

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
April 16, 2025**

The meeting was called to order at 4:00 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

WELCOME

Chairperson McKelvey Daye thanked Commissioner Martinez for her service and welcomed Commissioner Maureen Wruck to the Salinas Planning Commission.

ROLL CALL

STAFF INTRODUCTIONS

PRESENT: Chairperson McKelvey Daye and Commissioners Meeks, Purnell, Rocamora and Wruck

ABSENT: Commissioner Almanza-Larios

STAFF: Community Development Director, Lisa Brinton; Planning Manager, Courtney Grossman; Planning Manager, Grant Leonard; Senior Planner, Monica Gurmilan; Associate Planner, Robert Latino; and Administrative Aide, Maira Robles

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson McKelvey Daye opened for public comment at 4:01 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment at 4:02 p.m.

CONSENT

ID#25-126 Approval of the Minutes: April 2, 2025

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of April 2, 2025 were approved. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye and Commissioners Meeks, Purnell and Rocamora

NOES: None

ABSTAIN: Commissioner Wruck

ABSENT: Commissioner Almanza-Larios

ADMINISTRATIVE REPORTS

ID#25-127 East Area Specific Plan

Received administrative report from Monica Gurmilan, Senior Planner, regarding the East Area Specific Plan (EASP). The City adopted the West Area Specific Plan (2019) and the Central Area Specific Plan (2020) to establish land use and development and design standards for future development in the North of Boronda Future Growth Area (FGA). Preparation of the EASP began in February 2024 to guide development of the final section of the FGA. The presentation by Ms. Gurmilan, provided a review of work completed to date on development of the EASP, next steps for preparing a public review draft EASP, and a discussion of current developer interest. The EASP is anticipated to be completed by early 2026.

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

1. Parking availability concerns and requirements;
2. Street width standards;
3. Development phasing plan and accessibility metrics to ensure continued availability of City required services are adequate for the projected growth;
4. Senate Bill 330 (SB330); and
5. Square footage of proposed single-family dwelling units.

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of April 2, 2025 were approved. The motion carried by the following vote:

PUBLIC HEARINGS

ID#25-102 Conditional Use Permit 2024-046; request to demolish an existing service station and convenience store and construct a new service station, convenience store and vehicle washing building with an off sale alcohol related use (Type 20 ABC License) located at 1163 Terven Avenue the IG-AR (Industrial-General - Airport Overlay) Zoning District

Prior to staff's presentation on the proposed project, Commissioner Wruck recused herself from the meeting due to a potential conflict of interest.

Received presentation from Robert Latino, Associate Planner, regarding the request from Jay Waraich, Applicant, on behalf of the Coast to Coast Property Holdings, LLC, Property Owner, proposing to demolish an existing service station and convenience store and construct a new 2,500 square foot Convenience Store, a 3,654 square foot fuel canopy with 12 fuel pumps, a 1,080 square foot Vehicle Washing building with an off sale alcohol related use consisting of a Type 20 ABC License. The fuel canopy would be located along the Terven Avenue frontage while the convenience store and carwash building would be located on the northerly portion of the site near U.S. Highway 101. The site is currently regulated by Conditional Use Permit (CUP) 1990-026, which authorized operation of a gas station/convenience store and auto rental facility. CUP 1990-026 was approved by the Zoning Administrator on September 24, 1990, and superseded by CUP 1986-039.

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

1. Appreciation for the renovation efforts of the property;
2. Energy efficiency of the proposed canopy area;
3. The conforming off-sale permit requirements;
4. Quantity of existing off-sale alcohol licenses in the vicinity of the project site; and
5. Signage.

Chairperson McKelvey Daye opened for public comment at 4:35 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment at 4:36 p.m.

Commissioner Meeks motioned to approve a resolution finding the project exempt pursuant to Sections 15332 and 15061(b)(3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-046. Commissioner Rocamora seconded the motion. The motion carried by the following vote:

AYES:	Chairperson McKelvey Daye and Commissioners Meeks, Purnell and Rocamora
NOES:	None
ABSTAIN:	None
RECUSED:	Commissioner Wruck (Recused at 4:26 p.m.)
ABSENT:	Commissioner Almanza-Larios

OTHER BUSINESS

General Plan Steering Committee Update

Lisa Brinton, Community Development Director, informed that there are no updates to report.

FOLLOW-UP REPORTS

No follow-up items were discussed.

FUTURE AGENDA ITEMS

Courtney Grossman, Planning Manager, informed that the presentation regarding a City project at the Intermodal Transportation Center (ITC) for a parcel map is tentatively scheduled for presentation to the Planning Commission on either May 7, 2025 or May 21, 2025.

Ms. Brinton informed that in June 2025, City Council and Planning Commission will hold a joint meeting for a review of the General Plan Update draft document.

ADJOURNMENT

Chairperson McKelvey Daye reviewed for quorum for the May 7, 2025 meeting and adjourned at 4:39 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary