

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
June 18, 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

ROLL CALL

PRESENT: Chairperson McKelvey Daye and Commissioners Almanza-Larios, Gutierrez, Meeks, Purnell, Rocamora and Wruck

ABSENT: None

STAFF: City Attorney, Christopher Callihan; Community Development Director, Lisa Brinton; Planning Manager, Courtney Grossman; Senior Planner, Thomas Wiles; Associate Planner, Robert Latino and Administrative Aide, Maira Robles

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#25-241 Approval of the Minutes: June 4, 2025

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of June 4, 2025 were approved. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye and Commissioners Almanza-Larios, Gutierrez, Meeks, Purnell, Rocamora and Wruck

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARINGS

ID#25-213 Time Extension 2025-003; A request to recommend City Council approval of a one (1) year time extension to Tentative Map 2019-002; which consists of a subdivision of a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways located at 11 Hill Circle in the Residential - Low Density - Airport Overlay - Flood Overlay (R-L-5.5 - AR - F) Zoning District

Received presentation from Senior Planner, Thomas Wiles, regarding the request from John Filighera & Associates, Inc., Applicant, for a one (1) year time extension to Tentative Map 2021-002 to extend the expiration date from April 13, 2025, to April 13, 2026. Tentative Map 2021-002 was approved by the City Council on April 13, 2021, which includes the subdivision of a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways. As part of the tentative map approval, the City Council considered and adopted a Mitigated Negative Declaration along with a Mitigation Monitoring Program. Pursuant to Municipal Code Section 31-401.11, extensions to approved tentative maps require a recommendation from the Planning Commission and final determination by the City Council.

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

1. Timeframe of extension;
2. Number of proposed dwelling units;
3. Status of application with regard to compliance with the California Department of Fish and Wildlife regulations;
4. Definition of areas identified as “Common Area”;
5. Project development timeline;
6. Number of dwelling units that will be dedicated as affordable housing; and
7. Staff’s assessment of the applicant’s time extension request of one year.

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

No public comments were received.

Chairperson McKelvey Daye closed for public comment 4:14 p.m.

Commissioner Wruck motioned to approve a resolution recommending that the City Council approve a third one (1) year time extension of Tentative Map 2019-002 to April 13, 2026. A Mitigated Negative

Declaration was considered and adopted as a part of the original approval. Commissioner Rocamora seconded the motion. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye and Commissioners Almanza-Larios, Gutierrez, Meeks, Purnell, Rocamora and Wruck

NOES: None

ABSTAIN: None

ABSENT: None

ID#25-222 Conditional Use Permit 2022-053; A request to construct a 1,642 square foot Minor Vehicle Repair building with Alternative Means of Compliance for Landscaping located at 219 West Market Street in the MAF (Mixed Arterial Frontage) Zoning District

Received presentation from Associate Planner, Robert Latino, regarding the request from David Elliott, Applicant and Architect, on behalf of Rafael Terrazas, Property Owner, who is requesting approval of a Conditional Use Permit (CUP) to construct a 1,642 square foot Minor Vehicle Repair building with Alternative Means of Compliance for Landscaping, and related site improvements on a 9,484 square foot vacant lot. On May 19, 2025, a Notice of Intent to Approve the CUP was mailed to all property owners located within 300-feet of the subject property and interested parties. Subsequently, on May 29, 2025, a protest was received from a nearby property owner. Therefore, the project was scheduled for Planning Commission consideration.

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

1. Standard development fee amounts;
2. Driveway width and location of utility service lines;
3. Potential noise generated by the proposed use and requirements for a sound wall;
4. Parking requirements;
5. Distance between existing neighboring residential units and project site;
6. Quantity and distance of existing vehicle repair shops in the vicinity of the project site; and
7. Mixed Arterial Frontage Zoning District noise regulations.

Chairperson McKelvey Daye opened for public comment at 4:30 p.m.

David Elliot, Architect, provided public comment in support of the project. Mr. Elliot addressed the Planning Commission's concerns regarding visibility, parking requirements, and noise.

Neighboring residential property owner provided public comment in opposition to the project. The neighbor shared photos of the existing barrier between his property and the project site and expressed concerns with the location of the proposed wall and the noise that the use may generate.

Chairperson McKelvey Daye closed for public comment 4:40 p.m.

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

1. Location of the proposed required eight-foot-high solid wall separating the project site from abutting properties;
2. Orientation and frontage of proposed vehicle repair shop;
3. Hours of operation; and
4. Encroachment of residential property onto project site.

Chairperson McKelvey Daye requested that the applicant clarify setbacks.

Mr. Elliot indicated that the setback distances for the proposed wall will be minimal if any as the existing residential unit encroaches onto the applicant's property; however, Mr. Elliot, expressed a willingness to work with the residential property owner to address encroachment concerns as they arise.

Commissioner Rocamora motioned to approve a resolution finding the project exempt pursuant to Section 15332 of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2022-053. Commissioner Meeks seconded the motion. The motion carried by the following vote:

AYES: Commissioners Almanza-Larios, Gutierrez, Meeks, Purnell, Rocamora and Wruck

NOES: Chairperson McKelvey Daye

ABSTAIN: None

ABSENT: None

OTHER BUSINESS

General Plan Steering Committee Update

Community Development Director, Lisa Brinton, indicated that there are no updates to report from the steering committee. Staff will incorporate public comments and feedback received during the joint City Council and Planning Commission meeting into the final public review draft document and which will be ready for release in either late July 2025 or August 2025. The committee will then reconvene to review public comments received regarding the draft document.

FOLLOW-UP REPORTS

No follow-up items were discussed.

FUTURE AGENDA ITEMS

Planning Manager, Courtney Grossman, informed that there are no projects scheduled for presentation to the Planning Commission at this time.

Commissioner Wruck inquired when the Planning Commission can expect to receive an update regarding tentative map applications.

Mr. Grossman indicated that tentative map applications have been received and are currently under review. Three of the maps have been reviewed for completeness and staff anticipates resubmittals will soon follow. Staff will also review these applications for consistency with the Housing Crisis Act of 2019, Senate Bill 330, as applicable.

Commissioner Meeks inquired why the request for Time Extension 2025-003 took a significant amount of time before it was presented to the Planning Commission.

City Attorney, Chris Callihan, informed that due to the conclusion of the public hearing on this item, concerns regarding the project could not be further discussed. Mr. Callihan directed Commissioner Meeks to address concerns regarding the project to Community Development staff following the meeting. Mr. Callihan further recommended that if the inquiry as presented by Commissioner Meeks is specific only to the timeframe of the development project application process in general, then the request may be included as an item for discussion at a future Planning Commission meeting.

Commissioner Meeks requested that project processing timeframes be added as a discussion at a future Planning Commission meeting.

ADJOURNMENT

Chairperson McKelvey Daye reviewed for quorum for the Planning Commission meeting scheduled for July 2, 2025 and adjourned the meeting at 4:46 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary