

**UNOFFICIAL MINUTES  
OF THE  
SALINAS PLANNING COMMISSION**

**May 3, 2017**

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

**ROLL CALL**

**PRESENT:** Chairperson Meeks, Commissioners Nohr, Huerta, Giffin, Griffin

**ABSENT:** Commissioners Lutes and Anzo

**STAFF:** Director of Community Development, Megan Hunter; Planning Manager, Courtney Grossman; Senior Planner, Thomas Wiles, Assistant Planner, Bobby Latino; Administrative Aide, Denise Ledezma; Sergeant Heath Johnson

**COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

None

**APPROVAL OF THE MINUTES:** April 5, 2017

Commissioner Nohr motioned to approve the April 5, 2017 minutes. Commissioner Giffin seconded the motion.

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Commissioners Anzo and Lutes

**PUBLIC HEARINGS**

1. Conditional Use Permit 2017-005; A request to change an existing off-sale alcohol related use from Beer and Wine (Type 20) to General (Type 21) at an existing convenience store located at 980 Acosta Plaza in the Commercial Retail Airport Overlay.

Assistant Planner, Bobby Latino, presented a PowerPoint presentation for Conditional Use Permit 2017-005. This presentation is available at the Community Development Department.

A petition was received against the project from residents in the surrounding area.

The public hearing was opened at 3:50 p.m. and comments were received from the following:

1. Al Espindola, resident, supported staff's recommendations for denial due to crime.
2. Richelle Santoya, Sunrise House Prevention, supported staff's recommendations for denial due to crime.
3. Miguel Ramirez, Sun Street Centers, spoke against the project.
4. Maria, resident, spoke against the project.
5. Greg Banks, resident, respected people's opinions.
6. Phil Lundell, consultant to applicant, spoke in favor of the project.
7. Eddie Jabeer Barakat, applicant, spoke in favor of his project.

The public hearing was closed at approximately 4:04 p.m.

Sergeant Johnson provided detailed information on crime statistics.

Commissioner Huerta motioned to continue the project and hold a meeting with the applicant and interested parties regarding Conditional Use Permit 2017-005. Commissioner Nohr seconded the motion.

AYES: Commissioners Griffin, Huerta, and Nohr,

NOES: Chairperson Meeks and Commissioner Giffin

ABSTAIN: None

ABSENT: Commissioners Anzo and Lutes

Chairperson Meeks stated that this item will be continued to the May 17, 2017 Planning Commission Meeting.

2. Conditional Use Permit 2017-004 and Variance 2017-001; A request to construct an addition to an existing single family residents and establish a duplex with a two space 50% parking reduction and vary from the requirement for covered garage parking, minimum front yard setback, parking within front yard setback, and a solid masonry wall located at 544 East Market Street #B in the Mixed Arterial Frontage-East Alisal Street/East Market Street (MX-FG5) District.

Senior Planner, Thomas Wiles presented a PowerPoint presentation for Conditional Use Permit 2017-004 and Variance 2017-001. This PowerPoint is on file at the Community Development Department.

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

NOES: None

ABSTAIN: None

ABSENT: Commissioners Anzo and Lutes

The public hearing was opened at 4:51 p.m. and comments were received from the following:

1. Steve McShane, resident, spoke in favor of his project.
2. Mark Norris, on behalf of applicant, spoke in favor of project.
3. Al Espindola, resident, spoke in support of staff's recommendation on this project.
4. Greg Banks, resident, provided public comments.
5. Maryann Worden, resident, voiced her concern about space on the property for a yard.

The public hearing was closed at approximately 5:02 p.m.

Commissioner Nohr motioned to approve Conditional Use Permit 2017-004 and Variance 2017-001. Commissioner Griffin seconded the motion.

## **COMMISSION CONSIDERATIONS**

None

## **OTHER BUSINESS**

Mr. Grossman mentioned that he would follow-up with Commissioner Lutes regarding a map for commercial/industrial areas.

## **FOLLOW UP REPORTS**

None

## **FUTURE AGENDA ITEMS**

The next Planning Commission meeting is scheduled on May 17, 2017.

Mrs. Hunter requested the Commissioners acquire training for future projects.

## **COUNCIL CONSIDERATIONS**

Mrs. Hunter stated that the Inclusionary Housing Ordinance is scheduled for City Council on May 16th, 2017. She also mentioned that the Housing Subcommittee met with the Technical Advisory Committee.

## **ATTENDANCE AT NEXT MEETING**

All will attend the next scheduled meeting for May 17, 2016.

## **ADJOURNMENT**

The meeting was adjourned at 5:15 p.m.

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JOHN MEEKS  
Chairperson

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COURTNEY GROSSMAN  
Executive Secretary