

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
October 18, 2023**

The meeting was called to order at 3:31 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Chairperson Gonzalez, and Commissioners, Meeks, Donohue, McKelvey Daye, Ramos, and Purnell

ABSENT: Commissioner Manzo

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

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson Gonzalez opened for public comment at 3:32 p.m.

Chairperson Gonzalez closed for public comment at 3:32 p.m.

APPROVAL OF THE MINUTES: October 4, 2023

Upon motion by Commissioner Donohue, and a second by Commissioner Meeks, the minutes of October 4, 2023, were approved. The motion carried by the following vote:

AYES: Chairperson Gonzalez, and Commissioners Meeks, Donohue, McKelvey Daye, Ramos and Purnell

NOES: None

ABSTAIN: None

ABSENT: Commissioner Manzo

ADMINISTRATIVE REPORTS

None

CONSIDERATIONS

None

PUBLIC HEARINGS

Zoning Code Amendment 2023-001; Amend Zoning Code Section 37-50.090 (Fences, walls, hedges) of Chapter 37 of the Salinas Municipal Code (Zoning Code) to modify the application process for electrically- charged wires and fences in the Industrial General (IG) Zoning District and other subsections of Section 37-50.090

Senior Planner, Thomas Wiles presented a PowerPoint presentation, which is on file at the Community Development Department.

Commissioner Donohue inquired about the acronym “IG.”

Mr. Wiles informed that “IG” is short for Industrial General.

Commissioner Donohue inquired about the acronym “IBP.”

Mr. Wiles informed that “IBP” is short for Industrial Business Park.

Commissioner Donohue inquired about the acronym “IGC.”

Mr. Wiles informed that “IGC” is short for Industrial General Commercial and is the medium between the IG and the IBP.

Commissioner Donohue inquired about the electronic fence permit and whether the Industrial Zoning District requires a Conditional Use Permit.

Mr. Wiles informed that all three Zoning Districts currently allows for the Conditional Use Permit, the ZCA would change in the process IG district from a Conditional Use Permit to a building permit.

Commissioner Donohue inquired about the value of a Conditional Use Permit.

Mr. Wiles informed that a Conditional Use Permit is discretionary permit. The minimum outcome would be an administrative notice of intent to approve, or the Conditional Use Permit could be sent to Planning Commission whether it be protested, or for a recommendation for approval to go to City Council. Whereas the building permit is approved by the Permit Center and is required to be in compliance.

Courtney Grossman, Planning Manager, informed that the value of a Conditional Use Permit would include provision of public notification to neighboring properties within 300 feet. Whereas a building permit would not include a public notification to neighboring properties.

Commissioner Donohue inquired whether there were public notices sent out during the first review.

Mr. Wiles informed that public notices were sent out during the first review due to the 3 Zoning Districts requirements for public notices on Conditional Use Permits.

Commissioner Meeks inquired about the types of voltage that will be installed with the fencing.

Mr. Wiles suggested that the applicant may be able to elaborate.

Commissioner McKelvey Daye inquired about Industrial General areas within the city and the requirements for proper postings.

Mr. Wiles informed that businesses interested in the electric fencing would conform with the Zoning Amendment Code requirements which includes proper posting.

Commissioner McKelvey Daye informed about the IG area being surrounded by a homeless population.

Mr. Wiles informed the heavy industrial is located in Industrial General District.

Commissioner McKelvey Daye inquired about the proper posting for building permits.

Mr. Wiles informed that he is not aware of the proper posting for the building code requirements, but would have to be in compliance with the building code.

Mr. Grossman requested clarification on what is meant by proper posting of a building permit.

Commissioner McKelvey Daye provided an example by stating if she were to have an electrical fence around her personal property whether there are types of signage that would be needed.

Mr. Grossman informed that there are warning signs embedded in the Zoning Code and spacing requirements that are around 50 feet. Advisory warning signs are required to be posted to avoid potential danger.

Mr. Wiles referred to page 5 on the code section which includes posting information.

Commissioner Purnell inquired about the purpose of changing the wording of adjacent to contiguous.

Mr. Wiles informed that adjacent is close or nearby (across the street), but in this matter would be changed to contiguous or abut and abutting.

Commissioner Purnell inquired about the current estimate of how many permits have been issued for electric fencing.

Mr. Wiles informed there are roughly about a dozen permits that have been issued.

Commissioner Purnell inquired about the reason this item has been brought to Planning Commission.

Mr. Wiles informed that the request is from the Amarock security company.

Chairperson Gonzalez inquired whether two business can be contiguous with electric fencing.

Mr. Wiles informed that two businesses with electric fencing can be contiguous to one another.

Chairperson Gonzalez inquired about continuing to expand the use of electric fencing outside of the IG, IBP, and IGC District.

Mr. Wiles informed that there have been requests for electric fencing outside of the Industrial Zoning Districts mentioned, but there are no changes at this time to the districts.

Keith Kaneko, Permanent Security Provider from Amarock, informed that the company has been working with the City to permit electrically charged wired fences and stated this type of technology has been implemented into other City of Salinas businesses in recent times and has been beneficial to the businesses it serves by securing the properties. He highlighted the importance of safety and security, and his hopes for the approval from the City due to this being time sensitive as a result of potential stolen items or vandalized properties.

Commissioner Purnell inquired about the types of voltage that will be installed to the fencing specifically for Mr. Kaneko.

Mr. Kaneko informed that the pulse voltage of the fencing is 7,000 volts and experts say is medically safe due to the duration of the shock and receives its battery energy by a solar panel.

Chairperson Gonzalez inquired about the effects it may have on an individual with a heart condition.

Mr. Kaneko informed that experts have tested this voltage shock on individuals who have pacemakers, individuals standing in a puddle of water, children, pets, etc.

Chairperson Gonzalez inquired about the signage whether it is in English and Spanish.

Mr. Wiles informed that signage has to contain words in English and Spanish which include international safety symbols.

Commissioner Meeks motioned to recommend approval to City Council of ZCA 2023-001. Commissioner Ramos seconded the motion. The motion carried by the following vote:

AYES: Chairperson Gonzalez, and Commissioners Meeks, Donohue, McKelvey Daye, Ramos and Purnell

NOES: None

ABSTAIN: None

ABSENT: Commissioner Manzo

OTHER BUSINESS

General Plan Steering Committee Updates

None

FOLLOW UP REPORTS

None

FUTURE AGENDA ITEMS

Mr. Grossman informed the Final Housing Element will be presented at the next Planning Commission meeting scheduled on November 15, 2023.

ADJOURNMENT

Chairperson Gonzalez reviewed for quorum for November 1, 2023, and adjourned the meeting at 3:57 p.m.

ROSA GONZALEZ
Chairperson

COURTNEY GROSSMAN
Executive Secretary

JOHN MEEKS
Vice Chairperson