



City of Salinas

200 Lincoln Ave., Salinas,
CA 93901
www.salinass.gov

Meeting Minutes - Unofficial

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

Wednesday, June 3, 2026

4:00 PM

City Council Rotunda

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: 6 - Commissioner Lorisa McKelvey Daye
Commissioner Carissa Purnell
Commissioner Marcelino Rocamora Jr
Commissioner Maureen Wruck
Commissioner Juan Gutierrez
Commissioner Juan Flores

Absent: 1 - Commissioner Eric Mora

GENERAL PUBLIC COMMENTS

CONSENT

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

Upon motion by Commissioner Purnell, seconded by Commissioner Wruck, the Minutes of May 20, 2026, were approved. The motion carried by the following vote:

Ayes: 6 - Commissioner McKelvey Daye, Commissioner Purnell, Commissioner Rocamora Jr, Commissioner Wruck, Commissioner Gutierrez and Commissioner Flores

Absent: 1 - Commissioner Mora

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

Received a presentation from Senior Planner, Thomas Wiles. On November 21, 2025, the Applicant, Emerald Skyway LLC (doing business as "Valley Farms"), submitted Commercial Cannabis Permit 2025-004 for a major amendment ("Amendment Application") to Commercial Cannabis Permit 2024-009 ("CCP 2024-009") to relocate an existing Cannabis Dispensary with accessory Delivery and Distribution from 1610 Moffett Street to 2033 North Main Street. Following the City Attorney's determination that the Amendment Application contained all the required information, the Amendment Application was forwarded to the Selection Committee appointed by the City Manager for their review in accordance with Article VII of Chapter 5 of the Salinas Municipal Code. On April 13, 2026, the Selection Committee met to consider the Amendment Application and at that meeting denied the Amendment Application. On April 21, 2026, pursuant to Municipal Code Section 5-07.10, Valley Farms submitted an appeal of the Selection Committee's denial. Report filed with the Commission Secretary as the record.

The following members of the public commented on the item:

- Krista Fontius*
- Martin Wesley*
- Jacob Sandoval*
- Felipe Lopez*
- Jasmin Topete*
- Unidentified Audience Member*
- Wendy*
- Mario*

Upon motion by Commissioner Wruck, seconded by Commissioner Gutierrez, 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. Affirm the Selection Committee's denial of Emerald Skyway LLC's (doing business as "Valley Farms") request to amend Commercial Cannabis Permit 2024-009 (Commercial Cannabis Permit 2025-004) to relocate from 1610 Moffett Street to 2033 North Main Street within proximity of sensitive uses per Municipal Code Section 5-07.27, was approved. The motion carried by the following vote:

Ayes: 4 - Commissioner McKelvey Daye, Commissioner Purnell, Commissioner Wruck and Commissioner Gutierrez

Noes: 1 - Commissioner Flores

Absent: 1 - Commissioner Mora

Recused: 1 - Commissioner Rocamora Jr

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.

Received a presentation from Associate Planner, Bobby Latino, regarding the UniKool Partners, Applicant and Property Owner, requests a 36-month extension to Tentative Map

2022-001 to extend the expiration date from June 11, 2026 to June 11, 2029. Tentative Map 2022-001 was approved by City Council on June 11, 2024, which reconfigures fourteen (14) lots into nine (9) lots in connection with a proposed mixed use development project. The time extension is requested to allow additional time to process civil drawings submitted for on- and off-site infrastructure improvements and a building application for the construction of the hotel which cannot be issued prior to Final map recordation. More time is also needed to undertake additional testing required for compliance with mitigations measures identified in the adopted Initial Study Mitigated Negative Declaration (ISMND) and Mitigation Monitoring and Reporting Program (MMRP). Pursuant to Municipal Code Section 31-401.11, extensions to approved tentative maps require a recommendation from the Planning Commission and final determination by the City Council. Report filed with the Commission Secretary as the record.

Upon motion by Commissioner Gutierrez, seconded by Commissioner Purnell, 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, was approved. The motion carried by the following vote:

Ayes: 6 - Commissioner McKelvey Daye, Commissioner Purnell, Commissioner Rocamora Jr, Commissioner Wruck, Commissioner Gutierrez and Commissioner Flores

Absent: 1 - Commissioner Mora

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

Item continued to the June 17, 2026, Planning Commission meeting.

CONSIDERATIONS

COMMISSIONER COMMENTS / REPORTS

Commissioner Wruck inquired about a residential zoning area and asked whether boarding houses are permitted within it.

FUTURE AGENDA ITEMS

Planning Manager, Courtney Grossman, introduced the tentative items for the upcoming meetings of June 17 and July 1, 2026.

ADJOURNMENT

Meeting adjourned at 5:01 P.M.

Brisa Salcedo / Administrative Aide