



SALINAS

RICH IN LAND | RICH IN VALUES

Future Growth Area and Housing Permit Processing

May 13, 2025

Finance Committee

Lisa Brinton,
Community
Development Director

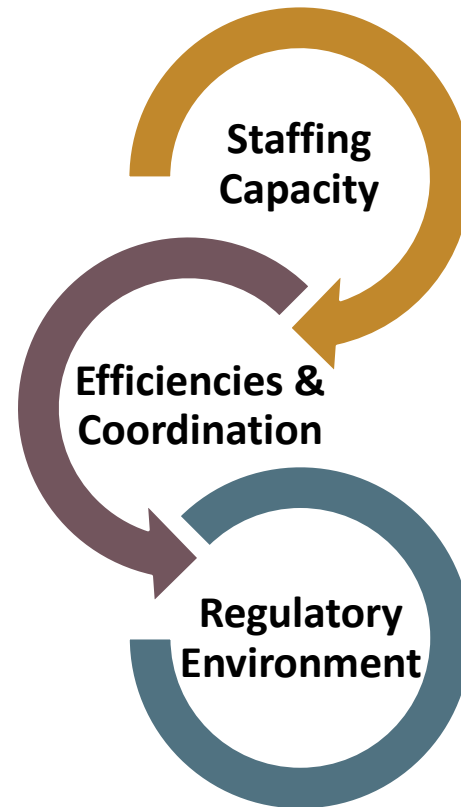
Overview

Customer Complaints

Length of time

Lack of Clarity

Interpretation
of Conflicting
Regulations



Internal Hurdles

Staff resources are insufficient
compared to volume

Division and department
coordination is lacking process for
final decision-making

Zoning, building, engineering and fire
codes have different criteria that can
be confusing or even conflicting

ILLUSTRATIVE SITE PLAN
BARDIN RANCH
 CITY OF SALINAS, CALIFORNIA
 JULY 2024

VILLAGE 1
 131 LOTS
 50 x 90
 22.4 AC (IG)
 16.7 AC (IN)

VILLAGE 2
 147 LOTS
 45 x 90
 21.4 AC (IG)
 16.7 AC (IN)

VILLAGE 3
 101 LOTS
 55 x 105
 30.4 AC (IG)
 15.0 AC (IN)

VILLAGE 4
 71 UNITS
 TOWNHOMES (CONDOS)
 16.1 AC (IG)
 13.4 AC (IN)

VILLAGE 5
 164 UNITS
 TOWNHOMES (CONDOS)
 13.4 AC (IG)
 6.4 AC (IN)

VILLAGE 6
 101 LOTS
 55 x 105
 30.4 AC (IG)
 15.0 AC (IN)

VILLAGE 7
 116 LOTS
 50 x 105
 20.9 AC (IG)
 15.0 AC (IN)

LOT A
 16 AC
 STORMWATER QUALITY

LOT B
 16 AC
 STORMWATER QUALITY

LOT C
 16 AC
 STORMWATER QUALITY

LOT D
 16 AC
 LANDSCAPE

LOT E
 16 AC
 LANDSCAPE

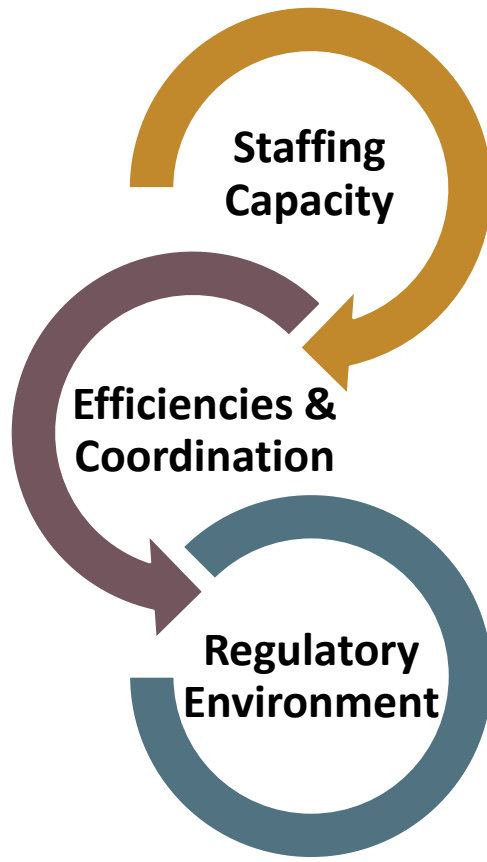
LAND USE SUMMARY

VILLAGE/LOT NO.	ACRES (IG)	ACRES (IN)	BUILDING SF	UNIT COUNT
VILLAGE 1	22.4	16.7	387,572	131
VILLAGE 2	21.4	16.7	387,572	147
VILLAGE 3	10.7	7.7	346,476	90
VILLAGE 4	1.1	3.8	338,341	75
VILLAGE 5	13.4	6.4	163,330	164
VILLAGE 6	30.4	15.0	325,887	105
VILLAGE 7	20.9	15.1	341,411	116
LOT A: STORMWATER QUALITY	16	7.1	-	-
LOT B: PARK/STORMWATER QUALITY	16.1	15.3	-	-
LOT C: PARK	3.7	3.7	-	-
LANDSCAPE LOTS	-	0.4	-	-
PRIVATE DRIVES	-	3.1	-	-
INTERIOR ROADS	-	30.9	-	-
MAJOR ROADWAYS	3.9	3.9	-	-
LOTS & P&P ROAD DEDICATIONS	4.9	4.9	-	-
REMAINER	123.7	123.7	-	-
TOTAL	275.4 AC.	275.4 AC.	2,789,683 SF	852 DU

WOOD BUILDING RESEARCH
 3875 HOPKINS
 PLEASANTON

WOOD
BUILDING RESEARCH
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PLEASANTON

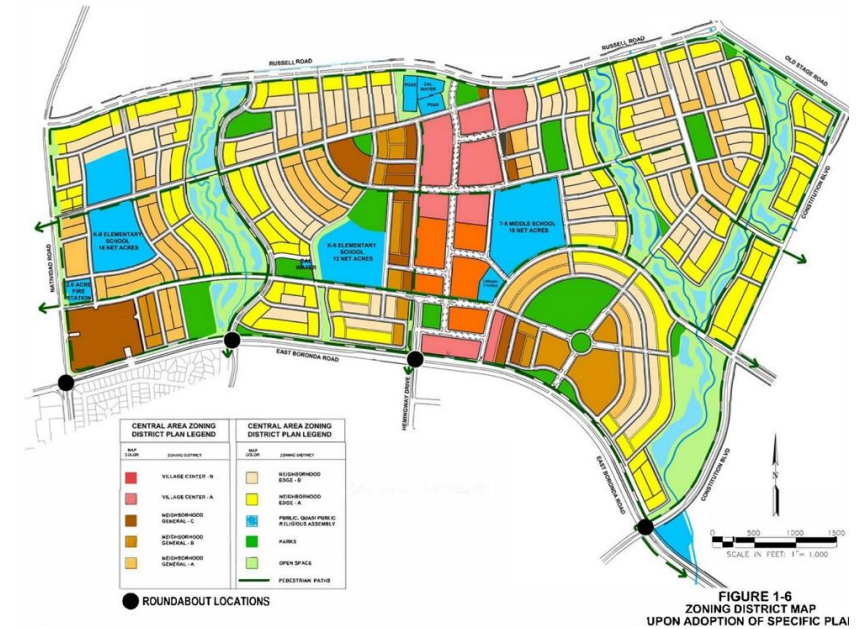
FGA Internal Hurdles



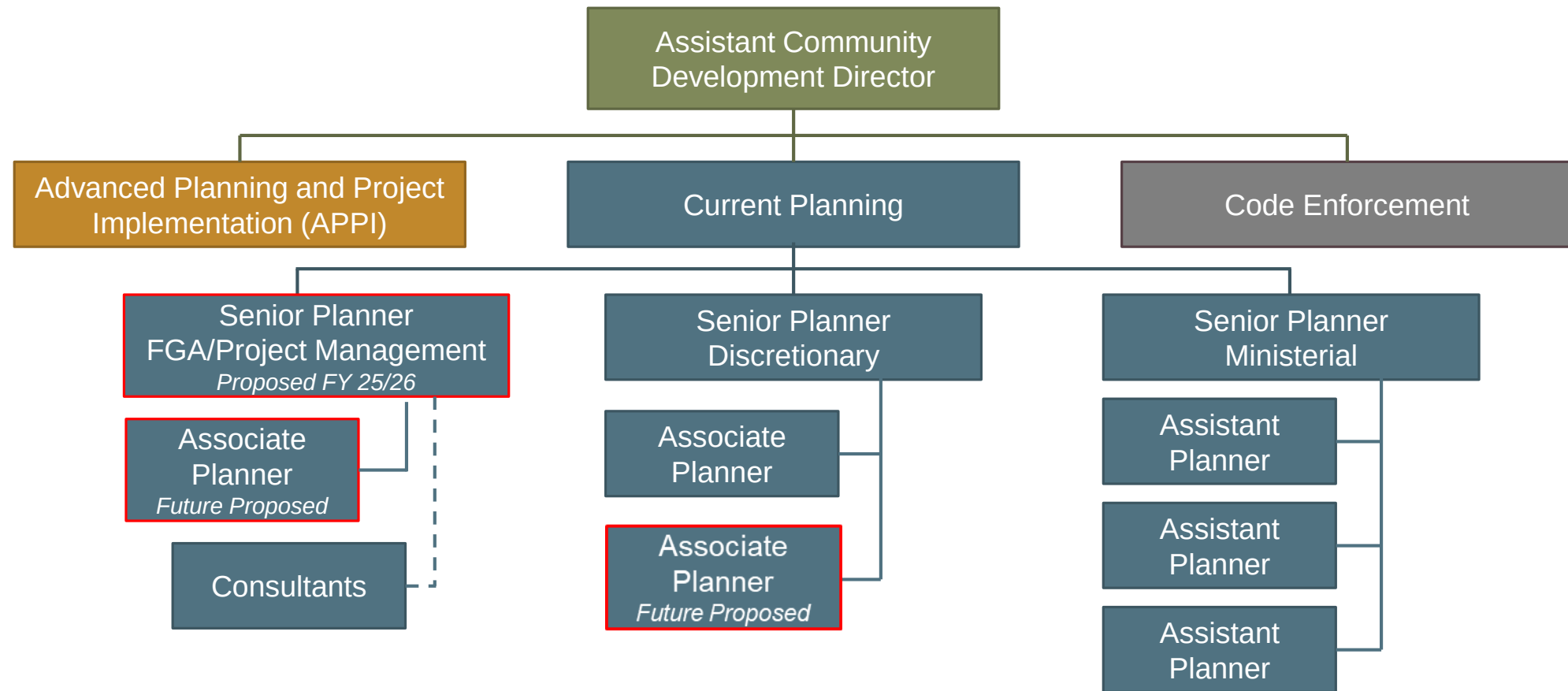
Lack of staffing experience and technical expertise in processing subdivision maps and complex entitlements

