

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
September 4, 2024**

The meeting was called to order at 4:00 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Chairperson McKelvey Daye and Commissioners Gonzalez, Meeks, Purnell, and Ramos

ABSENT: Commissioners Burrola and Manzo

STAFF: Community Development Director, Lisa Brinton; Public Works Director, David Jacobs; Planning Manager, Courtney Grossman; Assistant Engineer, Josie Lantaca; and Administrative Aide, Maira Robles

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson McKelvey Daye opened for public comment at 4:01 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment at 4:01 p.m.

CONSENT

[ID#24-503](#) Approval Of The Minutes: August 7, 2024

Commissioners Gonzalez, Meeks, and Purnell, indicated that the action style Planning Commission minutes of August 7, 2024, were lacking sufficient detail and did not reflect the input received during the public comment segment, nor was the dialogue captured in the minutes regarding the input provided by both the Commission and staff. Commissioner Gonzalez also indicated that her motion as noted in the minutes regarding the Draft Alisal District Identity Master Plan (ADIMP), failed to include her request for staff to add an implementation budget slide in the recommendation to City Council.

Staff informed that the Planning Commission action minutes as presented are in line with the record keeping practices of City Council meetings as discussed at the previous Commission meeting. Staff agreed that going forward, minutes will include at a minimum, a bulleted list of issues, concerns, and suggestions, as discussed for each agenda item.

Commissioner Gonzalez motioned to approve the Planning Commission minutes of August 7, 2024, with a request to amend the minutes to reflect her recommendation for the addition of an implementation budget slide in her motion of the Draft Alisal District Identity Master Plan (ADIMP). Commissioner Purnell seconded the motion. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye, and Commissioners Gonzalez, Meeks, Purnell, and Ramos

NOES: None

ABSTAIN: None

ABSENT: Commissioner Burrola and Manzo

CONSIDERATION

ID#24-508 Miscellaneous 2024-007; Conformity of Proposed Land Acquisition for Boronda Road Improvement Project to the General Plan

Received report from Courtney Grossman, Planning Manager, regarding the Boronda Road Congestion Relief Project. The first phase of these improvements will be located between Dartmouth Way to a point between McKinnon Street and El Dorado Drive with construction of this first phase scheduled to begin in the fall of 2024. In order for Phase 1 to proceed, however, the City must acquire a portion of privately owned land on the north side of East Boronda Road. Government Code section 65402(a) requires a report to the planning agency (Planning Commission) as to the conformity of the property acquisition and proposed future development to the General Plan prior to City Council consideration of any property acquisition.

The Planning Commission discussed the following with regard to the project:

1. The number of proposed lanes and cost of the project;
2. Land Acquisition;
3. The funding source for the project;
4. Project completion timeline;
5. Traffic education and outreach regarding the use of roundabouts; and
6. Traffic impact and safety measures during project construction.

Chairperson McKelvey Daye opened for public comment at 4:19 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment for 4:19 p.m.

Commissioner Purnell motioned to approve a Resolution accepting a report and establishing findings on the conformity of the proposed land acquisition of approximately 6.65 acres of real property located on the north side of East Boronda Road necessary for the completion of Phase 1 of the Boronda Road Congestion Relief Project. Commissioner Gonzalez seconded the motion. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye, and Commissioners Gonzalez, Meeks, Purnell, and Ramos

NOES: None

ABSTAIN: None

ABSENT: Commissioners Burrola and Manzo

PUBLIC HEARINGS

Specific Plan Amendment 2023-002 (SPA 2023-002); request to amend the Gateway Center Specific Plan to allow: Vehicle Washing subject to a Conditional Use Permit and other related Amendments; and Conditional Use Permit 2023-022 (CUP 2023-022); request to construct and operate a 3,588 square foot Vehicle Washing building with outdoor vacuums located At 115 East Boronda Road in the CR – SP-19 (Commercial Retail – Gateway Center Specific Plan Overlay) Zoning District.

This item has been continued to the September 18, 2024, Planning Commission meeting.

OTHER BUSINESS

General Plan Steering Committee Update

Ms. Brinton indicated that there no updates at this time; the committee will reconvene once a draft has been released for public review.

FOLLOW-UP REPORTS

None

FUTURE AGENDA ITEMS

Mr. Grossman informed that the following projects are scheduled for presentation to the Planning Commission on September 18, 2024:

1. The Specific Plan Amendment 2023-002 (SPA 2023-002); a request to amend the Gateway Center Specific Plan to allow: Vehicle Washing subject to a Conditional Use Permit and other related Amendments; and Conditional Use Permit 2023-022 (CUP 2023-022); and
2. The Alisal Streetscape Master Plan

ADJOURNMENT

Chairperson McKelvey Daye reviewed for quorum for the September 18, 2024, meeting and adjourned at 4:29 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary