



City of Salinas

200 Lincoln Ave., Salinas,
CA 93901
www.cityofsalinas.org

Meeting Minutes - Draft

Planning Commission

Commissioners:

Juan Gutierrez, Mayor's Appointee
Eric Mora, District 1 - John Meeks, District 2
Lorisa McKelvey Daye, District 3 - Maureen Wruck, District 4
Carissa Purnell, District 5 - Marcelino Rocamora Jr, District 6

Lisa Brinton, Community Development Director
Courtney Grossman, Planning Manager
Christopher A. Callihan, City Attorney
Community Development Department Office: (831) 758-7206

Wednesday, April 15, 2026

4:00 PM

City Council Rotunda

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: 6 - Commissioner Lorisa McKelvey Daye
Commissioner Carissa Purnell
Commissioner Marcelino Rocamora Jr
Commissioner Eric Mora
Commissioner Maureen Wruck
Commissioner Juan Gutierrez

Absent: 1 - Commissioner John Meeks

GENERAL PUBLIC COMMENTS

No public comment received.

CONSENT

[ID#26-158](#) **Minutes of April 1, 2026**

Upon motion by Commissioner Purnell, seconded by Commissioner Mora, the minutes of April 1, 2026 were approved. The motion carried by the following vote.

Ayes: 5 - Commissioner McKelvey Daye, Commissioner Purnell, Commissioner Rocamora Jr, Commissioner Mora and Commissioner Gutierrez

Absent: 1 - Commissioner Meeks

Abstain: 1 - Commissioner Wruck

PUBLIC HEARINGS

[ID#26-156](#)

Conditional Use Permit 2024-067; Request for Residential Design Review to construct a 1,614 detached single family dwelling unit with a 748 square-foot attached three car garage, an 818 square-foot Accessory Dwelling Unit (ADU) and an attached 470 square-foot Junior Accessory Dwelling Unit (JADU) located at 110 Chestnut Street in the Residential Low Density-Airport Overlay (R-L-5.5 - AR) Zoning District

Received report from Senior Planner, Son Pham Gallardo, on Conditional Use Permit 2024-06. Julio Monroy (Monroy Designs), on behalf of Jose and Dolores Castillo, is requesting approval of a Conditional Use Permit (CUP) for Residential Design Review to construct a 1,614 detached single family dwelling unit with a 748 square-foot attached three-car garage on a vacant 6,500 square-foot lot. Although not subject to a CUP, the project also includes construction of an 818 square-foot Accessory Dwelling Unit (ADU) and an attached 470-square-foot Junior Accessory Dwelling Unit (JADU). On March 16, 2026, 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. Prior to the proposed March 26, 2026, approval date, protest letters were received from nearby property owners. Therefore, the CUP was scheduled for Planning Commission consideration. A new public hearing notice was mailed on April 3, 2026, to the same property owners and interested parties regarding the scheduled public hearing before the Planning Commission on April 15, 2026. The public hearing notice was also published in the Monterey Herald on the same date as the mailing. Report filed with the Commission Secretary as the official record.

Received public comment from the following protesters:

- Gale Elkins*
- Angela McNelte*
- Joel Panzer*

Received a response from project owner, Jose Castillo.

Received rebuttal comments from the following protesters:

- Angela McNelte*
- Joel Panzer*

Received final comments from project owner, Jose Castillo.

Upon motion by Commissioner Mora, seconded by Commissioner Purnell, Resolution finding the project exempt pursuant to Sections 15303 and 15332 of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-067 was approved. The motion carried by the following vote:

Ayes: 4 - Commissioner McKelvey Daye, Commissioner Purnell, Commissioner Rocamora Jr and Commissioner Mora

Absent: 1 - Commissioner Meeks

Recused: 2 - Commissioner Wruck and Commissioner Gutierrez

Enactment No: RES 2026-03

CONSIDERATIONS

No consideration items were presented.

COMMISSIONER COMMENTS / REPORTS

FUTURE AGENDA ITEMS

Planning Manager, Courtney Grossman, introduced the tentative items for the May 6, 2026 meeting.

ADJOURNMENT

Meeting adjourned at 5:20 p.m.

Brisa Salcedo / Administrative Aide