Lack of designated project manager to facilitate and expedite decision-making

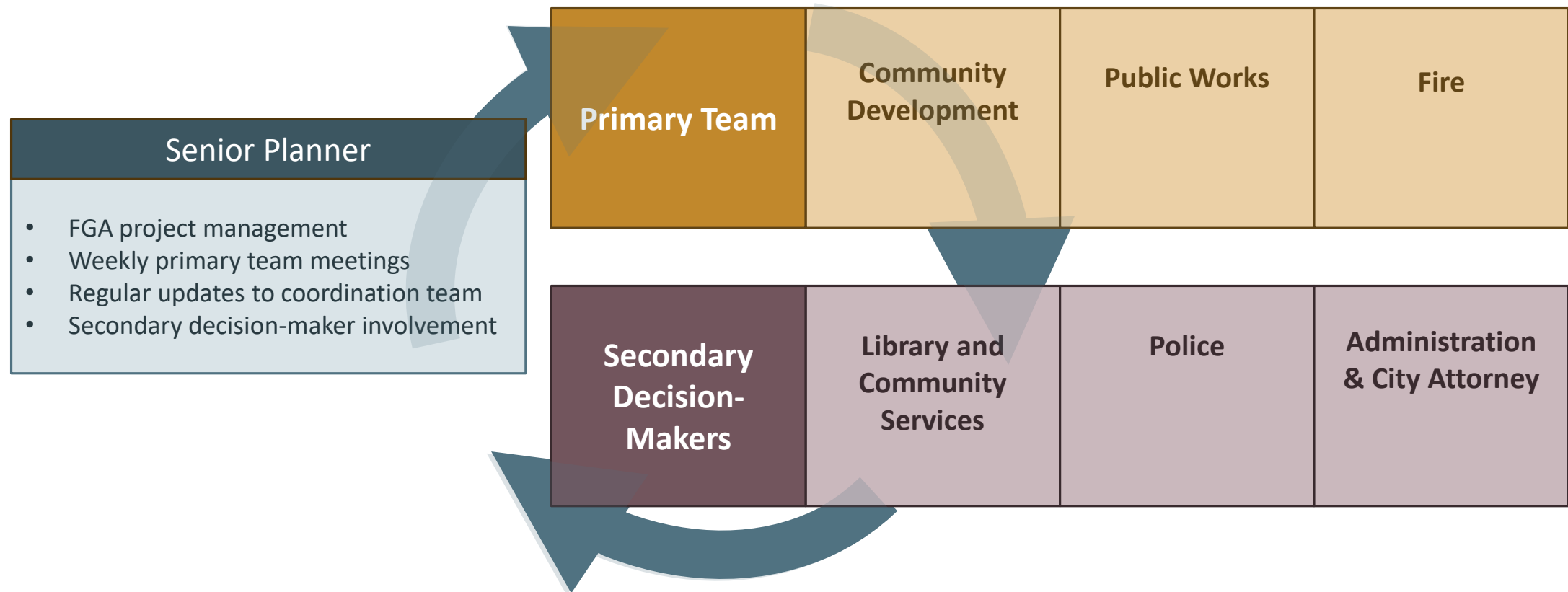
New regulatory environment of SB 330, Density Bonus Law, etc.



