

City of Salinas

200 Lincoln Ave., Salinas, CA 93901

www.cityofsalinas.org



Meeting Agenda - Final

Wednesday, June 3, 2026

4:00 PM

City Council Rotunda

Planning Commission

Commissioners:

Juan Gutierrez, Mayor's Appointee

Eric Mora, District 1 - Juan Flores, District 2

Lorisa McKelvey Daye, District 3 - Maureen Wruck, District 4

Carissa Purnell, District 5 - Marcelino Rocamora Jr, District 6

Lisa Brinton, Community Development Director

Courtney Grossman, Planning Manager

Christopher A. Callihan, City Attorney

Community Development Department Office: (831) 758-7206

ZOOM WEBINAR PARTICIPATION

JOIN THE ZOOM WEBINAR TO PARTICIPATE LIVE AT:

<https://cityofsalinas.zoom.us/j/83659783724>

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PLEDGE OF ALLEGIANCE**ROLL CALL****PUBLIC COMMENT TIME RESTRICTIONS**

Public comments generally are limited to two minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule. Public comment may also be submitted via email at PublicCommentCD-P@salinas.gov and will be entered into the record.

GENERAL PUBLIC COMMENTS

Receive public communications on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consideration, Public Hearing items, and the Consent Agenda should be held until the items are reached.

CONSENT

[ID#26-261](#) Minutes of May 20, 2026.

Recommendation: Motion to approve the minutes of May 20, 2026.

PUBLIC HEARINGS

[ID#26-262](#) **Commercial Cannabis Permit 2025-004; Appeal of Selection Committee Denial of a Major Amendment to Commercial Cannabis Permit 2024-009 to Relocate from 1610 Moffett Street to 2033 North Main Street in the Commercial Retail - West Boronda Road at U.S. 101 Gateway Overlay (CR-GW-1) Zoning District**

Recommendation: A motion to approve a resolution as follows:

1. Find the action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378) and exempt pursuant to CEQA Guidelines Section 15061 which includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment; and
2. Uphold the Selection Committee denial of Commercial Cannabis Permit 2025-004 by Emerald Skyway LLC (doing business as "Valley Farms") to Commercial Cannabis Permit 2024-009 to relocate from 1610 Moffett Street to 2033 North Main Street within proximity of sensitive uses per Municipal Code Section 5-07.27.

[ID#26-244](#) **Time Extension 2026-003 (TE 2026-003); Request for 36-month Time Extension to Tentative Map 2022-001 located at the southeast corner of the John Street and Abbott Street intersection in the Commercial Office - Abbott Street Focused Growth Overlay (CO - FG-4) and Industrial - General (IG) Zoning District.**

Recommendation: A motion to approve a resolution finding the project consistent with the Initial Study Mitigated Negative Declaration adopted by the City Council on June 11, 2024, affirming the findings, and recommending City Council approve a 36-month time extension to Tentative Map 2022-001.

[ID#26-260](#) **Zoning Code Amendment 2026-001; Phase 1 - An Ordinance Amending Chapters 17 (Housing) and 37 (Zoning Code) of the Salinas Municipal Code to Align with State Law Related to Housing and Cottage Food Operations, Federal Law Related to Religious Uses, Amend Requirements for Driveway Width Expansions, and Amend Requirements for Accessory Office Space in Industrial Districts**

Recommendation: A motion to recommend that the City Council 1) find Zoning Code Amendment 2026-001 exempt as a "common-sense" exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15061(b)(3) and 2) adopt an Ordinance to comply amending Chapter 17 Article IV of the Salinas Municipal Code (Housing); and amending various provisions of Chapter 37 of the Salinas Municipal Code (Zoning Code).

CONSIDERATIONS

COMMISSIONER COMMENTS / REPORTS

FUTURE AGENDA ITEMS

ADJOURNMENT

Confirmation of attendance at next meeting prior to adjournment.

Brisa Salcedo / Administrative Aide**AGENDA MATERIAL / ADDENDUM**

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings and in accordance with Californian Government Code Section 54954.2 and 54956. City Commission/Board/Committee agenda reports and other writings distributed to the legislative body may be viewed at the Salinas City Clerk's Office, 200 Lincoln Avenue, Salinas, and are posted on the City's website at www.salinas.gov in accordance with California Government Code section 54597.5. The Commission/Board/Committee may take action that is different than the proposed action reflected on the agenda.

Disability-related modification or accommodation, including auxiliary aids or services, may be requested by any person with a disability who requires a modification or accommodation in order to participate in the meeting. Language interpretation may be requested as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Requests should be referred to the City Clerk's Office At 200 Lincoln Avenue, Salinas, 758-7381, as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Hearing impaired or TTY/TDD text telephone users may contact the city by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PUBLIC NOTIFICATION

This agenda was posted on May 29, 2026 in the Salinas Rotunda and City's website.

Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx> and televised live on Channel 25 on the date of the regularly scheduled meeting and will be broadcast throughout week following the meeting. or the most up-to-date Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at <http://tinyurl.com/SalinasChannel25>. All past City Council meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>.