

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2017-03**

**RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE
AMENDING VARIOUS PROVISIONS OF CHAPTER 37 OF THE SALINAS
MUNICIPAL CODE (ZONING) TO REMOVE THE BEDROOM MIX REQUIREMENT
FOR RESIDENTIAL DEVELOPMENT IN THE CENTRAL CITY OVERLAY AND TO
CORRECT MINOR TYPOGRAPHICAL ERRORS
(ZCA 2017-001)**

WHEREAS, on November 7, 2006, the Salinas City Council, adopted Ordinance Number 2463 replacing the existing Zoning Code; and

WHEREAS, on May 18, 2010, the Salinas City Council adopted Ordinance Number 2507 which amended various provisions of Chapter 37 of the Salinas Municipal Code ("Zoning Code") to allow for general changes, language clarification, and minor corrections; and

WHEREAS, on April 19, 2016, the Salinas City Council adopted Ordinance Number 2569 which amended various provisions of Chapter 37 of the Salinas Municipal Code ("Zoning Code") to allow for general changes, language clarification, and minor corrections; and

WHEREAS, on December 6, 2016, the Salinas City Council adopted Ordinance Number 2581 which amended Zoning Code Sections 37-10.250, 37-10.280, and 37-10.430 to modify definitions related to accessory dwelling units; Sections 37-30.020, 37-30.060, 37-30.110, 37-30.160, and 37-30.430 to allow accessory dwelling units as permitted uses; and 37-50.250 to make changes conforming to state law with regard to accessory dwelling units; and

WHEREAS, on April 5, 2017, the Salinas Planning Commission held a duly noticed public hearing to consider a Zoning Code Amendment to recommend that the City Council adopt an Ordinance amending various provisions of Chapter 37 of the Salinas Municipal Code (Zoning) to remove the bedroom mix requirement for residential development in the Central City Overlay and correct typographical errors, which is known as Zoning Code Amendment 2017-001; and

WHEREAS, on April 5, 2017, the Salinas Planning Commission weighed the evidence presented at hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review and hereby finds that the following amendment will not have the effect of reversing policies of the Salinas General Plan or other plans and policies previously adopted by the City Council and finds the project to be categorically exempt from the California Environmental Quality Act (CEQA), as follows:

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that

the Commission recommends that the City Council find the project to be Statutorily Exempt from the California Environmental Quality Act and introduce and then adopt Zoning Code Amendment 2017-001; and

BE IT FURTHER RESOLVED that the 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 5 Categorical Exemption pursuant to Guidelines section 15305 of the Guidelines to the California Environmental Quality Act;***

The proposed Zoning Code amendment applying to various provisions of the Zoning Code, including a functional improvement and a minor correction is categorically exempt from further environmental analysis per CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations). The proposed Zoning Code Amendment would not result in a significant environmental impact since it involves minor alterations to various Zoning Code sections.

Zoning Code Amendment 2017-001:

1. ***The amendment is consistent with the Salinas General Plan and other plans and policies adopted by the Salinas City Council.***

The proposed amendment would not result in uses inconsistent with any land use designation. It would correct typographical errors to be consistent with the General Plan and Zoning Code and delete the bedroom mix requirement for residential development located in the Central City Overlay.

2. ***The amendment will not have the effect of reversing the policies of the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.***

The proposed amendment will not reverse existing policies, because the proposed changes would correct typographical errors to be consistent with the General Plan and Zoning Code and delete the bedroom mix requirement for residential development located in the Central City Overlay.

3. ***The amendment would not create an isolated district unrelated to adjacent zoning districts.***

The proposed Amendment will not create any additional zoning districts.

4. *The City has the capability to provide public utilities, roads, and services to serve the uses allowed by the proposed amendment.*

Salinas is an urbanized area and public infrastructure is presently in place to serve most uses.

BE IT FURTHER RESOLVED: The Planning Commission requests that staff provide a follow-up status report on the effects of the Amendment.

PASSED AND ADOPTED this 5th day of April 2017 by the following vote:

AYES: Chairperson Meeks, Commissioners Anzo, Giffin, Griffin, Huerta, Lutes, Nohr

NOES: None

ABSTAIN: None

ABSENT: None

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 adopted by the affirmative and majority vote of said Planning Commission at a meeting held on April 5, 2017, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: 4/7/17



Courtney Grossman
Secretary