

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION**

September 20, 2017

The meeting was called to order at 3:33 p.m. in the City Council Chamber Rotunda.

ROLL CALL

PRESENT: Chairperson Nohr, Commissioners Anzo, Giffin, Griffin, Huerta, and Meeks

ABSENT: Commissioner Lutes

STAFF: Director of Community Development, Megan Hunter; Planning Manager, Courtney Grossman; Senior Deputy City Attorney, Anais Aquino; Administrative Secretary Jordynne Chacon; Thomas Wiles, Senior Planner; Lisa Brinton, Senior Planner; Tara Hullinger, Planning Manager

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

APPROVAL OF THE MINUTES: August 16, 2017

Commissioner Giffin motioned to approve the minutes of August 16, 2017. Commissioner Meeks seconded this motion.

AYES: Chairperson Nohr, Commissioners Anzo, Giffin, Griffin, Huerta, and Meeks

NOES: None

ABSTAIN: None

ABSENT: Commissioner Lutes

This motion passed with a 6:0 vote.

PUBLIC HEARINGS

Thomas Wiles, Senior Planner, presented a PowerPoint presentation regarding Miscellaneous 2017-013. A copy of this presentation is on file at the Community Development Department. A revised resolution was presented to the Commissioners on the dais.

Chairperson Nohr asked if the Applicant is able to request another extension for any unforeseen reason. Courtney Grossman, Planning Manager, responded the Applicant could potentially ask for an additional three years based on existing codes.

Commissioner Giffin asked the Applicant if any construction was ongoing. Aaron Ross-Swain, a represent from Richland Communities, explained Phase 5A is currently undergoing site improvements.

Chairperson Nohr opened public comment at 3:52 p.m. and allowed each person two minutes to discuss.

Chairperson Nohr closed public comment at 3:53 p.m. There were no public comments.

Commissioner Giffin motioned to approve the revised Resolution and recommend a three-year time extension to Vesting Tentative Map 2003-002 to City Council. Commissioner Griffin seconded this motion.

AYES: Chairperson Nohr, Commissioners Anzo, Giffin, Griffin, and Meeks

NOES: None

ABSTAIN: Commissioner Huerta

ABSENT: Commissioner Lutes

This motion passed with a 5:0 vote.

OTHER BUSINESS

Preliminary Project Review 2017-001

Mr. Wiles presented a PowerPoint presentation regarding Preliminary Project Review 2017-001. A copy of this presentation is on file at the Community Development Department.

Commissioner Huerta asked Al Sammut, owner of the property, if there is still a high demand for storage units after the recent ministorage facility approved this year by Planning Commission. Mr. Sammut responded a storage facility is the best option of development for the site's location.

Commissioner Nohr mentioned the design of the entrances and exits of the site need to be defined. Jim Vocelka, project architect, agreed to provide a design the Commissioners can review to get a better understanding of entrances, exits, landscaping, and storm water design.

Commissioner Giffin questioned how the facility will be monitored after hours to prevent storage housing by renters. Mr. Sammut responded the units will not be large enough to be sufficient for living purposes.

Mr. Sammut stated the storm water could be filtered underground on site and connect to the Westridge ponds.

Chairperson Nohr opened for public comment at 4:34 p.m.

Chairperson Nohr closed public comment at 4:34 p.m. There were no public comments.

Commissioner Huerta mentioned that a more developed plan and design would be helpful when an item comes forth in the future.

Commissioner Griffin stated a storage facility would be a great use for the site, and agreed the demand is present in Salinas.

Study Sessions

- 1) Lisa Brinton, Senior Planner, presented a PowerPoint presentation regarding the Draft Economic Development Element: Environmental Impact Report. A copy of this presentation is on file at the Community Development Department.
- 2) Tara Hullinger, Planning Manager, presented a PowerPoint presentation regarding a Notice of Preparation for the Central Area Specific Plan on behalf of Jill Miller, Senior Planner. A copy of this presentation is on file at the Community Development Department.

FUTURE AGENDA ITEMS

Mr. Grossman stated October 18, 2017 meeting will present another study session and a possible item for the November 1, 2017 meeting.

Megan Hunter, Community Development Director, mentioned a Farmer's Market will be presented in October.

ADJOURNMENT

The meeting was adjourned at 5:25 p.m.

MATT NOHR
Chairperson

COURTNEY GROSSMAN
Executive Secretary