

**UNOFFICIAL MINUTES  
OF THE  
SALINAS PLANNING COMMISSION  
September 18, 2024**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**WELCOME AND STAFF INTRODUCTIONS**

PRESENT: Chairperson McKelvey Daye and Commissioners Burrola, Meeks, and Purnell

ABSENT: Commissioners Gonzalez, Manzo, and Ramos

STAFF: Community Development Director, Lisa Brinton; Planning Manager, Courtney Grossman; 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.

Commissioner Meeks requested clarification regarding the Levine Act.

Community Development Director, Lisa Brinton, indicated that the Levine Act requires a declaration of campaign contributions made to members of a legislative body.

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

**CONSENT**

**ID# 24-546 Approval Of The Minutes: September 4, 2024**

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of September 4, 2024, were approved. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioners Gonzalez, Manzo, and Ramos

## CONSIDERATION

**ID#24-493 Specific Plan Amendment 2023-002 (SPA 2023-002): request to amend the Gateway Center Specific Plan to allow Vehicle Washing subject to a Conditional Use Permit and other related Amendments; Conditional Use Permit 2023-022 (CUP 2023-022): request to construct and operate a 3,588 square foot Vehicle Washing building with outdoor vacuums located At 115 East Boronda Road in the Commercial Retail (CR) Zoning District and Gateway Center Specific Plan Overlay District (SP-8)**

Received report from Courtney Grossman, Planning Manager, regarding a Quick Quack Car Wash, that is being proposed for construction and operation of a 3,588 square foot Vehicle Washing building with outdoor vacuums located at 115 E. Boronda Road in the Gateway Shopping Center. The site is located in the Commercial Retail Zoning District and falls under Specific Plan Overlay District 8 - Gateway Center Specific Plan Overlay. The Gateway Center Specific Plan (Specific Plan), adopted in October 2011, allows Vehicle Washing as an accessory use to a Convenience Store use subject to a Conditional Use Permit. Therefore, the Applicant is requesting an amendment to the Specific Plan to allow Vehicle Washing as a primary use subject to a Conditional Use Permit (CUP). Additional amendments requested include authorizing a site specific 75% (9-space) parking reduction and allowing a shift in building orientation away from the street and modifying access driveways to accommodate Vehicle Washing traffic circulation on-site. An application for a Conditional Use Permit to construct and operate the proposed 3,588 square foot Vehicle Washing building with outdoor vacuums is also being considered.

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

1. Proposed uses for the vacant commercial spaces in the area and the tax revenue generated by the proposed project;
2. Noise generate by the proposed project;
3. Signage;
4. Water conservation efforts;
5. Traffic intersections and project input from neighboring commercial tenants; and
6. Pedestrian access to neighboring commercial spaces.

Chairperson McKelvey Daye opened for public comment at 4:23 p.m.

Jared Sopko, Property Owner representative, provided public comment in support of the project.

Vance A. Shannon, Quick Quack Entitlements Director, provided public comment in support of the project and answered questions regarding the proposed project.

Chairperson McKelvey Daye closed for public comment for 4:30 p.m.

The applicant answered questions with regard to the following:

1. Staffing composition and hours of operation;
2. Water treatment and recycling procedures;
3. Carwash membership costs;
4. Charitable contributions;
5. Parking reduction request; and
6. Signage.

Commissioner Meeks motioned to recommend that the City Council approve a Resolution finding the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) for the Specific Plan Amendment that was already analyzed through the GCSP Mitigated Negative Declaration and approving Specific Plan Amendment (SPA) 2023-002 to amend the Gateway Center Specific Plan (GCSP) as follows: allow Vehicle Washing subject to a Conditional Use Permit (CUP), authorize a site specific 75% (9-space) parking reduction, change building orientation and modify access driveways to accommodate Vehicle Washing building traffic circulation on-site. Commissioner Purnell seconded the motion. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye, and Commissioners Burrola, Meeks, and Purnell  
NOES: None  
ABSTAIN: None  
ABSENT: Commissioners Gonzalez, Manzo, and Ramos

Commissioner Burrola motioned to recommend that City Council approve a Resolution finding the project exempt from CEQA per Section 15332 (In-fill Development Projects) for the Conditional Use Permit and approving Conditional Use Permit (CUP) 2023-022 to construct and operate a 3,588 square foot Vehicle Washing building with outdoor vacuums. Commissioner Meeks seconded the motion. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye, and Commissioners Burrola, Meeks, and Purnell  
NOES: None  
ABSTAIN: None  
ABSENT: Commissioners Gonzalez, Manzo, and Ramos

**OTHER BUSINESS**

**General Plan Steering Committee Update**

Ms. Brinton indicated that there no updates at this time; the committee will reconvene once a draft has been released for public review in December 2024.

**FOLLOW-UP REPORTS**

Mr. Grossman inquired for follow-up discussion regarding the action style Planning Commission minutes.

The Planning Commission did not request additional changes.

**FUTURE AGENDA ITEMS**

Mr. Grossman informed that there are no tentatively scheduled items for presentation to the Planning Commission on October 2, 2024.

**ADJOURNMENT**

Chairperson McKelvey Daye reviewed for quorum for the October 2, 2024, meeting and adjourned at 4:44 p.m.

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LORISA MCKELVEY DAYE  
Chairperson

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COURTNEY GROSSMAN  
Executive Secretary