

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
March 19, 2025**

The meeting was called to order at 4:05 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

WELCOME

Vice-Chair Purnell welcomed Commissioner Almanza-Larios to the Salinas Planning Commission.

ROLL CALL

STAFF INTRODUCTIONS

PRESENT: Vice-Chair Purnell and Commissioners Almanza-Larios, Meeks, and Rocamora

ABSENT: Chairperson McKelvey Daye and Commissioner Martinez

STAFF: Community Development Director, Lisa Brinton; Planning Manager, Courtney Grossman; Planning Manager, Grant Leonard; Planning Manager, Vincent Montgomery; Senior Planner, Jonathan Moore; Senior Planner, Monica Gurmilan; Community Development Analyst, Eric Sotelo; Community Development Analyst, Francisco Brambila; Community Development Analyst, Luis Rodriguez; Community Development Analyst, Monica Flores-Ponce; Administrative Analyst, David Vigil; and Administrative Aide, Maira Robles

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Vice-Chair Purnell opened for public comment at 4:06 p.m.

No public comments were received.

Vice-Chair Purnell closed for public comment at 4:07 p.m.

CONSENT

ID#25-033 Approval Of The Minutes: January 15, 2025

Upon motion by Commissioner Meeks, and a second by Commissioner Almanza-Larios, the minutes of January 15, 2025 were approved. The motion carried by the following vote:

AYES: Vice-Chair Purnell and Commissioners Almanza-Larios, Meeks, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: Chairperson McKelvey Daye and Commissioner Martinez

CONSIDERATIONS

ID#25-059 Draft 2024 General Plan Annual Progress Report and Visión Salinas 2040

Received report from Grant Leonard, Planning Manager, regarding Draft 2024 General Plan Annual Progress Report and Visión Salinas 2040. Sections 65400 and 65700 of the California Government Code mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Land Use and Climate Innovation (LCI – formerly Planning and Research) and the Housing and Community Development (HCD) by April 1st of each year. This annual report covers current Salinas General Plan implementation activities during the calendar year 2024. Accomplishment highlights include supporting significant construction projects through over 2,900 permits and 17,800 inspections; entitling a new Hebborn Family Center and improvements to Closter Park; upstaffing of the Fire Department with new recruits; adopting a permanent Mills Act Ordinance to support historic preservation; and the continuation of significant work constructing Ensen Community Park by the Big Sur Land Trust. The General Plan Update, Visión Salinas 2040, also continued in 2024 with the preparation of administrative drafts of General Plan chapters and targeted engagement. Staff is continuing to work toward a Public Review Draft General Plan.

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

1. Timeline of proposed improvements at Closter Park; and
2. The Clean California Grant and the City's plan for maintenance and ongoing cost to maintain improvements; and
3. Schedule of future study session(s) and ongoing engagement plan.

Vice-Chair Purnell opened for public comment at 4:18 p.m.

Nidia Soto, Economic Justice Organizer at Building Healthy Communities, provided public comment and spoke of the importance for promoting community engagement and of the inclusion of Hispanic communities who face uncertainty during the current political climate.

Vice-Chair Purnell closed for public comment at 4:21 p.m.

The Planning Commission further discussed the following:

1. City staff's decision to hire consulting agencies for assistance with the General Plan Update; and
2. The selection process for prioritization of improvement projects completed throughout the City.

Commissioner Meeks motioned to approve a resolution recommending that City Council accept the 2024 General Plan Annual Progress Report (GP APR) and authorize its submittal to the State of California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI). Commissioner Rocamora seconded the motion. The motion carried by the following vote:

AYES: Vice-Chair Purnell and Commissioners Almanza-Larios, Meeks, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: Chairperson McKelvey Daye and Commissioner Martinez

ID#25-038 2024 Housing Element Annual Progress Report

Received report from Vincent Montgomery, Planning Manager, regarding 2024 Housing Element Annual Progress Report. Section 65400 of the California Government Code requires the City to file a Housing Element (HE) Annual Progress Report (APR) addressing the status of the City of Salinas 2023-2031 Housing Element and progress made toward implementing its goals and policies. This report covers the first year of the new City of Salinas 6th Cycle Housing Element (2023-2031) and focuses on calendar year 2024 with highlights & accomplishments related to housing production and program implementation. The report must be submitted to the State of California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI), no later than the 1st of April each year.

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

1. Status of future growth area developments, specifically the Central Area Specific Plan (CASP) and the West Area Specific Plan (WASP); and
2. The garage conversion for an Accessory Dwelling Unit at 1429 Garner Avenue;
3. Development Applications; and
4. Prohousing Incentive Program (PIP) and the Permanent Local Housing Allocation (PLHA) program; and
5. Outlook for continued funding from the Community Development Block Grant Funding (CDBG) programs; and
6. Housing plan of pipeline development projects.

Vice-Chair Purnell opened for public comment at 4:47 p.m.

Nidia Soto, Economic Justice Organizer at Building Healthy Communities (BHC), provided public comment and spoke of the importance of community engagement and inclusion of tenants in the decision-making process of future housing developments.

Luis “Xago” Juarez, Thriving Neighborhoods Organizer at Building Healthy Communities (BHC), acknowledged City staff for their responsiveness and spoke in support of community engagement to encourage conversations on the topic of housing.

Vice-Chair Purnell closed for public comment at 4:50 p.m.

Commissioner Meeks motioned to approve a resolution recommending that City Council accept the 2024 Housing Element Annual Progress Report and authorize its submittal to the State of California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI). Commissioner Rocamora seconded the motion. The motion carried by the following vote:

AYES: Vice-Chair Purnell and Commissioners Almanza-Larios, Meeks, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: Chairperson McKelvey Daye and Commissioner Martinez

OTHER BUSINESS

General Plan Steering Committee Update

Ms. Brinton informed that the meetings of the steering committee are currently on pause until a final public review draft is ready for review, possibly in late Spring 2025. The committee will reconvene thereafter and staff will return to the Planning Commission with a study session, prior to moving the document forward for consideration.

FOLLOW-UP REPORTS

No follow-up items were discussed.

FUTURE AGENDA ITEMS

Mr. Grossman informed that the Planning Commission will potentially receive a presentation on the following two projects on April 2, 2025;

1. A request for an off-sale alcohol license (Type 20) through a Conditional Use Permit (CUP), at an existing food and beverage sale use located at 695 East Alisal Street; and
2. A City project at the Intermodal Transportation Center (ITC) for a street vacation and dedication of right-of-way.

ADJOURNMENT

Vice-Chair Purnell reviewed for quorum for April 2, 2025 meeting and adjourned at 4:56 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary