

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
July 17, 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, Gonzalez, Manzo, Meeks, Ramos, and Purnell

ABSENT: None

STAFF: City Manager, René Mendez; City Attorney, Christopher Callihan; Assistant Community Development Director, David Gonzalves; Planning Manager, Courtney Grossman; Senior Planner, Thomas Wiles; 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

APPROVAL OF THE MINUTES: JULY 3, 2024

Upon motion by Commissioner Burrola, and a second by Commissioner Meeks, the minutes of July 3, 2024, were approved. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARINGS

Tentative Map 2021-001; Request to subdivide an existing 189.27-acre lot into 427 single family and multi-family residential lots with an additional 10 Park, Open Space, and Public/Semipublic Lots (437 Total Lots) in a portion of Central Area Specific Plan (CASP) in six (6) separate phases for a proposed total of 1,674 dwelling units located at 1101 East Boronda Road in the Neighborhood Edge A and B (NE-A and NE-B), Neighborhood General A, B, and C (NG-A, NG-B, and NG-C), Village Center A and B (VC-A and VC-B), Park (P), Open Space (OS), Public/Semipublic (PS), Central Area Specific Plan Overlay District (SP-11), and Flood Overlay (F) Zoning Districts.

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

Commissioner Burrola inquired if the City Attorney anticipates any challenges with the Environmental Checklist for Tentative Map 2021-001 (TM 2021-001) or the California Environmental Quality Act (CEQA) findings as presented.

Christopher Callihan, City Attorney, indicated that the City has an approved and certified Environmental Impact Report (EIR); however, in order to process this map, an additional environmental analysis was required, and findings are attached to the Planning Commission Staff Report. Although challenges to the documents are not anticipated and the EIR complies with the CEQA, reviewers of the document may provide a difference of opinion.

Commissioner Burrola inquired about the concerns submitted by Pacific Gas and Electric (PG&E) in a letter dated May 15, 2024; specifically, regarding the application process and the engineering deposit that may be required, as well as the party responsible for payment of these fees.

Mr. Wiles informed that the Applicant, or the successor-in-interest, are responsible for working with PG&E to obtain utility services to the proposed project area and for payment of the engineering deposit fees.

Commissioner Burrola inquired about the concerns with regard to the maneuverability of large vehicles as outlined in the letter received from Monterey Salinas Transit (MST), dated May 24, 2024; specifically, asking if MST should find that bus stops may be added to the project area, how confident are Staff that this can be accommodated, or will additional work or testing be required by the City to ensure adequate maneuvering for large vehicles.

Mr. Wiles indicated that as a condition of TM 2021-001, the Applicant, or the successor-in-interest, will need to work with MST to address these concerns.

Commissioner Burrola requested information regarding the Affordable Housing Plan for this project; specifically, asking if the Housing Authority of County of Monterey (HACM) will have the discretion to place individuals currently on the waitlist for the Housing Choice Voucher Program,

Section 8, into these units, or will different guidelines be established for individuals that are not currently on the waitlist.

Mr. Wiles indicated that the Applicant will be required to work with the City's Housing Division to execute the Affordable Housing Agreement in accordance with City regulations and prior to the issuance of any building permits.

Commissioner Gonzalez inquired why the approval of the TM 2021-001 required a review by the Planning Commission.

Mr. Wiles indicated that all Tentative Map projects must include a recommendation from the Planning Commission and are subject to final determination by the City Council.

Commissioner Gonzalez inquired if the project includes an allocation of units for sale to lower-income and moderate-income families.

Mr. Wiles indicated that the project includes a total of 335 income-restricted units; 201 rental units and 134 units to be listed for sell to lower-income and moderate-income households.

Commissioner Manzo requested clarification regarding MST's comment letter dated May 24, 2024; specifically, regarding their reluctance to plan new servicing routes to the proposed Central Area Specific Plan (CASP) without first securing dedicated funding.

Mr. Wiles informed that as a condition of TM 2021-001, the Applicant, or successor-in-interest, will need to work directly with MST to address their concerns for funding and develop a fair-share funding plan that will bring public transportation to the proposed project area.

Commissioner Manzo inquired if there is hope that housing will be developed within the next five years as the Tentative Map is subject to expiration after this period unless an extension is requested.

Mr. Wiles indicated that the Development Agreement for the CASP was approved on December 1, 2020, and is valid for a twenty-year term. The applicant may request extensions in five-year increments, up until December 1, 2040.

Courtney Grossman, Planning Manager, indicated that the map is typically valid for a period of two years in the Subdivision Ordinance. However, in this case, the Specific Plan for the project allows for five years, giving the developer sufficient time to record the Final Map. Once a Final Map is recorded, the subdivision will be on record. Mr. Grossman informed that prior to recording a Final Map, the Applicant will need to provide various plans, such as an improvement plan, landscape plan, lighting plan, and consider all other details that are necessary for the development of the subdivision. Mr. Grossman also informed that the developer has the option of breaking down the development into smaller sections, and each time a map is recorded, additional time is granted. These provisions are embedded into the Subdivision Map Act and into the City's Chapter 31 Subdivision Regulations. Mr. Grossman indicated that it is possible, that the houses may not to be constructed within the first five-year-term as this is the time allotted to record the Final Map.

Commissioner Manzo inquired why Staff failed to include the agreement between the developer, Stonebridge, and the Salinas Housing Justice Coalition, in the agenda packet distribution; specifically, inquiring if Staff were previously not aware of the existence of the document or if this had simply been an oversight.

David Gonzalves, Assistant Community Development Director, informed that Staff had been made aware of the agreement; however, due to the document being a third-party agreement between the developer and community representatives, the terms of the agreement are not enforceable by the City. Mr. Gonzalves added that the document has been reviewed by Staff and has been found to be in substantial compliance with the language of the City's Inclusionary Housing Ordinance as well as the policies of the Housing Element. Staff have also reached out to the Applicant, who has affirmed entering into such agreement and has indicated a good-faith effort to abide by the terms as outlined in the document.

Commissioner Meeks inquired about the number of schools to be developed in the CASP.

Mr. Wiles indicated that TM 2021-001 proposes the development of two school sites as well as a library.

Commissioner Meeks inquired if correspondence was received from the school districts, specifically relating to concerns regarding the project cost.

Mr. Wiles indicated that the school districts were notified at the time of the completeness of the map, and were included in the distribution of the Planning Commission's public hearing notice. Mr. Wiles deferred the inquiry relating to the project cost concerns for a response from the Applicant.

Commissioner Purnell inquired how the City intends to hold the Applicant accountable to the terms of the Stonebridge Agreement if the document is not included as a condition of approval for TM 2021-001.

Mr. Gonzalves informed that because this is a third-party agreement, it is not appropriate for the City to list the agreement as a condition for approval. City staff has reached out to the Applicant who has assured they will fulfill the terms of the agreement.

Mr. Callihan indicated that it would be incumbent upon the community representatives listed on the document to enforce the terms of the agreement and report non-compliance to the City, as this is not a City-authored document.

Commissioner Purnell inquired who will be responsible for drafting and approving the Covenants, Codes, and Restrictions (CC&R's) for the potential Homeowner's Associations (HOA) of the proposed subdivisions, what is the role of the City in the maintenance of a subdivision, and if the costs of HOA are equal for all residents when income-restricted housing is included.

Mr. Wiles indicated that the Applicant or successor-in-interest is responsible for drafting and submitting the CC&Rs to the City for review.

Mr. Callihan indicated that CC&Rs are a private document that do not require approval by the City, nor is the City included as a party to said document. CC&Rs are submitted to the City for review and to ensure compliance with the City's code and are eventually recorded against the properties.

Commissioner Purnell inquired if the school sites included in the map exhibits are existing school sites.

Mr. Callihan indicated that these are proposed school sites; there has not yet been any development in the Central Area Specific Plan.

Commissioner Purnell inquired who will incur the cost for developing the proposed school sites.

Mr. Callihan indicated that the responsibility for cost is currently being discussed between the Applicant and the school districts.

Commissioner Ramos indicated concerns with the potential traffic impact that will result from the proposed project and inquired if there are any improvement plans for the area prior to development.

Mr. Wiles indicated that Boronda Road will be expanded to a four-lane roadway, and that there is also roadway circulation included throughout the proposed site.

Mr. Grossman indicated that this map is just a section of the entire CASP. At the time of approval of the CASP, City Council was presented with an Environmental Impact Report (EIR), which included a traffic study. All the land uses that are part of the plan, were analyzed by the EIR, resulting in a certified EIR. The City is now in the implementation stage of the CASP, and this project is the first map proposed in the area.

Hugh Walker, Applicant, provided information about the project and addressed the Planning Commission's concerns.

