

SALINAS PLANNING COMMISSION

Staff Report

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Planning Manager Approval

Agenda Item
ID #19-529

DATE: October 2, 2019
TO: Planning Commission
FROM: Courtney Grossman, Planning Manager
BY: Thomas Wiles, Senior Planner
SUBJECT: ZONING CODE AMENDMENTS 2019-002, 2019-003, 2019-004, 2019-005, AND 2019-006; AMEND THE ZONING CONCERNING EMPLOYEE HOUSING, HOUSING IN PUBLIC/SEMI-PUBLIC (PS) DISTRICTS, PARCEL MAPS IN THE FUTURE GROWTH AREA, REPLACEMENT PARKING FOR ACCESSORY DWELLING UNITS IN THE FRONT YARD SETBACK, AND INCREASING DRIVEWAY WIDTH FOR SINGLE FAMILY DWELLING UNITS.

RECOMMENDATION

Staff recommends that the Planning Commission find Zoning Code Amendments 2019-002, 2019-003, 2019-004, 2019-005, and 2019-006 exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 5 Categorical Exemption and affirm the findings and adopt the attached Resolutions recommending that the City Council introduce and then adopt the ordinances.

BACKGROUND

Chapter 37, Article VI, Division 14 provides for a process whereby Zoning Code Amendments are brought before the Planning Commission for a recommendation to the full City Council. Staff is bringing to the Planning Commission for recommendation five (5) Zoning Code Amendments to facilitate housing production and conform with applicable State of California regulations. The proposed five (5) proposed Zoning Code Amendments are described below:

1. Zoning Code Amendment 2019-002 (ZCA 2019-002); amend Zoning Code 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 concerning small and medium employee housing in Residential Low Density (R-L) and Residential Medium Density (R-M) districts;
2. Zoning Code Amendment 2019-003 (ZCA 2019-003); amend Zoning Code Section 37-30.390, Table 37-30.170 to allow residential uses in the PS District subject to approval of a Conditional Use Permit;
3. Zoning Code Amendment 2019-004 (ZCA 2019-004); amend Zoning Code Section 37-30.420 to allow up to a 4 lot subdivision in the Future Growth Area (FGA) prior to Specific Plan adoption;
4. Zoning Code Amendment 2019-005 (ZCA 2019-005); amend Zoning Code Sections 37-50.250 and 37-50.350 to allow front yard setback replacement parking for Accessory Dwelling Units (ADU) pursuant to State of California regulations; and
5. Zoning Code Amendment 2019-006 (ZCA 2019-006); amend various portions of the Zoning Code concerning driveway width increase, subject to approval of a Conditional Use Permit (CUP).

The proposed amendments will not have the effect of reversing policies of the Salinas General Plan, but will facilitate housing production in the City of Salinas.

ANALYSIS

The following provides a summary for each of the proposed five (5) Zoning Code Amendment applications:

Zoning Code Amendment 2019-002:

Zoning Code Amendment 2019-002 concerns small and medium employee housing in Residential Low Density (R-L) and Residential Medium Density (R-M) districts. Both the Salinas Plan and Farmworker Housing Study and Action Plan of the Salinas Valley and Pajaro Valley, stress the need for an immediate solution to provide safe, decent housing for both employee and emergency housing. To address these issues, the City Council directed staff to prepare code amendments for the City Council's consideration. The Mayor of Salinas convened a stakeholder group of agricultural labor contractors, growers, and housing advocates to provide continued guidance on draft legislation to clarify small project employee housing regulations and to allow medium project employee housing in the Residential Low (RL) and the Residential Medium (RM) Zoning Districts to expand employee housing while preserving neighborhood character. For more information, refer to the attached draft Ordinance.

Zoning Code Amendment 2019-003:

Zoning Code Amendment 2019-003 would amend Zoning Code Section 37-30.390, Table 37-30.170, to allow residential uses to be located in the Public/Semipublic (PS) District with a Conditional Use Permit (CUP). Currently, the only residential uses allowed in the PS District are Disaster Shelters and Emergency Shelter, Type A as permitted uses, and Emergency Shelter, Type B, which are subject to approval of a CUP. This Zoning Code Amendment would facilitate housing production in the PS District, similar to those allowed in Residential Medium Density (R-M-2.9) Districts.

Public/Semipublic (PS) zoned properties are located throughout the City of Salinas. Per the attached map, there are 222 PS zoned properties throughout the City of Salinas. Many PS zoned properties are owned by the City of Salinas. Other PS zoned properties are owned by the County of Monterey, School Districts, and Cemeteries. The types of uses located on PS zoned properties include but are not limited to: Government Offices, Schools, Hospitals, Libraries, Religious Assembly, Cemeteries, and the Salinas Municipal Airport. Per Zoning Code Section 37-30.390, Table 37-30.170, most uses that are allowed in the PS District require consideration through the CUP process.

Currently, there is a housing shortage in both the State of California and the City of Salinas. One of the reasons for the shortage of housing in the City of Salinas is the lack of available land for residential development. The additional residential units could include affordable housing, transitional housing, and workforce units.

Allowing residential development in the PS District would comply with General Plan Policies LU-2.1 by maintaining a compact City form and with L-U-2.4 by utilizing well-designed in-fill development. Requiring a CUP for new residential development in the PS District would be consistent with the requirement for most other types of allowed development in this District. Due to safety concerns, residential development shall not be permitted on any property that is zoned Public/Semipublic and located within the Airport Overlay District. For more information, refer to the attached draft Ordinance.

Zoning Code Amendment 2019-004:

Zoning Code Amendment 2019-004 would allow for a Parcel Map subdivision (no more than four lots) to be considered in the North of Boronda Future Growth Area (FGA) prior to the adoption of a Specific Plan. Per Zoning Code Section 37-30.420, all properties in a future growth area shall be subject to the preparation of a Specific Plan in accordance with Article IV, Division 2: Specific Plan (SP) Overlay District, Article VI, Division 15: Specific Plans of the Zoning Code. Per Zoning Code Section 37-10.280, a portion of the definition for "Development" is stated as:

- A. Any subdivision pursuant to the Subdivision Map Act except where the land division is brought about in connection with the purchase of the land by a public agency; or
- B. The division of the parcel into two or more parcels is defined as such.

Because a Parcel Map is defined as “Development” by the Zoning Code, an approved Specific Plan covering the project site, pursuant to Zoning Code Section 37-30.420, would be required prior to the approval of a subdivision in the FGA.

Currently, no Specific Plan has been approved for the Central Area Specific Plan (CASP) portion of the FGA. Staff has received an application for a Parcel Map requesting approval to subdivide an approximately 186.94-acre lot located in the CASP into three (3) separate lots consisting of 43.43, 66.56, and 76.95 acres each with no proposed physical improvements. The proposed Parcel Map would subdivide the property for financing purposes only and no physical improvements are proposed or will be permitted.

Staff is recommending to amend Zoning Code Section 37-30.420 to allow Parcel Map subdivisions to be approved in the North of Boronda Future Growth Area prior to Specific Plan adoption pursuant to the Zoning Code and the Subdivision Ordinance and if no physical improvements are proposed on-site. For more information, refer to the attached draft Ordinance.

Zoning Code Amendment 2019-005:

Zoning Code Amendment 2019-005 amends Zoning Code Sections 37-50.250 and 37-50.350 to allow front yard setback replacement parking for Accessory Dwelling Units (ADU) pursuant to State of California regulations. The state of California legislature has pre-empted local authority with regard to prohibiting placement of required parking in the front yard setback in cases of replacement parking tied to an ADU conversion of a garage. ADU regulations are very fluid in the State of California and additional changes are expected in the future. For more information, refer to the attached draft Ordinance.

Zoning Code Amendment 2019-006:

Zoning Code Amendment 2019-006 amends various portions of the Zoning Code concerning driveway width increase, subject to approval of a Conditional Use Permit (CUP). Driveway width increases of up to ten feet could be considered on single family dwelling unit sites for driveways located on the opposite side of the front door of the dwelling unit. For more information, refer to the attached draft Ordinance.

ENVIRONMENTAL REVIEW

The environmental impacts of the each of the Amendments have been analyzed in

accordance with the California Environmental Quality Act (CEQA). The five (5) Zoning Code Amendments are categorically exempt (Class 5) from further environmental analysis per CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations).

FINDINGS

Findings in support of each of the proposed Zoning Code Amendments are incorporated in the each of the attached Resolutions.

ALTERNATIVES AVAILABLE TO THE COMMISSION

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolutions, recommending that the City Council find each of the proposed Amendments exempt from CEQA and introduce and then adopt the Amendments; or
2. Find that all or a number of the Amendments are not appropriate and establish findings at the public hearing recommending that the City Council make modifications to one or more of the Amendments or deny one or more of the Amendments.

CONCLUSION

The proposed five (5) Zoning Code Amendments advance the City's plans and policies and assist in facilitating housing production, allowing for the subdivision of land in the North of Boronda Future Growth Area, and updating the City's Accessory Dwelling Unit regulations in conformance with State regulations.

COURTNEY GROSSMAN
Planning Manager

BY: _____
Thomas Wiles
Senior Planner

Attachments: Draft Planning Commission Resolutions for:
 Zoning Code Amendment 2019-002 – Employee Housing
 Zoning Code Amendment 2019-003 – Housing in PS Districts
 Zoning Code Amendment 2019-004 – Parcel Maps in FGA
 Zoning Code Amendment 2019-005 – ADU Replacement Parking
 Zoning Code Amendment 2019-006 – Modify Driveway Width

Draft Ordinances for:

Zoning Code Amendment 2019-002 – Employee Housing
Zoning Code Amendment 2019-003 – Housing in PS Districts
Zoning Code Amendment 2019-004 – Parcel Maps in FGA
Zoning Code Amendment 2019-005 – ADU Replacement Parking
Zoning Code Amendment 2019-006 – Modify Driveway Width

Map of Public/Semipublic zoned properties in City of Salinas

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