistent with the Housing Accountability Act and increase opportunities for ministerial review. d. Expand the Adaptive Reuse Ordinance to Citywide by 2026. e. Amend Municipal Code Chapter 15 Housing to remove subjective findings from Article IV – Reasonable Accommodation for Persons with Disabilities. f. Amend CUP requirements in zoning code to remove subjective required finding (Sec. 37-60.520.(b)) on non-impacts to the surrounding neighborhood/properties for housing projects and mixed use projects that include housing. g. Change the zoning code definition of family (in Sec. 37-10.300) to remove language that may exclude unrelated individuals from living together. Remove phrase “based on personal relationships”. h. Amend zoning code to remove garage and covered parking requirements. i. Amend zoning code to make Employee Housing, Small Project, a Permitted-by-right (P) use in the R-M-3.6 and R-M-2.9 residential zones. j. Amend Emergency Shelter section (Sec. 37-50.305) to meet all requirements pursuant to AB 2339, including eliminating the restrictions on the number of beds, expanding the definition, ensuring proximity to services, bringing parking and distance requirements into compliance with AB 139, making Emergency Shelters, Type A, a permitted use (no discretionary action) in the Mixed-Use District. k. Streamline approval process to comply with AB 2162 (2018) for Supportive Housing (as defined in the California Health and Safety Code Section 50675.14) in zones where multifamily and mixed uses are permitted, treat as use by right, with no minimum parking requirements if the development is located within ½ mile of a public transit stop. l. Establish a written policy to ensure streamlined ministerial review of eligible affordable housing projects as provided by SB 35 (2017) and Government
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	Code, Section 65913.4. m. Amend zoning code to comply with AB 101 (2019) to allow Low Barrier Navigation Centers (LBNC, as defined in Government Code Section 65660) by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements, including: i. Access to permanent housing. ii. Use of a coordinated entry system (Homeless Management Information System). iii. Use of Housing First according to Welfare and Institutions Code section 8255 (Government Code Section 65662). n. The City will modify or replace the CUP requirements for 7 or more residential care facilities to ensure objective standards to promote approval certainty and permit the uses similar to other residential uses of the same type in the same zone
Timeframe:	Adopt General Plan and complete streamlining of identified processes by end of 2024. Complete rezoning/zoning and municipal code amendments before July 1, 2026.

Program 14: Housing and Services for Persons with Disabilities

The City recognizes that people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct tasks necessary for daily living. In an effort to expand services and housing opportunities for persons with disabilities, the City will continue to utilize the following strategies and actions:

- **Universal Design:** encourages the use of universal design principles in residential development. Universal Design features create housing suited for people regardless of abilities and can allow people to stay in their homes over their lifetime. The City's Building Code is updated no less than annually; the Building Official will support the inclusion of Universal Design features in housing as reflected in updated codes.
- **Reasonable Accommodation Procedure:** The City established a formal procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (together, the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. It may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that

homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

- **ADA Transition Plan:** In addition, the City completed its ADA Transition Plan and identified public facilities that require accessibility improvement. The City will evaluate communications, employment programs, emergency management, and public facilities to produce or modify City policies relating to ADA compliance. The City will ensure all public facilities are ADA compliant, provide a suitable living environment for all and promotes the participation of civic events by persons with disabilities.
- **Supportive Services:** Through the CDBG and ESG Public Services Program, the City provides a range of supportive services for persons with disabilities.
- **Alternative Housing Options:** The City encourages and facilitates the development of transitional and supportive housing for persons with disabilities. CDBG have been used to assist in the development and provision of housing for persons with disabilities, such as housing operated by Interim, Inc. and counseling services provided by the Central Coast Center on Independent Living and Housing Choices Coalition.
- **Housing Accessibility Assistance:** The HAA program was suspended in 2020 due to staff shortage and no funding allocations. The City is currently reassessing and proposing reinstating the HAA grant for disabled residents by the end of 2025. Once reinstated grants would become available to applicants with disabilities to help alleviate architectural barriers, which limit access or impede mobility, as well as installing fixtures which may reduce hazards aggravated by a disability.

IMPLEMENTATION	
HE Policies:	4.4, 4.6, 4.7
Funding Source:	General Fund; CDBG; HOME; ESG
Responsibility:	Community Development Department & Public Works Department
Quantified Objective:	Expand services and housing opportunities for persons with disabilities by assisting up to four (4) low-income households annually.
Actions:	a. Reinstating the Housing Services Program (HSP) and HAA Grant for disabled residents by the end of 2025 and the target the program for low-income households.

	b. Through the Annual Action Plan (AAP) of the CDBG, HOME, and ESG entitlement funds, evaluate and allocate funding for supportive services and housing for persons with disabilities. c. Continue to provide individuals with disabilities “reasonable accommodation” in land use, zoning and building regulations, as required per Ordinance and evaluate and adjust the ordinance as needed to ensure its effectiveness. d. Seek funding sources to incorporate ADA improvements under the ADA Transition Plan to bring older community facilities up to compliance standards.
Timeframe:	HSP and HAA Grant reinstated by end of 2025; Other actions are on-going