

Zoning Code Amendment 2021-002

Ordinance amending Home Occupations Section of Chapter 37 (Zoning) to Eliminate the Maximum Number of Home Occupations Permitted per Dwelling Unit



Megan Hunter, Community Development Director
City Council
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Background

- 2006 Zoning Code establishes regulations pertaining to Home Occupations
- March 17, 2020 – Monterey County Shelter-In-Place Order issued
 - Effective March 18, 2020
- 2020-present – increased inquiries pertaining to home-based businesses, concerns with cap of two per dwelling unit
- April 21, 2021- Planning Commission voted 6-0 recommending the City Council adopt the ordinance

Analysis

JURISDICTION	Number of Home Occupations Allowed per Dwelling Unit
Seaside	No maximum
Oxnard	No maximum
Modesto	No maximum
Pasadena	No maximum
Visalia	No maximum
Santa Cruz	No maximum
Watsonville	1
Monterey	2

CEQA Consideration

- *Class 5 Categorical Exemption pursuant to Guidelines section 15305 of the Guidelines to the California Environmental Quality Act (CEQA) (Minor Alterations in Land Use Limitations);*

Zoning Code Amendment would not result in a significant environmental impact since it involves minor alterations to the Zoning Code.

- *The project is also categorically exempt from CEQA pursuant to Guidelines section 15061(b)(3).*

Amendment would allow for home occupations as ancillary use(s) to existing dwelling units and therefore, will not have a significant effect on the environment.

Recommendation

Find the project categorically exempt from CEQA and introduce and then adopt the accompanying ordinance amending Section 37-50.100 (Home Occupations) of Chapter 37 of the Salinas Municipal Code (Zoning Code) to eliminate the maximum number of Home Occupations permitted per dwelling unit.

Public Hearing Notices

CC Public Hearing Notice in accordance with Zoning Code procedures

