

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
January 15, 2025**

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

PLEDGE OF ALLEGIANCE

WELCOME

Chairperson McKelvey Daye thanked Commissioners Gonzalez, Manzo, and Ramos for their service and welcomed Commissioners Martinez and Rocamora Jr. to the Salinas Planning Commission.

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Chairperson McKelvey Daye and Commissioners Martinez, Meeks, Purnell, and Rocamora

ABSENT: Commissioner Burrola

STAFF: Community Development Director, Lisa Brinton; Community and Library Services Director, Kristan Lundquist; Planning Manager, Courtney Grossman; 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 4:02 p.m.

CONSENT

ID#25-002 Approval Of The Minutes: November 20, 2024

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of November 20, 2024, were approved. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye and Commissioners Martinez, Meeks, Purnell, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: Commissioner Burrola

CONSIDERATIONS

ID#25-001 Miscellaneous 2025-001; Conformity of Conveyance of Ensen Park (Carr Lake Park Project) from Big Sur Land Trust to the City of Salinas to the General Plan

Received report from Lisa Brinton, Community Development Director, regarding the Carr Lake Park Project site, which includes APNs 003-212-016-000, 261- 191-001-000, 261-191-007-000, 003-212-007-000, 003-212-015-000, and 003-821-033-000. This Project aligns with the City's long-term vision, as the project site is designated as a 'Park' in the 2002 Salinas General Plan and has a zoning designation of "Parks – Flood Overlay" (P-F). On March 19, 2024, the City Council authorized execution of a Memorandum of Understanding (MOU) between the City and BSLT to coordinate and memorialize the planning, development, ownership, and long-term management of the Carr Lake Park Project, now named Ensen Park. Pursuant to the MOU, a Conveyance Agreement, has been drafted for consideration by the City Council in February 2025. Government Code Section 65402(a) requires a report to the planning agency (Planning Commission) as to the conformity of the property conveyance and any proposed future development to the General Plan prior to City Council consideration.

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

1. Location and usage of the structure referenced as the Back House; and
2. The expected completion date of June 1, 2025 for Phase 1 of the project, which includes the development of a six-acre neighborhood park with traditional park amenities.

Chairperson McKelvey Daye opened for public comment at 4:13 p.m.

Center for Community Advocacy (CCA) Volunteer provided public comment in support of the Carr Lake Park Project.

Rachel Saunders, Vice President of Conservation for the Big Sur Land Trust, provided public comment in support of the project and acknowledged the public's engagement. Ms. Saunders also answered Commissioner Meeks' inquiry regarding the location of the Back House structure.

Chairperson McKelvey Daye closed for public comment at 4:16 p.m.

Commissioner Meeks motioned to approve a Resolution accepting the report and establishing findings on the conformity of the proposed conveyance from the Big Sur Land Trust (BSLT) to the City of Salinas (City) of 73 acres in Carr Lake for use as a park to the 2002 Salinas General. Commissioner Martinez seconded the motion. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye and Commissioners Martinez, Meeks, Purnell, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: Commissioner Burrola

OTHER BUSINESS

General Plan Steering Committee Update

Ms. Brinton informed that staff are in the final stage of preparing a second administrative draft and anticipate that the public review draft will be available soon. On January 27, 2025, staff will be providing a General Plan Update and hold an economic development study session with City Council. The committee will reconvene thereafter to continue the last phase of public engagement and to review the draft, prior to moving it forward for consideration.

FOLLOW-UP REPORTS

No follow-up items were discussed.

FUTURE AGENDA ITEMS

Mr. Grossman informed that no items have been scheduled for the February 5, 2025. The only item on the Planning Commission forecast at this time, is the Intermodal Transportation Center project on Market Street, which is expected for presentation to the Planning Commission on February 19, 2025.

ADJOURNMENT

Chairperson McKelvey Daye reviewed for quorum for both the February 5, 2025 and February 19, 2025 meetings and adjourned at 4:22 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary