

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2020-__**

Resolution approving a Conditional Use Permit for an Employee Housing – Medium Project for a maximum of ten (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.

(CUP 2020-008)

WHEREAS, 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; and

WHEREAS, on October 7, 2020, the Salinas Planning Commission, at the request of the Applicant, Maureen Wruck Planning, LLC, on behalf of JR Harvesting, held a duly noticed public hearing to consider Conditional Use Permit 2020-008 to establish and operate an Employee Housing – Medium Project for a maximum of ten (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 (Assessor's Parcel Number: 253-182-001-000); and

WHEREAS, on October 7, 2020, the Salinas Planning Commission continued Conditional Use Permit 2020-008 to their next available public hearing, and

WHEREAS, on January 6, 2021, the Salinas Planning Commission held a duly noticed public hearing to consider Conditional Use Permit 2020-008; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report, which is on file at the Community Development Department together with the record of environmental review.

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that the Commission finds the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) and approves Conditional Use Permit 2020-008; and

BE IT FURTHER RESOLVED that the Salinas Planning Commission adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

Categorical Exemption:

- 1. *The project has been found to be a Class 1 Categorical Exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines;***

The proposed project is categorically exempt from further environmental analysis per CEQA Guidelines Section 15301 (Existing Facilities).

For the Conditional Use Permit:

- 2. *The proposed location of the use is in accordance with the objectives of the Salinas General Plan, this Zoning Code and the purposes of the district in which the site is located;***

The site is designated Residential Low Density by the 2002 Salinas General Plan. Per the General Plan, Residential Low Density provides for the development of single-family detached and attached dwelling units. The proposed project is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact City form, consistent with Land Use Policy LU-2.4. The proposed project is consistent with Land Use Policy LU-3.8, by encouraging the production of housing that meets the needs of agricultural and other essential workers within the community.

As shown on the official Zoning Map, the site is located in the Low-Density Residential District. Per Section 37-30.050, the purpose of the Low-Density Residential District is to provide appropriately located areas for single-family dwellings, achieve design compatibility through the use of site development regulations and design standards, encourage attractive and interesting single-family residential streetscapes, and provide adequate light, air, privacy, and open space for each dwelling unit. There will be no exterior changes to the existing single-family detached dwelling unit, no buses are permitted on-site, and the proposed use will provide housing for agricultural workers.

- 3. *The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are 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; and***

The site is designated Residential Low Density by the 2002 Salinas General Plan. Per the General Plan, Residential Low Density provides for the development of single-family detached and attached dwelling units. The proposed project is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact City form, consistent with Land Use Policy LU-2.4. The proposed project is consistent with Land Use Policy LU-3.8, by encouraging the production of housing that meets the needs of agricultural and other essential workers within the community.

The project site is surrounded by existing detached single-family dwelling units. The proposed Employee Housing – Medium Project is within an existing detached single-

family dwelling unit would not be detrimental to the public health, safety and general welfare of the people of the City, because it provides housing for employees that are essential to the community. Compliance with the Housing Handbook includes basic rules concerning housing inspections, drugs and alcohol, respect/bullying, parties/gatherings/loud music, visitors, transportation, and emergency contact numbers. Therefore, the project is not expected to be in conflict with the surrounding neighborhood.

The proposed two (2) space (67%) Parking Reduction can be supported pursuant to Zoning Code Section 37-37-50.075(e)(5), which allows a Parking Reduction through the Conditional Use Permit process by demonstrating that the neighborhood impact is mitigated by providing alternatives such as transportation. Per "A.2." of the Transportation Plan dated July 31, 2020 (Exhibit "E" of CUP 2020-008), seasonal employees who reside at the detached single-family dwelling unit will walk to Monterey Salinas Transit (MST) stop 49 located approximately 1,000 feet away at San Juan Grade Road and Northridge Way". The employees 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. Employees living at the project site may commute between the project site and their workplace without the need for an automobile. The proposed use will be limited to employee housing – medium use 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.

4. *The proposed conditional use will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use.*

Conditions have been recommended for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example, a condition prohibits bus pick-ups and drop-offs at the property. Only passenger vans or vehicles are permitted to conduct passenger loading onsite. 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.

PASSED AND APPROVED this 6th day of January 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on January 6, 2021, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

Courtney Grossman
Secretary