Commissioner Burrola inquired from the Applicant if they have completed other projects of similar scope outside of the City of Salinas and that are subject to an ordinance that is comparable to that of the City of Salinas' Inclusionary Housing Ordinance.

Mr. Walker indicated that they have not completed comparable projects; however, understands the regulations that apply to this project.

Commissioner Meeks inquired about the timeframe for development of Inclusionary Housing.

Mr. Walker indicated that in accordance with the agreement with community representatives, every 6th building permit application will include the construction of affordable housing units and provided details about their phasing plan.

Commissioner Purnell inquired if the Applicant foresees that school districts will have the ability to keep up with the construction pace given that the school districts rely on attendance revenue.

Mr. Walker indicated that although vacancies exist at current school sites and enrollment has been in a decline, he anticipates that the production of additional housing will bring more students to support continued funding.

Chairperson McKelvey Daye opened for public comment at 4:43 p.m.

Luis Xago Juarez, Neighborhood Organizer with Building Healthy Communities (BHC), provided public comment in support of the project.

Chairperson McKelvey Daye closed for public comment for 4:45 p.m.

Commissioner Burrola commended staff for their work on the project and acknowledged the need for additional housing.

Commissioner Gonzalez acknowledged the project.

Commissioner Manzo inquired about the possibility of approving the proposed project while recognizing the terms as outlined in the agreement between Stonebridge and community representatives. Commissioner Manzo requested that staff also identify the regulations that align with the language in the City's Inclusionary Housing Ordinance.

Commissioner Ramos commended staff for the presentation and the responses received from Staff and the Applicant.

Commissioner Purnell inquired from the City Manager if there is capacity in the City's budget to adequately respond to emergency service requests resulting from the growth caused by the proposed project.

Rene Mendez, City Manager, acknowledged the importance of carefully reviewing all details before approval of each map, as these developments move forward, and City's adaptability to amend as necessary to ensure an adequate emergency response servicing level that is supportive of the community's growth.

Chairperson McKelvey Daye commended staff for their work.

Commissioner Meeks motioned to approve a Resolution recommending that the City Council:

1. Determine that the Tentative Map 2021-001 is in compliance with California Environmental Quality Act (CEQA) because it was fully analyzed in the prior Environmental Impact Report (EIR) for the Central Area Specific Plan (CASP) via a checklist prepared pursuant to CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning; and
2. Approve Tentative Map 2021-001 to subdivide a 189.27-acre lot into 427 single family and multi-family residential lots with an additional 10 Park, Open Space, and Public/Semipublic lots (437 total lots) in six (6) separate phases for proposed total of 1,674 dwelling units.

Commissioner Ramos seconded the motion.

Commissioner Manzo made a friendly amendment to the motion; Commissioner Manzo requested to add a reference to the language as written in the third-party agreement between Stonebridge and the Salinas Housing Justice Coalition and that Staff identify the section of the Housing Plan that aligns with this language to ensure that it is visible to the City Council and to the public as part of the approval recommendation.

Mr. Callihan offered a suggestion consistent with Commissioner Manzo's friendly amendment to the motion: City Staff will incorporate the information of the agreement and identify the consistency with the Housing Plan into the City Council's staff report for information to the City Council and to the public.

Commissioner Meeks accepted the friendly amendment.

Commissioner Ramos accepted the friendly amendment.

With a motion from Commissioner Meeks and second by Commissioner Ramos, and the modified friendly amendment to the motion by Commissioner Manzo, the motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

OTHER BUSINESS

General Plan Steering Committee Update

Mr. Gonzalves informed that the next study session is scheduled for August 7, 2024.

FOLLOW-UP REPORTS

None

FUTURE AGENDA ITEMS

Mr. Grossman informed that the following items are scheduled for presentation to the Planning Commission on August 7, 2024:

1. A study session of the Economic Development Element,
2. A Draft of the Alisal District Identity Master Plan (ADIMP),

3. The Alisal Vibrancy Streetscaping, and
4. The Salinas Boronda Road Project

Commissioner Gonzalez requested that the study session materials for the Economic Development Element and the Draft of the ADIMP be made available to the Planning Commission two weeks in advance of the scheduled study session.

Mr. Grossman acknowledged Commissioner Gonzalez' request.

ADJOURNMENT

Chairperson McKelvey Daye reviewed for quorum for the August 7, 2024, meeting and adjourned at 4:57 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary