

HOME OCCUPATION PERMIT

City of Salinas • Community Development Department • 65 West Alisal Street • Salinas, CA 93901 • (831) 758-7206
Monday through Thursday from 12:00 noon to 5:00 p.m.

Applicant: _____

Address: _____

Phone (Day): _____ (Evening): _____

Proposed Occupation: _____

I, _____, agree that my home occupation will conform
(Print Name)
to all of the following conditions and comments below, and that violation of these conditions may result in revocation of this permit:

1. The home occupation may not be located in a garage or an accessory structure except for ancillary storage provided that all required off-street parking requirements are met.
2. The home occupation shall be conducted entirely within a dwelling and shall occupy no more than 25 percent of the floor area.
3. There shall be no outdoor storage of materials or equipment used in the home occupation.
4. The home occupation shall not be apparent (e.g. noise, vibrations, odors, etc.) beyond the boundaries of the site and will not create a nuisance.
5. This Home Occupation Permit may only be granted to a resident of the dwelling unit and no one other than a resident of the dwelling unit shall be employed on-site or report to work at the site in the conduct of the home occupation.
6. The home occupation shall not create any pedestrian, automobile, or truck traffic in excess of that normally associated with the zoning district of the subject property.
7. No prohibited vehicles or equipment as defined in Zoning Code Section 37-50.190 (Recreational Vehicles, Prohibited Vehicles, and Equipment Parking and Storage) may be parked or stored at the site in conjunction with the home occupation.
8. No on-site vehicle repair, beauty or barbershop, food preparation, or boarding or training of animals shall be permitted.
9. There shall be no sales room or office open to customers/clients. No customers, clients, or students shall come to the home in conjunction with the home occupation.
10. There shall be no on-site advertising (including vehicle signs) for the home occupation.
11. There shall be no more than two (2) home occupation at this residence.
12. The home occupation(s) shall be subject to the provisions of Zoning Code Section 37-50.180 (Performance Standards) regarding noise, glare, combustibles and explosives, radioactive materials, hazardous materials, heat and humidity, and any other performance standards adopted by the City of Salinas.

I/we further declare under penalty of perjury that the information contained in this Permit, including any plans and documents submitted herewith, are true and correct to the best of my/our knowledge. I/we further declare that I/we agree to comply with the comments below and to the Standard Permit Conditions listed on the other side of this permit.

Applicant (Sign and Print Name) _____

Property Owner (Sign and Print Name) _____

Date _____

Date _____

To be completed by Community Development Department staff:

Approved by: _____

Date: _____

Comments: _____

Permit Number: HOP

- Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement, and Section 1-8.2: Liability for costs**, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this permit.
- Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties of the public. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provisions of this permit shall be guilty of a misdemeanor or an infraction, as charged. Upon determination by the Planning Manager that there are reasonable grounds for revocation of this permit, a revocation hearing shall be set to be heard before the Salinas Planning Commission in accordance with **Section 37-321: Revocation of Permits**, of the Salinas Zoning Code.
- The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
- Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
- No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved by the Planning Manager.