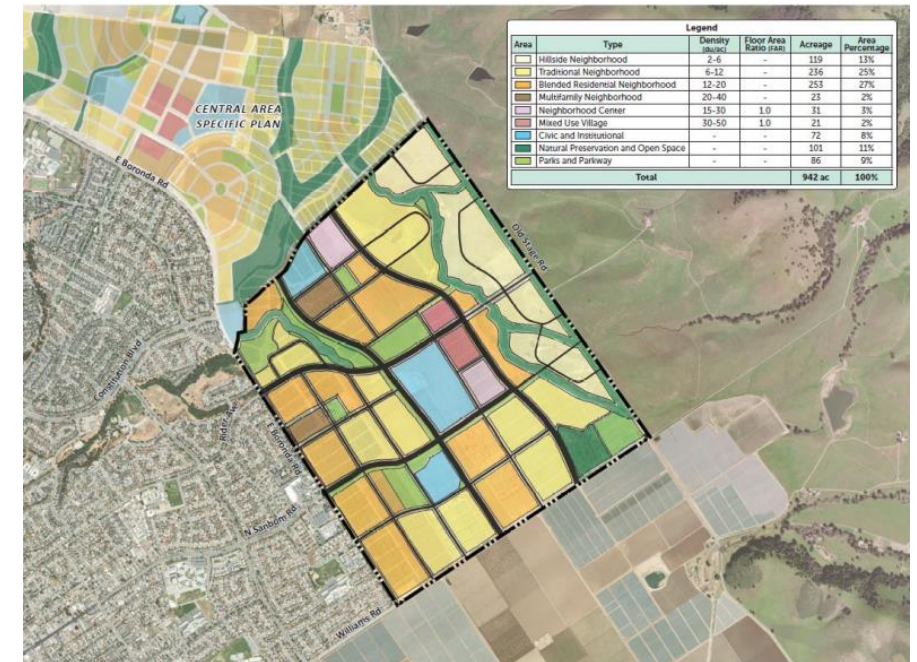
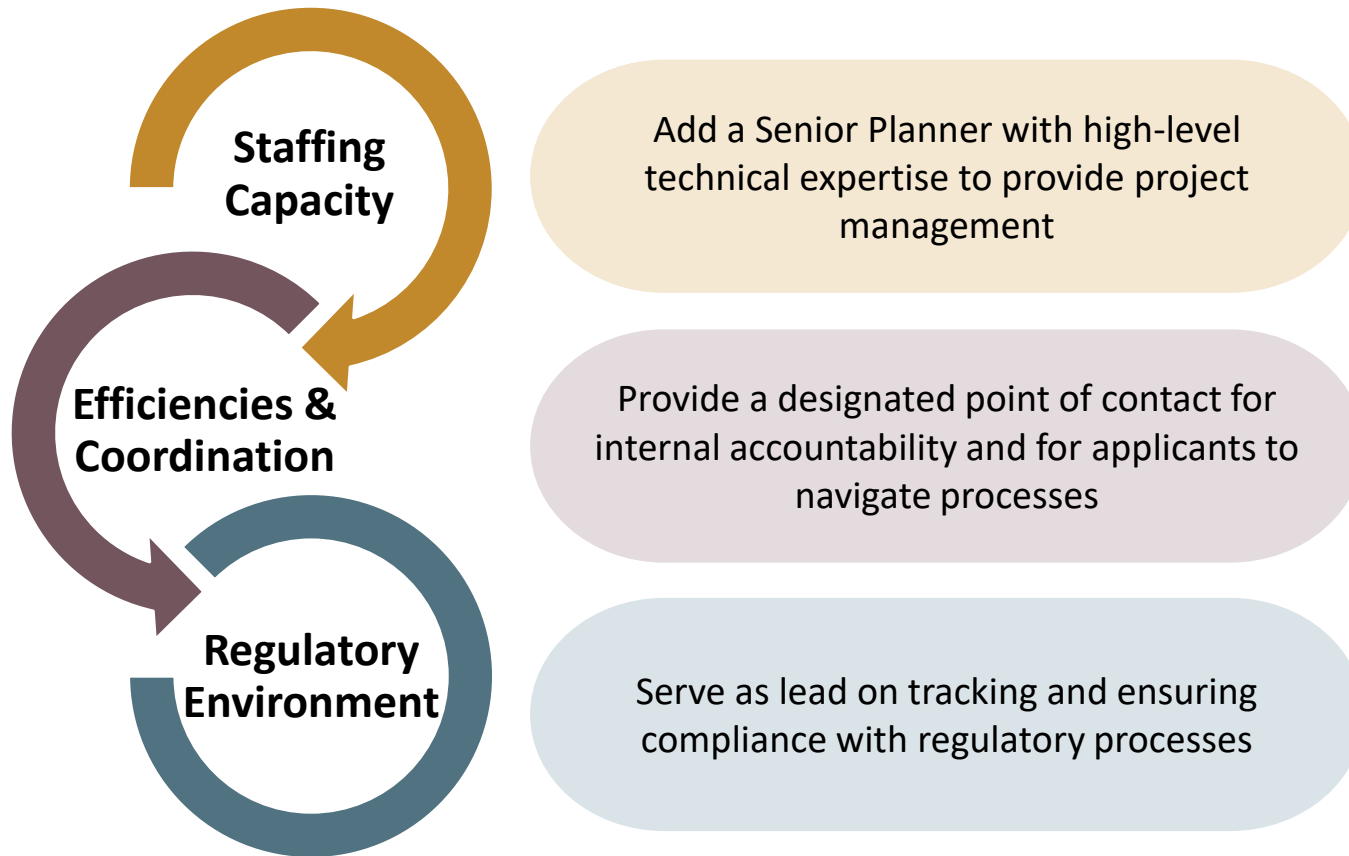
Current Planning Staffing Request - FGA Support



