

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
November 6, 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, Purnell, and Ramos

ABSENT: Commissioners Gonzalez and Manzo

STAFF: 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.

No public comments were received.

Chairperson McKelvey Daye closed for public comment at 4:01 p.m.

CONSENT

[ID#24-627](#) Approval Of The Minutes: October 16, 2024

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of October 16, 2024, were approved. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioners Gonzalez and Manzo

PUBLIC HEARINGS

ID#24-603 Conditional Use Permit 2024-022; Request to establish and operate a proposed Off-sale Alcohol Related use (Type 20 ABC license) in a proposed Convenience Store with Gas Pumps located at 1012 and 1016 Abbott Street in the IGC (Industrial-General Commercial) Zoning District.

Received report from Robert Latino, Associate Planner, regarding a request by Morton & Pitalo, who is proposing to establish and operate an off-sale alcohol related use (Type 20 ABC license) in a proposed Convenience Store with Gas Pumps (Circle K). Site Plan Review 2024-007 was approved for the construction of a 3,710 square foot Convenience Store building with six Gas Pumps (Circle K), construction of 1,270 square foot Food and Beverage Sales building with a drive-through (Starbucks) and an approximately 168 square foot mural on the Starbucks building. A related Lot Line Adjustment (Resubdivision 2024-001) was approved to adjust existing lot lines for two separate lots.

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

1. Vehicular ingress and egress to the proposed development site; and
2. Enforcement of conditions as outlined by the Police Department Memorandum dated August 30, 2024.

Chairperson McKelvey Daye opened for public comment at 4:12 p.m.

Katie Fenters, Morton & Pitalo Representative, thanked the Planning Commission for their time and consideration of the proposed project.

Chairperson McKelvey Daye closed for public comment for 4:13 p.m.

Commissioner Purnell 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 2024-022. Commissioner Burrola seconded the motion. The motion carried by the following vote:

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

NOES: Commissioner Meeks

ABSTAIN: None

ABSENT: Commissioners Gonzalez and Manzo

OTHER BUSINESS

General Plan Steering Committee Update

No updates regarding the General Plan Steering Committee were received.

FOLLOW-UP REPORTS

No follow-up items were discussed.

FUTURE AGENDA ITEMS

Mr. Grossman informed that the following items are scheduled for presentation to the Planning Commission on November 20, 2024:

1. The Alisal Streetscape Master Plan; and
2. Conditional Use Permit 2024-034 (CUP 2024-034); a Medium Project for Employee Housing with 7 to 14 employees in a 1,833 square feet Single Family Dwelling.

ADJOURNMENT

Chairperson McKelvey Daye reviewed for quorum for the November 20, 2024, meeting and adjourned at 4:16 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary