



City of Salinas

200 Lincoln Ave., Salinas,
CA 93901
www.salinas.gov

Meeting Minutes - Unofficial

Planning Commission

Commissioners:

Juan Gutierrez, Mayor's Appointee
Eric Mora, District 1 - Juan Flores, District 2
Lorisa McKelvey Daye, District 3 - Maureen Wruck, District 4
Carissa Purnell, District 5 - Marcelino Rocamora Jr, District 6

Lisa Brinton, Community Development Director
Courtney Grossman, Planning Manager
Christopher A. Callihan, City Attorney
Community Development Department Office: (831) 758-7206

Wednesday, July 15, 2026

4:00 PM

City Council Rotunda

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: 5 - Commissioner Lorisa McKelvey Daye
Commissioner Marcelino Rocamora Jr
Commissioner Eric Mora
Commissioner Maureen Wruck
Commissioner Juan Gutierrez

Absent: 2 - Commissioner Carissa Purnell
Commissioner Juan Flores

CONSENT

[ID#26-342](#)

Minutes of June 17, 2026.

Upon motion by Commissioner Gutierrez, seconded by Commissioner Rocamora Jr, the Minutes of June 17, 2026 were approved. The motion carried by the following vote:

Ayes: 4 - Commissioner McKelvey Daye, Commissioner Rocamora Jr, Commissioner Wruck and Commissioner Gutierrez

Absent: 2 - Commissioner Purnell and Commissioner Flores

Abstain: 1 - Commissioner Mora

CONSIDERATIONS

Annual Election of Planning Commission Chairperson and Vice-Chairperson

Upon motion by Commissioner Wruck, second by Commissioner Rocamora Jr, Commissioner McKelvey Daye was elected as Planning Commission Chairperson. The motion carried by the following vote:

Ayes: 5 - Commissioner McKelvey Daye, Commissioner Rocamora Jr, Commissioner Mora, Commissioner Wruck and Commissioner Gutierrez

Absent: 2 - Commissioner Purnell and Commissioner Flores

Annual Election of Planning Commission Vice-Chairperson

Upon motion by Commissioner Gutierrez, second by Commissioner Rocamora Jr, Commissioner Wruck was elected as Planning Commission Vice-Chairperson.

The motion carried by the following vote:

Ayes: 5 - Commissioner McKelvey Daye, Commissioner Rocamora Jr, Commissioner Mora, Commissioner Wruck and Commissioner Gutierrez

Absent: 2 - Commissioner Purnell and Commissioner Flores

PUBLIC HEARINGS

[ID#26-338](#)

Zoning Code Amendment 2026-001; Phase 1 - an Ordinance amending Chapters 17 (Housing) and 37 (Zoning) of the Salinas Municipal Code to align with state law related to housing and cottage food operations, federal law related to religious uses, amend requirements for driveway width expansions and accessory office space in industrial districts.

Received presentation from Senior Planner, Jonathan Moore, regarding the City of Salinas' Zoning Code, which had its last comprehensive update adopted in 2006 following the 2002 General Plan. As the City is in the process of completing a comprehensive General Plan Update (GPU) and adopted a new Housing Element in December of 2023, it is critical to start a Zoning Code Update (ZCU) that implements these documents, makes the Zoning Code compliant with state law, and streamlines procedures in a user-friendly format. Updating the City's Zoning Code will be a multi-year, three phase process. Phase 1 amendments involve compliance with State housing law, the City's Housing Element, other state and federal legal compliance requirements. Phase 2 amendments will bring the Zoning Code into substantial compliance with the Visión Salinas 2040 General Plan following its adoption. Phase 3 will complete a comprehensive update to the Zoning Code. Report filed with the Commission Secretary as the official record.

Upon motion by Commissioner Mora, seconded by Commissioner Rocamora Jr, Zoning Code Amendment 2026-001; Phase 1 - an Ordinance amending Chapters 17 (Housing) and 37 (Zoning) of the Salinas Municipal Code to align with state law related to housing and cottage food operations, federal law related to religious uses, amend requirements for driveway width expansions and accessory office space in industrial districts, was approved. The motion carried by the following vote:

Ayes: 5 - Commissioner McKelvey Daye, Commissioner Rocamora Jr, Commissioner Mora, Commissioner Wruck and Commissioner Gutierrez

Absent: 2 - Commissioner Purnell and Commissioner Flores

[ID#26-341](#)

Planned Unit Development Permit 2025-002; Establish a 1.58-acre building pad site and construct a 3,337 square-foot vehicle washing building with three (3) off-street parking stalls, and 24 outdoor vacuums located at the

Northridge Mall Shopping Center at 1340 Northridge Mall in the Commercial Retail (CR) Zoning District

This item was continued to the August 5th, 2026 Planning Commission meeting.

COMMISSIONER COMMENTS / REPORTS

FUTURE AGENDA ITEMS

Planning manager, Courtney Grossman introduced the tentative items for the meeting of August 5th, 2026.

ADJOURNMENT

Meeting adjourned at 4:57 p.m.

Brisa Salcedo / Administrative Aide