Proposed FGA Coordination Team



Improved FGA Team Coordination

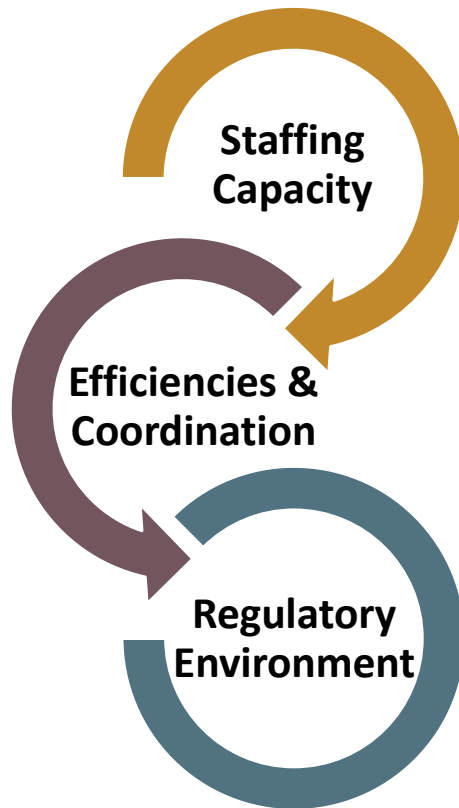


Accessory Dwelling Unit (ADU) Coordination



ADU inspected by City of Salinas in 2025

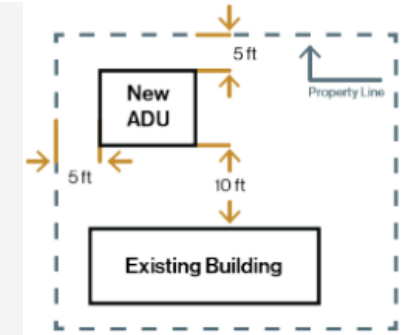
ADU Internal Hurdles



Plans have a high number of review cycles; due to vacancies consultants currently process reviews

Residents need more guidance than experienced developers

Designers and/or owners do not understand complex regulations or submit incomplete plans



Example: ADU Setback Requirements

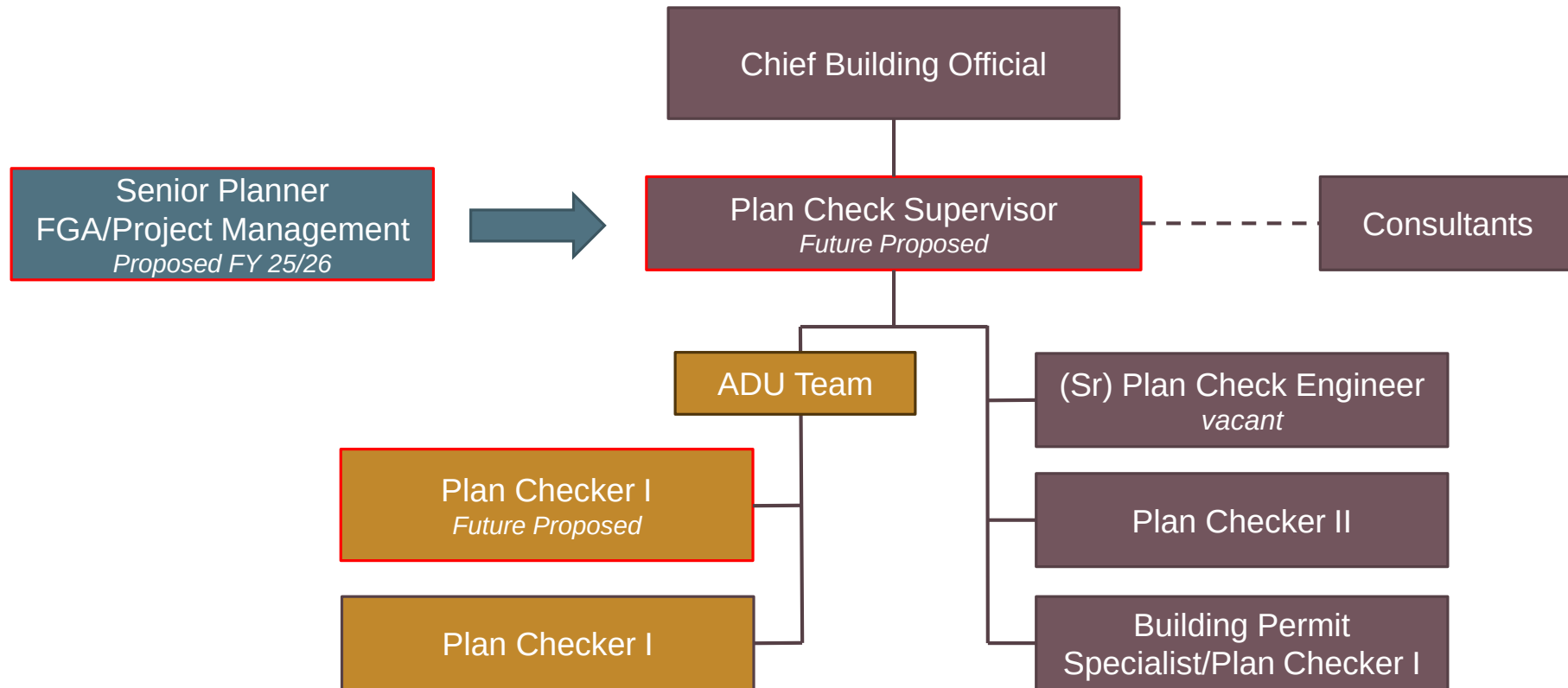
Requirements by Permit Center Function

Permit Services – Building Code: Distance requirements depend on construction method

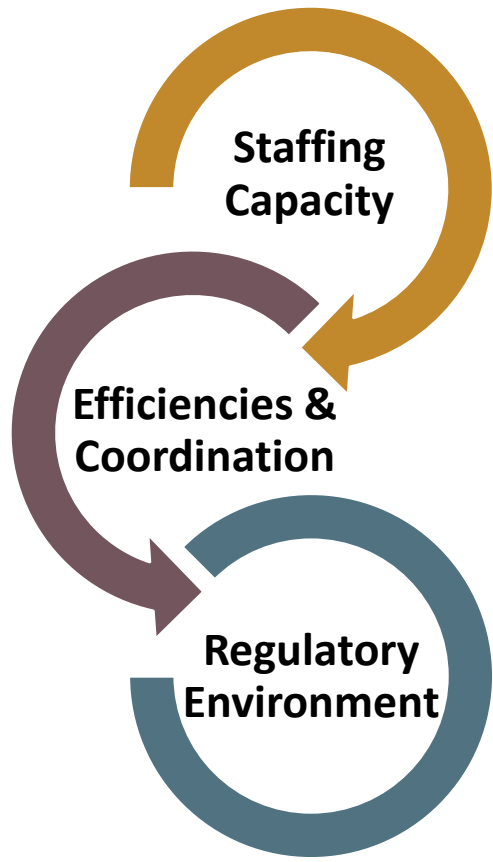
Current Planning – Zoning Code: 6 ft apart or structurally connected via a wall, breezeway, etc.

Fire Prevention – Fire Code: Adding sprinklers can impact distance requirements between structures

Permit Services Staffing Request and Integration



Improved ADU Team Coordination



Prioritize quality reviews by increasing capacity to spend more time with homeowners and designers

Begin Owner-Designer-City meetings to minimize resubmissions through early communication and education

Improve communication of complex regulatory environment with dedicated internal review team



City of Salinas' ADU Pre-Approved Plans

Comprehensive Zoning Code Update

Areas of Focus

Development Design Standards

Level of Permit Processing
Administrative or Ministerial or Discretionary

Ease of Use and Interpretation



Opportunities

Objective Design Standards

Appropriate Level of Permit
Processing

User-Friendly, Clear and Illustrative
Examples and Documentation

Business Navigator

- Assists entrepreneurs and small business owners with navigating regulatory processes
- Provides connections to technical and financial resources
- Limited Term Position Ends June 30, 2025
- Proposed new staff position



Questions?

*For more information, contact the Community Development Department
(831) 758-7387*

<https://www.cityofsalinas.org/Your-Government/Departments/Community-Development>