

SALINAS PLANNING COMMISSION

Staff Report

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Planning Manager Approval



Agenda Item

ID #17-182

DATE: April 5, 2017
TO: Planning Commission
FROM: Courtney Grossman, Planning Manager
BY: Thomas Wiles, Senior Planner

SUBJECT: ZONING CODE AMENDMENT 2017-001; AN ORDINANCE AMENDING VARIOUS PROVISIONS OF CHAPTER 37 OF THE SALINAS MUNICIPAL CODE (ZONING CODE) TO REMOVE THE BEDROOM MIX REQUIREMENT FOR RESIDENTIAL DEVELOPMENT IN THE CENTRAL CITY OVERLAY AND CORRECT MINOR TYPOGRAPHICAL ERRORS

RECOMMENDATION

Staff recommends that the Planning Commission affirm the findings and adopt the attached Resolution recommending that the City Council introduce and then adopt the accompanying ordinance amending various provisions of Chapter 37 of the Salinas Municipal Code (Zoning Code).

BACKGROUND

Chapter 37, Article VI, Division 14 provides for a process whereby all Zoning Code Amendments are brought before the Planning Commission for a recommendation to the full City Council. This proposed Zoning Code Amendment would remove the bedroom mix requirements for residential development located in the Central City Overlay and correct two (2) minor typographical errors. The proposed amendment will not have the effect of reversing policies of the Salinas General Plan. Removal of the bedroom mix requirement for residential development in the Central City Overlay supports the goals and policies of the City's draft Economic Development Element (EDE) and the implementation recommendations of the

Downtown Vibrancy Plan (DVP). The DVP identifies market rate housing as an economic driver and key component of a vibrant downtown. This amendment will remove barriers to residential development in the downtown by allowing the shifting market demands of entry-level homebuyers, milenials, and empty nesters to be the driver of housing product type mix.

ANALYSIS

The following table summarizes the proposed changes to the Zoning Code:

	Zoning Code Section	Brief Description of Change
1.	37-40.320(c)	Remove the bedroom mix requirement for residential development by adding an exception to Zoning Code Section 37-40.320(c) for properties located within the Central City Overlay, no longer requiring residential development in the CO (Commercial Office) District to have a minimum 20% three (3) bedrooms and 10% to have four (4) bedrooms.
2.	37-30.170, Table 37-30.80, Footnote (B)	Change footnote error in minimum density requirement in the Residential High Density (R-H) District section from 8 to 15 units per net acre for General Plan consistency and to be consistent with Zoning Code Section 37-30.150.
3.	37-30.310, Table 37-30.130, Footnote (8)	Change footnote error in the number of affirmative votes of Planning Commission members from "our" to "four" for a "Warehousing limited" use as defined in Zoning Code Section 37-50.320 to be automatically set for a City Council hearing for final consideration.

Per Zoning Code Section 37-30.200, Table 37-30.90, multifamily dwelling units in the CO District are subject to an administrative Site Plan Review. Per Zoning Code Section 37-30.210, Table 37-30.100, Footnote (A)(1), residential development in the CO District must comply with the development standards of the R-H-2.1 (Residential High Density) District, which means any residential development of ten or more units must comply with the minimum bedroom mix requirements of the District, unless other circumstances not applicable to this discussion are present (i.e. mixed use development incentives, etc.). This would require that a minimum of 20% of the units have three (3) bedrooms or more and that 10% of the units have four (4) bedrooms or more.

The Zoning Code Amendment would revise Zoning Code Section 37-40.320(c) to add an exception to remove the bedroom mix requirement for residential development (such as multifamily dwelling uses) as defined by Zoning Code Section 37-10.280 that is located in the Central City Overlay, which includes both the Downtown Neighborhood Area and Downtown Core Area. Removing the bedroom mix requirement for residential

development in the Central City Overlay would assist in allowing for affected properties in the Overlay to develop residential units and populate Downtown Salinas. The removal of the bedroom mix requirement would be limited to properties located in the Central City Overlay only.

Concerning the first change, staff has recently received a preliminary request to convert an existing two-story office building located at 401 Monterey Street into a multifamily dwelling project with a density bonus consisting of 16 studio units. The project site is located in the Commercial Office – Central City Overlay – Downtown Neighborhood Area (CO-CC-DN) Zoning District. For properties located in the Downtown Neighborhood Area of the Central City Overlay, the development standards of the base Zoning District apply. In this case, the CO development standards are applicable to the development. For residential development within the CO District, the Zoning Code refers to the R-H-2.1 (Residential High Density) District, which includes the bedroom mix requirement.

Concerning the second change, a typographical error would be corrected with regards to the minimum density requirements in the Residential High Density (R-H) District. Zoning Code Section 37-30.170, Table 37-30.80, Footnote (B) states that the minimum density requirement is eight (8) units per acre. However, both the General Plan and the Zoning Code purposes of the R-H District state that the minimum density in the District is more 15 units per net acre. The Amendment would correct the footnote error so that the Zoning Code is consistent with the minimum density requirements of both the General Plan and Zoning Code.

Concerning the third change, a typographical error would be corrected with regards to the requirement that if a “Warehousing limited” use (i.e. mini-storage) receives four (4) affirmative votes from the Planning Commission, then it is automatically sent to the City Council for final determination. This Amendment would correct a footnote error in Zoning Code Section 37-30.310, Table 37-30.130, Footnote (8) from “our” to “four”. Per the Zoning Code, a “Warehousing limited” use requires a minimum of five (5) affirmative votes from the Planning Commission for approval by the Commission. If such a proposed use receives only four (4) affirmative votes, then it is automatically sent to the City Council for final determination. If the proposed use does not receive a minimum of four (4) affirmative votes from the Commission, then it is considered denied. The four (4) affirmative vote requirement is correctly stated in the Use Classification footnotes for both the Commercial and Mixed Use Districts.

ENVIRONMENTAL REVIEW

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The proposed Zoning Code Amendment is categorically exempt (Class 5) from further environmental analysis per CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations).

FINDINGS

Findings in support of the proposed Zoning Code amendment are incorporated in the attached resolution.

ALTERNATIVES AVAILABLE TO THE COMMISSION

The Planning Commission has the following alternatives:

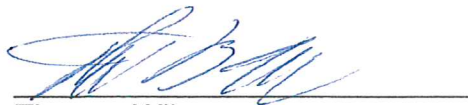
1. Affirm the findings set forth in the attached Resolution, recommending that the City Council find the amendment exempt from CEQA and introduce and then adopt the amendment; or
2. Find that the amendment is not appropriate and establish findings at the public hearing recommending that the City Council make modifications or deny the Amendment.

CONCLUSION

The proposed Zoning Code amendment advances the City's plans and policies and assists in streamlining the development review process, especially for encouraging residential development in the downtown area.

COURTNEY GROSSMAN
Planning Manager

BY:


Thomas Wiles
Senior Planner

Attachments: Draft Planning Commission Resolution
Draft Ordinance

Cc: Brad Slama, 401 Monterey Street

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