



# City of Salinas

200 Lincoln Ave., Salinas,  
CA 93901  
[www.cityofsalinas.org](http://www.cityofsalinas.org)

## Meeting Minutes - Unofficial

### City Council

*Mayor Joe Gunter*

*Councilmembers:*

*Scott Davis, District 1 - Tony Barrera, District 2*

*Steve McShane, District 3 - Gloria De La Rosa, District 4*

*Christie Cromeenes, District 5 - John "Tony" Villegas, District 6*

*Ray E. Corpuz, Jr., City Manager*

*Christopher A. Callihan, City Attorney*

*City Clerk's Office: (831) 758-7381*

---

Tuesday, December 3, 2019

4:00 PM

SALINAS ROTUNDA

---

### TELECONFERENCE NOTICE

*Councilmember Tony Barrera joined the meeting at 4:00 p.m. pursuant to California Government Code Section §54953(b)(3), from 10 Calle Juan Ignacio Zaragoza en la localidad de Copala, Municipio de Concordia, Sinaloa, 82650 (Mexico). The teleconference location was accessible to the public for the open session portion of the meeting pursuant to California Government Code Section §54954.3.*

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present:** 7 - Councilmember Tony Barrera  
Councilmember Christie Cromeenes  
Councilmember Scott Davis  
Councilmember Gloria De La Rosa  
Councilmember Steve McShane  
Councilmember John Villegas  
Mayor Joe Gunter

### GENERAL PUBLIC COMMENTS

*Received public comment.*

### PUBLIC HEARING

[ID#19-660](#)

### An Emergency Ordinance Enacting a Temporary Prohibition on No-Fault Evictions

*Receive presentation from City Attorney Christopher Callihan regarding a proposed emergency ordinance, proposed pursuant to Salinas Charter Section 11, addresses the affordable housing and homelessness crises in Salinas by temporarily prohibiting no-fault evictions until California Assembly Bill 1482 (the Tenant Protection Act of 2019) takes effect on January 1, 2020. The emergency ordinance, with certain exceptions, prohibits an owner of residential real property from terminating a tenancy without just cause. This item was recommended by Council members Davis and Barrera, with the support of*

*Mayor Gunter. Pursuant to Salinas Charter Section 11.8(a), the proposed emergency ordinance may be passed only upon the affirmative votes of six (6) City Council members and will take effect immediately.*

*The following audience members commented on the report:*

*Luis Alejo, Monterey County Board of Supervisors*

*Monica Gurmilan, Building Healthy Communities*

*Rafael Hernandez, Monterey Bay Economic Partnership*

*Alfred Diaz Infante, CHISPA*

*Phillis Katz, California Rural Legal Assistance*

*Unidentified audience member (Spanish/English translation provided by F.A.S.T.)*

*Luz Hernandez (Spanish/English translation provided by F.A.S.T.)*

*Daniela Hernandez*

*Joel Hernandez, Center for Community Advocacy*

**Upon motion by Councilmember Davis, second by Councilmember De La Rosa, Emergency Ordinance enacting a temporary prohibition on no-fault evictions was adopted. The motion carried by the following vote:**

**Ayes:** 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: ORD 2628

ID#19-652

**Resolution to reduce the Conditional Use Permit - Minor Exception (Administrative) Fee by forty percent (40%) for a six-month period**

*Councilmember Barrera left the meeting at 4:45 p.m. due to audio technical difficulties.*

*Received report from Community Development Director Megan Hunter regarding the amendment of various portions of the Zoning Code concerning driveway width increase, subject to approval of a Conditional Use Permit (CUP). Based upon the City Council's general concern about the cost of processing the CUP, the Finance Committee recommended a fee reduction of approximately 40% to \$521.94 for a six-month period.*

*The following audience member commented on the report:*

*Joan Bennett*

**MOTION**

*Councilmember Davis made a motion to reduce the current Planning Fee for the Conditional Use Permit (CUP)- Minor Exception (Administrative) to \$500.00 for a period of six months effective upon approval and full cost recovery with Council consideration thereafter. Motion was second by Councilmember McShane.*

**Upon motion by Councilmember Davis, seconded by Councilmember McShane, Resolution to reduce the current Planning Fee for the Conditional Use Permit (CUP)- Minor Exception (Administrative) \$500.00 for a period of six months effective upon approval and full cost recovery with Council consideration thereafter was approved. The motion carried by the following vote:**

**Ayes:** 6 - Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

**Absent:** 1 - Councilmember Barrera

Enactment No: RES 21746

ID#19-623**General Plan Amendment 2017-001 and Rezone 2017-002 located at 295 Sun Way in the P-F (Parks - Flood Plain Overlay) Zoning District**

*Received report from Planning Manager Courtney Grossman regarding an approval of a General Plan Amendment 2017-001 (GPA 2017-001) to change a 7.67-acre site from Park to General Commercial/Light Industrial and a Rezone 2017-002 (RZ 2017-002) to change a 7.67-acre site from Parks to Industrial - General Commercial. Following the effective date of the General Plan Amendment and Rezone, subsequent development would be subject to the City of Salinas Zoning Code.*

