

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2020-___**

Resolution approving a Conditional Use Permit for an Employee Housing - Medium Project for a maximum of 14 employees within an existing two-story, 2,579 square-foot single-family detached dwelling unit with a two (2) space (67%) Parking Reduction located at 1569 Verona Court in the Residential Medium Density – Mountain Valley Specific Plan Overlay – Airport Overlay (R-M-3.6-SP-5-AR) Zoning District.
(CUP 2020-009)

WHEREAS, 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; and

WHEREAS, on October 7, 2020, the Salinas Planning Commission, at the request of the Applicant, Maureen Wruck Planning, LLC on behalf of JR Harvesting, Incorporated held a duly noticed public hearing to consider Conditional Use Permit to establish and operate an Employee Housing - Medium Project for a maximum of 14 employees within an existing two-story, 2,579 square-foot single-family detached dwelling unit with a two (2) space (67%) Parking Reduction located at 1569 Verona Court in the Residential Medium Density – Mountain Valley Specific Plan Overlay – Airport Overlay (R-M-3.6-SP-5-AR) District (Assessor's Parcel Number: 153-681-062-000); and

WHEREAS, on October 7, 2020, the Salinas Planning Commission continued Conditional Use Permit 2020-009 to their next available public hearing, and

WHEREAS, on January 6, 2021, the Salinas Planning Commission, held a duly noticed public hearing to consider Conditional Use Permit 2020-009; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearings, including the Staff Reports, which are on file at the Community Development Department together with the record of environmental review.

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that the Commission finds the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) and approves Conditional Use Permit 2020-009; and

BE IT FURTHER RESOLVED that the Salinas Planning 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 1 Categorical Exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines;*

The proposed project is categorically exempt from further environmental analysis per

CEQA Guidelines Section 15301 (Existing Facilities).

For the Conditional Use Permit:

2. ***The proposed location of the use is in accordance with the objectives of the Salinas General Plan, this Zoning Code and the purposes of the district in which the site is located;***

The site is designated Residential Medium Density by the 2002 Salinas General Plan. Per the General Plan, Residential Medium Density provides for the development of small-lot single-family homes, town houses, row houses, duplexes, and most mobile home parks. The proposed project is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact City form, consistent with Land Use Policy LU-2.4. The proposed project is consistent with Land Use Policy LU-3.8, by encouraging the production of housing that meets the needs of agricultural and other essential workers within the community.

As shown on the official Zoning Map, the site is located in the Residential Medium-Density – Mountain Valley Specific Plan Overlay – Airport Overlay (R-M-3.6-SP-5-AR) District. Per Section 37-30.100, the purpose of the Residential Medium-Density District is to provide appropriately located areas for single-family and medium density multifamily dwellings that are consistent with the General Plan and with standards of public health and safety established by the Municipal Code, promote development of affordable housing, achieve design compatibility through the use of site development regulations and design standards, protect adjoining lower density residential districts from excessive noise or loss of sun, light, quiet, and privacy resulting from proximity to higher density and multifamily dwellings, provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment, ensure the provisions of public services and facilities needed to accommodate planned population densities, encourage attractive and interesting residential streetscapes, dwelling units, and developments that are pedestrian-oriented and reflect traditional neighborhood design principles, and promote safe residential neighborhoods through the use of crime prevention through environmental design (CPTED) features in dwelling and site design. The proposed project will comply with the Zoning Code by providing additional housing for H2A employees. There will be no exterior changes to the existing single-family detached dwelling unit, no buses will be permitted on-site, and the proposed use will provide housing for agricultural workers.

3. ***The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and***

The site is designated Residential Medium Density by the 2002 Salinas General Plan. Per the General Plan, Residential Medium Density provides for the development of small-lot single-family homes, town houses, row houses, duplexes, and most mobile home parks. The proposed project is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact City form, consistent with Land Use Policy LU-2.4. The proposed project is consistent with Land Use Policy LU-3.8, by encouraging the production of housing that meets the needs of agricultural and other essential workers within the community.

The project site is surrounded by existing detached single-family dwelling units. The proposed Employee Housing – Medium use within an existing single-family detached dwelling unit would not be detrimental to the public health, safety and general welfare of the people of the City, because it provides additional housing for employees that are essential to our community. Compliance with the Housing Handbook includes basic rules concerning housing inspections, drugs and alcohol, respect/bullying, parties/gatherings/loud music, visitors, transportation, and emergency contact numbers. Therefore, the project is not expected to be in conflict with the surrounding neighborhood.

The proposed two (2) space (67%) Parking Reduction can be supported pursuant to Zoning Code Section 37-37-50.075(e)(5), which allows a Parking Reduction through the Conditional Use Permit process by demonstrating that the neighborhood impact is mitigated by providing alternatives such as transportation. Per “A.2.” of the attached Transportation Plan dated July 31, 2020 (Exhibit “E”), seasonal employees who reside at the detached single-family dwelling unit will walk to Monterey Salinas Transit (MST) stop 41 located approximately 2,400 feet away at Del Monte Road near Williams Road (see Exhibit “E”). From there, the employees 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. Employees living at the project site may commute between the project site and their workplace without the need for an automobile. The proposed use will be limited to employee housing – medium use only and would not be converted to another use with greater parking requirements, such as multi-family residential uses, which are not permitted in the R-M-3.6 Zoning District.

4. *The proposed conditional use will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use.*

Conditions have been recommended for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example, a condition requires that no buses are permitted to pick up and drop off at the property. Only passenger vans or vehicles are permitted to conduct passenger loading onsite. Compliance with the Housing Handbook is required as condition of approval (see Exhibit “F” of CUP 2020-009). Other

conditions prohibit storage and consumption of alcohol on the subject property.

PASSED AND APPROVED this 6th day of January 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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 approved by the affirmative and majority vote of said Planning Commission at a meeting held on January 6, 2021, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

Courtney Grossman
Secretary