

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
June 21, 2023**

The meeting was called to order at 3:36 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Vice-Chairperson Manzo, Commissioners, McKelvey Daye, Meeks, and Purnell

ABSENT: Chairperson Gonzalez and Commissioner Donohue

STAFF: Community Development Director, Lisa Brinton; Planning Manager, Courtney Grossman; Finance Management Analyst, Abe Pedroza; and Administrative Aide, Maira Robles

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Vice-Chairperson Manzo opened for public comment at 3:37 p.m.

No public comments were received.

Vice-Chairperson Manzo closed for public comment at 3:37 p.m.

APPROVAL OF THE MINUTES: May 17, 2023

Upon motion by Commissioner Meeks, and a second by Commissioner McKelvey Daye, the minutes of May 17, 2023, were approved. The motion carried by the following vote:

AYES: Vice-Chairperson Manzo, Commissioners McKelvey Daye, Meeks, and Purnell

NOES: None

ABSTAIN: None

ABSENT: Chairperson Gonzalez and Commissioner Donohue

ADMINISTRATIVE REPORTS

None

CONSIDERATIONS

None

PUBLIC HEARINGS

Appeal of Revocation of Commercial Cannabis Permit 2021-005 (CCP 2021-005) for Delivery Located at 1051 Terven Avenue in the Industrial - General - Sanborn at Highway 101 Gateway Overlay - Airport Overlay (IG-GW-5-AR) Zoning District

Planning Manager, Courtney Grossman, informed that the applicant had been notified regarding the Public Hearing, however, was not present.

Mr. Grossman presented a PowerPoint presentation, which is on file at the Community Development Department.

Commissioner Meeks requested clarification regarding the sender listed on the email correspondence to the applicant. Mr. Grossman informed that Ryan Russell is an Associate Planner with Rincon Consultants, Inc., and whom the City has contracted to assist with the processing of Cannabis Permits. Commissioner Meeks inquired if the total number of allowable Cannabis Delivery Permits includes the permit issued to Compassionate Bay Delivery. Mr. Grossman indicated that the total number of Delivery permits issued is 2, including the permit issued to Compassionate Bay.

Commissioner McKelvey Daye inquired about the overdue fees on Commercial Cannabis Permit 2021-005, how these fees were assessed, and if the City had mirrored the County's reduction of tax rates for Commercial Cannabis businesses. Finance Management Analyst, Abe Pedroza, provided a summary of the overdue fees, which include both renewal and Business License Tax Fees. Commissioner McKelvey Daye indicated that her intent was to clarify if the City's tax rates for Commercial Cannabis Businesses are in line with comparable agencies. Mr. Grossman informed that fees are established through an ordinance and that at the direction City Council, the City hired a consultant to complete a study and provide recommended tax rates. Findings of the analysis, led to a recommendation for reduction of Manufacturing and Cultivation tax rates, however, no changes were recommended to the Delivery tax rates. Commissioner McKelvey Daye also asked if the applicant was offered a payment plan. Mr. Pedroza clarified the quarters that are overdue, the payments received to date, and indicated that the applicant made a request for a 24-month payment plan. Mr. Pedroza informed that the request was denied by the Finance Director due to the length of the applicant's proposed payment plan.

Vice-Chairperson Manzo stated that due to the applicant's absence at the hearing, it was difficult to seek clarification from the applicant regarding the factors that led to overdue fees or to make arrangements on behalf of the applicant.

Vice-Chairperson Manzo opened for public comment at 3:54 p.m.

No public comments were received.

Vice-Chairperson Manzo closed for public comment at 3:54 p.m.

Commissioner Meeks requested an update regarding the appeal for revocation of Commercial Cannabis Permit 2020-006 (CCP 2020-006) for Dispensary and Commercial Cannabis Permit 2020-007 (CCP 2020-007). Mr. Grossman informed that on the meeting of May 17, 2023, the Planning Commission voted to uphold the appeal and overturn the revocation, allowing the applicant a one-year extension to secure a new business location.

Vice-Chairperson Manzo clarified that the appeal for revocation of Commercial Cannabis Permit 2021-005 is for a different business and is unrelated to the appeal presented to Planning Commission on May 17, 2023.

Commissioner McKelvey Daye agreed that the absence of the applicant made it challenging to grant the appeal for revocation.

Commissioner Purnell requested confirmation that the applicant had been notified of the public hearing. Mr. Grossman informed that Senior Planner, Jill Miller, notified the applicant via email on June 8, 2023, she explained that the Planning Commission would be considering their appeal for revocation on June 21, 2023, and provided the meeting time and location. Staff clarified that the applicant did not respond or submit inquiries regarding the hearing.

Commissioner Meeks motioned to uphold the decision to revoke Commercial Cannabis Permit 2021-005 for Delivery Located at 1051 Terven Avenue in the Industrial - General - Sanborn at Highway 101 Gateway Overlay - Airport Overlay (IG-GW-5-AR) Zoning District. Commissioner McKelvey Daye seconded the motion. The motion carried by the following vote:

AYES: Vice-Chairperson Manzo, Commissioners, McKelvey Daye, Meeks, and Purnell

NOES: None

ABSTAIN: None

ABSENT: Chairperson Gonzalez and Commissioner Donohue

OTHER BUSINESS

General Plan Steering Committee Update

Community Development Assistant Director, Lisa Brinton, informed that the last committee meeting focused on the Broadband Master Plan and its status as well as the Housing Element Goals and Policies. Ms. Brinton also informed that City Council has provided direction for submittal of the Draft

Housing Element to the California Department of Housing and Community Development, HCD. The next steering committee meeting is scheduled for June 28, 2023, and will focus on a first review of Environmental Justice and Economic Development goals and policies.

FOLLOW UP REPORTS

None

FUTURE AGENDA ITEMS

Ms. Grossman informed that an IS/MND for a General Plan Amendment, Rezone, and Environmental Review for multiple locations is anticipated to be presented to the Planning Commission in either late August or September 2023.

Additionally, Mr. Grossman informed that a Zoning Code Amendment relating to signs and electrified fencing will also be presented for review by the Planning Commission; but the dates have not yet been determined.

ADJOURNMENT

Vice-Chairperson Manzo reviewed for quorum for July 5, 2023, and adjourned the meeting at 4:05 p.m.

ROSA GONZALEZ
Chairperson

COURTNEY GROSSMAN
Executive Secretary

ANDREA MANZO
Vice Chairperson