

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
April 19, 2023**

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

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Chairperson Gonzalez, Commissioners Manzo, Meeks, McKelvey Daye and Purnell

ABSENT: Commissioner Donohue

STAFF: Community Development Director, Megan Hunter; Planning Manager, Courtney Grossman; Planning Manager, Grant Leonard; Associate Planner, Oscar Resendiz; Principal-in Charge from Rincon Consultants Inc., Megan Jones; and Administrative Aide, Maira Robles

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson Gonzalez opened for public comment at 3:34 p.m.

No public comments were received.

Chairperson Gonzalez closed for public comment at 3:34 p.m.

APPROVAL OF THE MINUTES: March 1, 2023

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of March 1, 2023, were approved. The motion carried by the following vote:

AYES: Chairperson Gonzalez, Commissioners Manzo, Meeks, McKelvey Daye and Purnell

NOES: None

ABSTAIN: None

ABSENT: Commissioner Donohue

ADMINISTRATIVE REPORTS

General Plan Update Community Engagement and Outreach Strategy

Planning Manager, Grant Leonard, presented a PowerPoint presentation, which is on file at the Community Development Department.

Commissioner Manzo requested information regarding the Youth Ambassador Interviews. Mr. Leonard informed that Youth Ambassador Interviews are made possible through the Sustainable Lands Grant and are the result of a partnership between the City and the Center for Community Advocacy (CCA). The CCA recruits youth ambassadors and trains them to interview other youth in an effort to obtain feedback from community members that would otherwise not engage.

Commissioner Purnell requested details regarding the Focus Groups at High Schools. Mr. Leonard informed that Associate Planner, Monica Gurmilan, who is running the Outreach Strategy will follow-up in providing details about the Focus Groups.

Chairperson Gonzalez inquired if outreach has primarily focused on housing and if an outreach goal has been set. Mr. Leonard informed that currently the focus is on housing as staff are in the process of drafting and releasing the Housing Element, however, the outreach strategies for community engagement as presented, will also serve as the infrastructure toward gathering input on other elements of the General Plan. Community Development Director, Megan Hunter, informed that as feedback is gathered from various sources and meetings, the city has reached over 5k, and added that staff's primary goal is to ensure that the General Plan draft is reflective of the community's input.

Commissioner Meeks inquired if the 5k outreach goal is city-wide. Mr. Leonard confirmed that the goal of 5K goal is city-wide.

Chairperson Gonzalez opened for public comment at 3:46 p.m.

No public comments were received.

Chairperson Gonzalez closed for public comment at 3:46 p.m.

PUBLIC HEARINGS

General Plan Amendment 2022-001 and Rezone 2022-001; Amend the General Plan Land Use Designation from Residential Medium Density (8-15 Units/Acre) to Residential High Density (15-24 Units/Acre) and Rezone from Residential Medium Density (R-M-3.6) to Residential High Density (R-H-2.1) of a vacant 2.6-acre lot located at 1 Preston Street

Associate Planner, Oscar Resendiz, presented a PowerPoint presentation, which is on file at the Community Development Department.

Commissioner Manzo inquired about the Final Initial Study and Mitigated Negative Declaration (ISMND) as prepared for the project site and inquired about the measures that will be taken to address concerns with regard to parking and walkability of the site and surrounding areas upon development. Principal-in-Charge Planner from Rincon Consultants Inc., Megan Jones, informed that the analysis of the initial study found that the project's impact will slightly exceed the Vehicle Miles Traveled (VMT) per capita threshold, therefore, the applicant developing the site will need to prepare and implement a VMT Reduction Program that reduces VMT generated by the project through Pedestrian Network Improvements and the inclusion of bicycle parking. Other measures may include on-site parking reductions, implementation of unbundled parking, affordable housing, incentivizing alternative transportation modes, and a school carpool program.

Commissioner Meeks requested that the PowerPoint slides for project presentations be shared ahead of meetings and that maps include legends for reference. Commissioner Meeks also inquired about the previous use of the project site. Mr. Resendiz informed that the vacant lot was previously a Truck Depot with vehicle maintenance conducted on site.

Commissioner McKelvey Daye inquired about the response from staff to the concerns outlined in the letter received from the Department of Toxic Substances Control (DTSC). Mr. Resendiz informed that the comments and concerns identified in the letter were addressed on page 139 of the Final ISMND. Ms. Jones provided additional details regarding the response to comments and informed that it was determined that there is no impact to the site resulting from hazardous material spills.

Commissioner Purnell inquired about the green space requirements for the site. Mr. Resendiz informed that once an application for development is submitted, the applicant will have to follow regulations for open space requirements.

Commissioner Gonzalez commended the reuse of vacant land as a strategy to help meet housing production goals.

Chairperson Gonzalez opened for public comment at 4:02 p.m.

No public comments were received.

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

Commissioner Manzo motioned to approve a Resolution Recommending that the Salinas City Council approve a General Plan Amendment (GPA) to change the land use designation from Residential Medium Density (8-15 Units/Acre) to Residential High Density (15-24 Units/Acre) and Rezone (RZ) from Residential Medium Density (R-M-3.6) to Residential High Density (R-H-2.1) of a vacant 2.6-acre lot located at 1 Preston Street (GPA 2022-001, RZ 2022-001, ER 2022-009). Commissioner Meeks seconded the motion. The motion carried by the following vote:

AYES: Chairperson Gonzalez, Commissioners Manzo, Meeks, McKelvey Daye and Purnell

NOES: None

ABSTAIN: None

ABSENT: Commissioner Donohue

OTHER BUSINESS

General Plan Steering Committee Update

Commissioner Gonzalez commended staff for compiling data from all community engagement work completed to date and for reviewing the initial policy element drafts to ensure that these are reflective of recommendations received from the public.

Mr. Grant informed that the General Plan Steering Committee will not be meeting for the month of April 2023 due to the scheduled community outreach meetings. Regular meetings for the General Plan Steering Committee are expected to resume in May 2023.

FOLLOW UP REPORTS

None

FUTURE AGENDA ITEMS

Planning Manager, Courtney Grossman, informed that a Conditional Use Permit to construct a new 7, 625 s.f. recovery center at 11 Peach Drive, is scheduled for presentation to the Planning Commission on May 3, 2023.

Additionally, a General Plan Amendment, Rezone, and Conditional Use Permit for an Extended Stay Hotel is also scheduled for presentation on May 3, 2023.

Commissioner Purnell inquired if notices would be sent to inform of the proposed projects. Mr. Grossman confirmed notices would be sent to residents and businesses within a 300 radius of the project sites.

ADJOURNMENT

Chairperson Gonzalez reviewed for quorum for May 3, 2023, and adjourned the meeting at 4:09 p.m.

ROSA GONZALEZ
Chairperson

COURTNEY GROSSMAN
Executive Secretary