

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION**

October 2, 2019

The meeting was called to order at 3:32 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIENCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Chairperson Griffin, Commissioners Nohr, Rocamora, Hernandez, Meeks, and Ottone

ABSENT: Commissioner Anzo

STAFF: Community Development Director, Megan Hunter; Planning Manager, Courtney Grossman; Senior Planner, Tom Wiles; and Administrative Aide, Maira Flores

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Commissioner Nohr opened for public comment at 3:33 p.m.

No public comment received.

Commissioner Nohr closed for public comment at 3:33 p.m.

APPROVAL OF THE MINUTES: July 17, 2019

Upon motion by Commissioner Meeks, second by Commissioner Hernandez, the minutes of July 17, 2019 were approved. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners Nohr, Hernandez, Meeks, Ottone, and Rocamora.

NOES: None

ABSTAIN: None

ABSENT: Commissioner Anzo

CONSIDERATIONS

Election of Officers

Upon motion by Commissioner Ottone, second by Commissioner Hernandez, Brad Griffin was nominated to serve a first term as Chairperson. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners Nohr, Hernandez, Meeks, Ottone, and Rocamora.

NOES: None

ABSTAIN: None

ABSENT: Commissioner Anzo

Upon motion by Commissioner Hernandez, second by Commissioner Nohr, John Meeks was nominated to serve a first term as Vice-Chairperson. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners Nohr, Hernandez, Meeks, Ottone, and Rocamora.

NOES: None

ABSTAIN: None

ABSENT: Commissioner Anzo

PUBLIC HEARINGS

Variance 2019-001; A request to vary fence height at 1072 Industrial Street, was continued to the Planning Commission meeting scheduled for October 16, 2019.

Tom Wiles, Senior Planner, presented a PowerPoint Presentation regarding planning project Miscellaneous 2019-012 for acquisition of a .08-acre site by the Alisal Union School District for a New Early Childhood Development Center located at 1081 Buckhorn Drive. This presentation is on file at the Community Development Department.

Megan Hunter, Community Development Director, informed the Planning Commission that the City of Salinas currently owns the land and has set aside \$880,000 of Community Development Block Grant funds in its budget for the upcoming fiscal year in support of this project.

Commissioner Nohr provided comments on the project.

Commissioner Ottone inquired about the action recommended for the Planning Commission on this agenda item. Tom Wiles clarified that the action on this item would be to adopt a

resolution indicating support that the Alisal School District purchase the property from the City and that plans for development would be submitted through the State Architect's Office; subject to City comments on the design of the project.

Jim Koenig, Associate Superintendent from the Alisal Union School district, provided information on the proposed project.

Commissioner Nohr inquired if other sites had been considered for this development. Mr. Koenig responded that this site had been set aside for the purpose of an early childhood education center by the City since the date of purchase and that the district had been coordinating with the City since late 2015.

Commissioner Nohr opened for public comment at 3:51 p.m.

Jim Koenig, Associate Superintendent from the Alisal Union School district, spoke in support of the project.

Claudia Melendez, Alisal Union School District Public Information Officer, spoke in support of the project.

Sergio Sanchez, Former Councilmember of District 1, spoke in support of the project.

Commissioner Nohr closed for public comment at 3:55 p.m.

Commissioner Hernandez motioned to adopt the resolution approving Miscellaneous 2019-012. Commissioner Meeks seconded this motion. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners Nohr, Hernandez, Meeks, Ottone, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: Commissioner Anzo

Tom Wiles, Senior Planner, presented a PowerPoint Presentation regarding Conditional Use Permit 2018-005 located 1764 North Main Street. This presentation is on file at the Community Development Department.

J.R. Beard with LHB and Associates, Applicant, spoke in support of the project and commended the Community Development staff for their assistance.

Commissioner Nohr opened for public comment at 4:05 p.m.

No public comment received.

Commissioner Nohr closed for public comment at 4:05 p.m.

Commissioner Meeks motioned to approve the resolution approving Conditional Use Permit 2018-005. Commissioner Ottone seconded this motion. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners Nohr, Hernandez, Meeks, Ottone, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: Commissioner Anzo

Courtney Grossman, Planning Manager, presented a PowerPoint Presentation regarding Zoning Code Amendments 2019-002, 2019-003, 2019-004, 2019-005 and 2019-006 for recommendation that the City Council adopt ordinances to amend the Salinas Municipal Code (Zoning) regarding Employee Housing, Housing in Public/Semipublic (PS) Districts, Parcel Maps in the Future Growth Area, Replacement Parking for Accessory Dwelling Units in the Front Yard Setback, and Increasing Driveway Width for Single Family Dwelling Units. This presentation is on file at the Community Development Department.

Commissioner Nohr inquired if the replacement parking for Accessory Dwelling Units as proposed, would require that the parking area be covered. Courtney Grossman, Planning Manager, indicated that there is no requirement for the replacement parking area to be covered for Accessory Dwelling Units.

Commissioner Nohr also requested clarification on the occupant density ratio. Megan Hunter, Community Development Director, provided clarification.

Commissioner Ottone inquired about the noticing requirements for the Administrative Conditional Use Permit process. Courtney Grossman, Planning Manager, indicated that a notice of intent to approve is mailed to all property owners within 300 feet of the site, and after 10 days, if no protest is received in writing, then the Conditional Use Permits goes through an additional 10 day appeal period before it is considered effective.

Commissioner Nohr opened for public comment at 4:25 p.m.

No public comment received.

Commissioner Nohr closed for public comment at 4:25 p.m.

Commissioner Meeks motioned to approve the resolutions recommending that City Council adopt the ordinances outlined in Zoning Code Amendments 2019-002, 2019-003, 2019-004,

2019-005 and 2019-006. Chairperson Griffin seconded this motion. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners Nohr, Hernandez, Meeks, Ottone, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: Commissioner Anzo

OTHER BUSINESS

Megan Hunter, Community Development Director, proposed discussion for Ad Hoc Reviews by the Planning Commission and requested to add this as a future meeting agenda item.

FUTURE AGENDA ITEMS

The Alisal Vibrancy Plan and Variance 2019-001; A request to vary fence height at 1072 Industrial Street, are expected to be presented to the Planning Commission on October 16, 2019.

The Western Area Specific Plan may require a Special Planning Commission Meeting on either October 23, 2019 or October 30, 2019. Planning Commissioner attendance quorum was secured for a Special Planning Commission meeting on October 30, 2019. Commissioner Ottone requested that the Final Environmental Impact Report be distributed to the Planning Commissioners as earliest as possible. Megan Hunter indicated she would follow up regarding the earliest availability of the Final EIR and directed the commissioners to the Draft EIR, Comment Letters and the Specific Plan available on the City's Website.

The Mitigated Negative Declaration for the General Plan Amendment 2017-001 and Rezone 2017-002 for 295 Sun Way as well as the General Plan Amendment 2017-002 and Rezone 2017-001 for 10 Simas Street are expected to be presented in the November 6, 2019 Planning Commission Meeting. Documents on these projects have been published in the City of Salinas website under the section titled Documents for Public Review & Comment. The Public Works Project also expects to present a Mitigated Negative Declaration for East Laurel Drive on this date.

The Chinatown Revitalization Project is expected to be presented to the Planning Commission on November 20, 2019.

ADJOURNMENT

The meeting was adjourned at 4:38 p.m.

BRAD GRIFFIN
Chairperson

COURTNEY GROSSMAN
Executive Secretary