

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
November 5, 2025**

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 Purnell, Meeks, Wruck, and Rocamora

ABSENT: Commissioners Almanza-Larios and Gutierrez

STAFF: Community Development Director, Lisa Brinton; City Attorney, Chris Callihan; Planning Manager, Courtney Grossman; and Management Analyst, Kirsten Zehring.

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson McKelvey Daye opened for public comment at 4:02 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment at 4:03 p.m.

CONSENT

[ID#25-492](#) Approval of the Minutes: October 15, 2025

Commissioner Meeks requested that physical copies of the minutes be provided for review and approval at future Planning Commission meetings.

Upon motion by Commissioner Wruck, and a second by Commissioner Meeks, the minutes of October 15, 2025, were approved. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye, and Commissioners Purnell, Meeks, Wruck and Rocamora.

NOES: None

ABSTAIN: None

ABSENT: Commissioners Almanza-Larios and Gutierrez

ADMINISTRATIVE REPORTS

ID#25-494 Land Disposition & Development Agreements (DA 2025-001) Related to Parking Lots 8 & 12

City Attorney, Chris Callihan, presented for consideration Item ID#25-494, a Land Disposition and Development Agreement between the City of Salinas and Taylor Fresh Foods regarding the transfer and development of Parking Lot 8 and Parking Lot 12.

Parking Lot 8, located across from City Hall on Lincoln Avenue, is primarily used for public parking serving nearby businesses and downtown visitors. Parking Lot 12, located across from City Hall on Gabilan Street, is primarily used for City employee parking and is open to the public on weekends. In 2020, both parking lots were declared surplus land pursuant to the Surplus Lands Act and were made available for disposition and private development. In 2021, the City Council amended the zoning designation from Public/Semi-Public to Mixed Use, providing greater flexibility and development opportunities.

As this was the first time the Planning Commission had considered a Land Disposition and Development Agreement, City Attorney Callihan provided an overview of the definition and benefits of adopting such an agreement.

Commissioner comments and discussion included the following:

- Commissioner Purnell inquired about the expected revenue the City of Salinas would gain if the agreements were approved.
- Inquired about the opportunity to have a discussion with representatives from Taylor Fresh Foods.
- Inquired about the Inclusionary Housing Ordinance regulations applicable to the project.
- Inquired about the project's reporting timelines.
- Commissioner Rocamora inquired why ID#25-494 would not return to the Planning Commission for further consideration.
- Chairperson McKelvey Daye inquired about future opportunities for the public to provide comments on the project.

Response from City staff included the following information:

- City Attorney Callihan confirmed that appraisals are required to determine the value of both city-owned parking lots.
- Taylor Fresh Foods representatives were present in the audience and had the opportunity to answer questions from the Commissioners during public comment.
- Developers can choose among three options to comply with the City of Salinas Inclusionary Housing Ordinance.
- If the Land Disposition & Development Agreement is approved, the City of Salinas will be required to submit annual progress reports on the project.
- Residential development component will undergo an administrative approval process and will not return to the Planning Commission for consideration. However, the hotel development portion of Item ID#25-494, if it proceeds, will return to the Planning Commission as a Conditional Use Permit (CUP), if protested or appealed.
- The next opportunity for the public to provide comments on the Land Disposition and Development Agreement will occur during City Council consideration on November 18th.

Public comment included the following:

- Taylor Fresh Foods Attorney, Kelly S., clarified that there is no set commitment to constructing housing units at these locations due to absence of an appraisal; however, the developer has agreed to comply with all applicable city ordinances.
- Kelly commented that the project is not expected to generate revenue for Taylor Fresh Foods, and final decisions regarding the project will depend on the company's interest in contributing to the community.
- Leonard B., on behalf of Taylor Fresh Foods, expressed enthusiasm about the opportunity to bring housing to Downtown Salinas to support local businesses.
- Taylor Fresh Foods currently does not have an estimate for the sale prices or rental rates of the proposed housing units.
- An adjacent property owner to one of the parking lots commented that after receiving the Public Hearing Notice, he has a lot of unanswered follow up questions.
- Liz inquired whether the presentation PowerPoint could be made available online as part of the Legistar meeting packet as a transparency measure.

Upon motion by Commissioner Rocamora, and a second by Commissioner Wruck, the resolution for the Land Disposition & Development Agreements (DA 2025-001) related to parking lots 8 & 12 was approved as a recommendation to the City Council to (1) find the proposed project exempt from environmental analysis pursuant to Sections 15060(c), 15061(b)(3), and/or 15378 of the California Environmental Quality Act (CEQA) Guidelines and (2) adopt an ordinance approving a Land Disposition and Development Agreement (DA 2025-001) between the City of Salinas and Taylor Fresh Foods, Inc., related to City Parking Lots 8 and 12. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye, and Commissioners Wruck and Rocamora.

NOES: Commissioners Meeks and Purnell

ABSTAIN: None

ABSENT: Commissioners Almanza-Larios and Gutierrez

PUBLIC HEARINGS

No public hearings were presented.

OTHER BUSINESS

No other business was presented.

FOLLOW-UP REPORTS

Planning Manager, Courtney Grossman, provided an update on the Minutes from the joint City Council and Planning Commission meeting held on June 10, 2025. The minutes have a total of 5 pages and can be found on Salinas.gov under the name Joint Salinas City Council and Planning Commission Special Meeting. Commissioners received a copy of the minutes electronically.

FUTURE AGENDA ITEMS

City Attorney, Chris Callihan, confirmed that the Minutes from the joint City Council and Planning Commission meeting held on June 10, 2025, need to be included as a consent item.

Planning Manager, Courtney Grossman shared the agenda items for the November 19, 2025, meeting, which includes an alcohol license Type 21, at 1018 N. Davis Rd., a zoning code amendment to resend the city's ADU regulations, and the June 10, 2025 minutes of the joint City Council and Planning Commission meeting.

Community Development Director, Lisa Brinton shared that there will also be a presentation from PlaceWorks, the city's zoning code consultant, to obtain feedback from the Planning Commission.

ADJOURNMENT

Chairperson McKelvey Daye adjourned the meeting at 4:32 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary