

**UNOFFICIAL MINUTES  
OF THE  
SALINAS PLANNING COMMISSION  
April 2, 2025**

The meeting was called to order at 4:03 p.m. in the City Council Chamber Rotunda.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**WELCOME AND STAFF INTRODUCTIONS**

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

**ABSENT:** Commissioners Almanza-Larios and Martinez

**STAFF:** Community Development Director, Lisa Brinton; Planning Manager, Courtney Grossman; Senior Planner, Thomas Wiles; and Administrative Aide, Maira Robles

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

Chairperson McKelvey Daye opened for public comment at 4:04 p.m.

Eloise Shim, Salinas resident, informed that on Monday, April 7, 2025, she will be presenting a PowerPoint Presentation regarding the history of Chinatown. Ms. Shim welcomed Planning Commissioners to attend.

Chairperson McKelvey Daye closed for public comment at 4:05 p.m.

**CONSENT**

**ID#25-086 Approval Of The Minutes: March 19, 2025 meeting**

Upon motion by Commissioner Meeks, and a second by Commissioner Rocamora, the minutes of March 19, 2025 were approved. The motion carried by the following vote:

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

**NOES:** None

ABSTAIN: None

ABSENT: Commissioners Almanza-Larios and Martinez

## **PUBLIC HEARINGS**

**ID#25-063 Conditional Use Permit 2024-058; Request to establish and operate a proposed off-sale alcohol related use (Type 20 ABC license) at an existing food and beverage sales use located at 695 East Alisal Street in the Commercial Retail – East Alisal Street/East Market Street Focused Growth Overlay (CR-FG-5) Zoning District**

Received report from Thomas Wiles, Senior Planner, regarding the request from RJK Liquor Incorporated to establish and operate an off-sale alcohol related use (Type 20 ABC license – Off-sale beer and wine) at an existing 2,960 square-foot food and beverage sales use (La Corona Market) located at 695 East Alisal Street. The site is developed with multiple structures and is classified by the Zoning Code as a mixed-use development containing both commercial and residential uses.

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

1. Crime activity in the vicinity of the project area;
2. Quantity of allowed ABC licenses;
3. Distance between proposed alcohol sale location and the Sherwood Elementary school; and
4. The One-for-One Policy.

Chairperson McKelvey Daye opened for public comment at 4:20 p.m.

Eloise Shim provided public comment in opposition to the request and expressed concerns that permitting an additional alcohol license may potentially aggravate the crime activity in the vicinity of the project area.

Mary Anne Worden, Salinas Resident, expressed concerns with the proximity of the proposed project site to Sherwood Elementary school and pedestrian crossings.

Chairperson McKelvey Daye closed for public comment at 4:24 p.m.

The Planning Commission further discussed the following:

1. Proposed alcohol sales percentage that is anticipated by the applicant;
2. Previous uses permitted at 695 East Alisal;
3. The distance between the proposed alcohol sale location and the surrounding neighborhood parks; and

4. The validity of the data as presented in map titled “Areas of Undue Concentration of Off-sale Licenses and Reported Crimes Combined”.

Commissioner Rocamora motioned to approve a resolution finding the project exempt pursuant to Sections 15061(b)(3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-058. Chairperson McKelvey Daye seconded the motion. The motion failed to receive a majority vote, resulting in no action. The Planning Commission voted as follows:

AYES: Chairperson McKelvey Daye and Rocamora

NOES: Commissioners Meeks and Purnell

ABSTAIN: None

ABSENT: Commissioners Almanza-Larios and Martinez

The project shall be forwarded directly to the City Council for consideration.

### **Intermodal Transportation Center**

This project has been continued indefinitely and a new public notice will be published once a hearing date has been determined.

### **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 on April 16, 2025, the Planning Commission will receive a presentation regarding a request for an amendment of a Conditional Use Permit (CUP) and a concurrent new CUP, both for 1163 Terven Avenue. The project consists of the demolition and reconstruction of a convenience store with an off-sale alcohol (Type 20), fuel canopy, fuel pumps, site improvements, and vehicle washing.

Ms. Brinton informed that on April 16, 2025, the Planning Commission will also receive a study session regarding the preparation of the East Area Specific Plan.

## **ADJOURNMENT**

Chairperson McKelvey Daye reviewed for quorum for the April 16, 2025 meeting and adjourned at 4:34 p.m.

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LORISA MCKELVEY DAYE  
Chairperson

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COURTNEY GROSSMAN  
Executive Secretary