

SALINAS PLANNING COMMISSION

Staff Report

City of Salinas
Community Development
Department
65 West Alisal Street
Salinas, CA 93901
(831) 758-7206
(831) 758-7215 fax

Director:
Megan Hunter

Planning Manager:
Courtney Grossman

Planning Commission:
*John Meeks, Chair
Matt Nohr, Vice-Chair
George Anzo
Brad Griffin
Joel Hernandez Laguna
Matthew Ottone
Marcelino Rocamora Jr.*

Planning Manager Approval	Agenda Item
---------------------------	-------------

DATE: October 7, 2020
TO: Planning Commission
FROM: Courtney Grossman, Planning Manager
BY: Thomas Wiles, Senior Planner
SUBJECT: CONDITIONAL USE PERMIT 2020-008; A REQUEST TO AUTHORIZE AN EMPLOYEE HOUSING - MEDIUM FOR A MAXIMUM OF 10 EMPLOYEES WITHIN AN EXISTING 2,038 SQUARE-FOOT SINGLE-FAMILY DETACHED RESIDENCE WITH A TWO (2) SPACE (67%) PARKING REDUCTION LOCATED AT 13464 PIERCE STREET IN THE RESIDENTIAL LOW DENSITY (R-L-5.5) ZONING DISTRICT

RECOMMENDATION

Staff recommends that the Planning Commission find Conditional Use Permit 2020-008 exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1 Categorical Exemption and affirm the findings and approve the attached Resolution approving the Conditional Use Permit.

BACKGROUND

Maureen Wruck Planning, LLC, on behalf of JR Harvesting is requesting approval to authorize an Employee Housing – Medium use for a maximum of 10 employees (H2A Agricultural Workers) within an existing 2,038 square-foot single-family detached residence with a two (2) space (67%) Parking Reduction located at 13464 Pierce Street. The employees would be seasonal and reside on-site for eight (8) to nine (9) months per year.

The property is located in the Residential Low Density (R-L-5.5) District and is an existing single-family residence with a one (1) car garage. The employees would reside within the existing three (3)

bedroom residence with a living room, kitchen, two (2) bathrooms, and an office. The project does not propose to increase the existing floor area. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North:	Residential/Residential Low Density (R-L-5.5)
South:	Residential/Residential Low Density (R-L-5.5)
East:	Residential/Residential Low Density (R-L-5.5)
West:	Residential/Residential Low Density (R-L-5.5)

ANALYSIS

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. The Ordinance was approved by the City Council in response to issues brought up by both the Salinas Plan and Farmworker Housing Study and Action Plan of the Salinas Valley and Pajaro Valley, stressing the need for an immediate solution to provide safe, decent housing for both employee and emergency housing. The proposed project proposes to authorize an Employee Housing – Medium use located at the project site pursuant to the Zoning Code Section 37-50.075(e), for a maximum of ten (10) employees in an existing 2,038 square-foot single-family detached residence with a one (1) car garage.

Parking Reduction:

Zoning Code Section 37-50.075(e)(5) requires a minimum of three (3) off-street parking spaces, none of which are allowed in the front or corner side yard setback. Because only a one (1) space 19' x 23'-7" garage exists on-site, the project requires a two (2) space (67%) Parking Reduction pursuant to Zoning Code Section 37-50.370. Because the Parking Reduction exceeds 30%, Planning Commission consideration is required. Per Zoning Code Section 37-50.075(e)(5), a Parking Reduction for Employee Housing – Medium may be requested through the Conditional Use Permit (CUP) process by demonstrating that the neighborhood impact is mitigated by providing alternatives such as transportation.

Per the "A.2." of the attached Transportation Plan dated July 31, 2020 (Exhibit "E"), seasonal employees who reside at the residence will walk to Monterey Salinas Transit (MST) stop 49 located approximately 1,000 feet away at San Juan Grade Road and Northridge Way (see Exhibit "E"). From there, they 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. This would allow employees living at the project site to commute between the project site and their workplace without the need for an automobile. In addition, no bus drop-off or pick-up would be allowed on-site. The proposed use will be

limited for an employee housing – medium use only and would not be converted to another use with greater parking requirements, such as multi-family residential uses, which is not permitted in the R-L-5.5 Zoning District.

A condition of approval also requires that the property owner or successor-in-interest shall register the medium project employee housing with the City of Salinas and provide the following: 1) any California Housing and Community Development (HCD) approvals pursuant to the California Health & Safety Code § 17008 Health and Safety Code, 2) emergency contact information, 3) contact for property maintenance, and 4) a transportation plan outlining how employees will get to and from work. Emergency contact information shall also be posted on the exterior of the facility adjacent to the main entrance. Street address numbers shall be legibly posted on each building comprising the facility.

ENVIRONMENTAL REVIEW

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The proposed Employee Housing - Medium is categorically exempt (Class 1) from further environmental analysis per CEQA Guidelines Section 15301 (Existing Facilities).

FINDINGS

Conditional Use Permit/Parking Reduction:

The Planning Commission may approve an application for a Conditional Use Permit, including a two (2) space (67%) Parking Reduction, if all of the findings set forth in the attached proposed Planning Commission Resolution are established.

TIME CONSIDERATION

The project was deemed complete on August 30, 2020. Final action is required by October 29, 2020 pursuant to Government Code Section 65950(a)(5).

ALTERNATIVES AVAILABLE TO THE COMMISSION

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, finding the project exempt from the California Environmental Quality Act (CEQA), and approve Conditional Use Permit 2020-008 with modifications; or
2. Find that the proposal is not appropriate and establish findings at the public hearing stating the reasons for not approving Conditional Use Permit 2020-008.

CONCLUSION

Given the conditions of approval recommended in the permit to ensure the project's compatibility with the surrounding residential uses, staff recommends approval of the Conditional Use Permit. It is therefore recommended that the Planning Commission determine that the findings can be established in support of the project and approve the request for a Conditional Use Permit based upon the facts stated above and evidence presented herein.

COURTNEY GROSSMAN
Planning Manager

BY:

Thomas Wiles
Senior Planner

Attachments: Proposed Planning Commission Resolution
 Draft Conditional Use Permit (CUP 2020-008), including the following exhibits:
 Exhibit "A" Vicinity Map
 Exhibit "B" Site Plan (Sheet A0.1)
 Exhibit "C" Floor Plan (Sheet A1.0)
 Exhibit "D" Exterior Elevations (Sheet A1.1)
 Exhibit "E" Transportation Plan dated July 31, 2020
 Exhibit "F" Engineer's Report dated May 6, 2020

I:\ComDev\Planning Share Space\JR Harvesting H2A\CUP 2020-008 - 13464 Pierce Street\CUP 2020-008 PC Staff Report.doc