*The following audience members commented on the report:*

*Mary Ann Wordern*

*Robert Atkinson, Representative for Applicant*

**Upon motion by Councilmember De La Rosa, second by Councilmember McShane, Resolution affirming the findings, adopting the proposed Mitigated Negative Declaration in accordance with the California Environmental Quality Act, and approving General Plan Amendment 2017-001 was approved. Ordinance for Rezone 2017-002 was introduced. The motion carried by the following vote:**

**Ayes:** 6 - Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

**Absent:** 1 - Councilmember Barrera

Enactment No: RES 21747

ID#19-624**General Plan Amendment 2017-002; Rezone 2017-001; and Conditional Use Permit 2017-019 located at 10 Simas Street in the IGC-F (Industrial-General Commercial - Flood Plain Overlay) Zoning District**

*Received report from Planning Manager Courtney Grossman regarding approval of a General Plan Amendment 2017-002 (GPA 2017-002) to change the General Plan designation of 94,235 square feet (2.16 acres) of a 401,197 (9.21 acres) lot from General Commercial/Light Industrial to Arterial Frontage, Rezone 2017-001 (RZ 2017-001) to change the Zoning designation of 94,235 square feet (2.16 acres) of a 401,197 (9.21 acres) lot from Industrial-General Commercial to Mixed Arterial Frontage, and a Conditional Use Permit (CUP 2017-019) to establish and operate a religious assembly use in an existing 18,150 square foot building.*

*The following audience members commented on the report:*

*Robert Atkinson, Representative for Applicant*

*Terry Green, Celebration Church Pastor*

**Upon motion by Councilmember De La Rosa, second by Councilmember Davis, Resolution(s) affirming the findings, adopting the proposed Mitigated Negative Declaration in accordance with the California Environmental Quality Act, approving General Plan Amendment 2017-002, and approving Conditional Use Permit 2017-019 were approved. Ordinance for Rezone 2017-001 was introduced. The motion carried by the following vote:**

**Ayes:** 6 - Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

**Absent:** 1 - Councilmember Barrera

Enactment No: RES 21748; 21749

ID#19-606

**Ordinance Regarding Commercial Cannabis Business License Tax Rates**

*Received report from Finance Director Matt Pressey regarding the current tax rate for Commercial Cannabis Businesses scheduled to automatically increase on January 1, 2019. Staff requested the City Council consider an ordinance amending Salinas Municipal Code Section 19A.10.070 repealing the scheduled automatic business license tax increase.*

**Introduced Ordinance amending Salinas Municipal Code (SMC) Sec. 19A.10.070 repealing the scheduled automatic business license tax increase for Commercial Cannabis Business.**

ID#19-613

**West Area Park Impact Fee Update**

*Received report from Finance Director Matt Pressey regarding the North of Boronda Future Growth Area development update to the park fees. As a result of a park impact fee update study, staff recommends a unique park fee referred to as the West Area Park Impact Fee or WAPIF. The remaining park fees will be considered at a future City Council meeting.*

**Upon motion by Councilmember Cromeenes, second by Councilmember De La Rosa, Resolution to update the development Impact fees related to the development of parks within the proposed West Area Specific Plan Project was approved. The motion carried by the following vote:**

**Ayes:** 6 - Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

**Absent:** 1 - Councilmember Barrera

Enactment No: RES 21750

**Salinas Municipal Airport Development Lease Project (1341 Mercer Way) - Misc.**

**2019-015 - THIS ITEM HAS BEEN CONTINUED INDEFINITELY.**

**CONSENT AGENDA**

ID#19-661

**Minutes**

**Upon motion by Councilmember Davis, second by Councilmember De La Rosa, the minutes of November 19, 2019 were approved. The motion carried by the following vote:**

**Ayes:** 6 - Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

**Absent:** 1 - Councilmember Barrera

ID#19-662

**Financial Claims**

**Upon motion by Councilmember Davis, second by Councilmember De La Rosa, the financial claims report was approved. The motion carried by the following vote:**

**Ayes:** 6 - Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

**Absent:** 1 - Councilmember Barrera

**ID#19-620      Alarm Program Administration and Collection Services Agreement**

**Upon motion by Councilmember McShane, second by Councilmember Davis, Resolution authorizing the execution of an agreement with PM AM Corporation for Alarm Program Administration and Collection Services was approved. The motion carried by the following vote:**

**Ayes:** 6 - Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

**Absent:** 1 - Councilmember Barrera

Enactment No: RES 21751

**ID#19-640      Direct Purchase of Active Shooter Ballistic Protection Kits for Salinas Police Officers**

**Upon motion by Councilmember Davis, second by Councilmember De La Rosa, Resolution authorizing the purchase of active shooter ballistic vests and helmets by the Salinas Police Department from Aardvark Inc. at a total cost of \$155,811.58 was approved. The motion carried by the following vote:**

**Ayes:** 6 - Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

**Absent:** 1 - Councilmember Barrera

Enactment No: RES 21752

**ID#19-641      Salinas Municipal Airport Lighting Management Control System Grant Funding**

**Upon motion by Councilmember Davis, second by Councilmember De La Rosa, Resolution for the application and acceptance of a grant funding from the Federal Aviation Administration and Caltrans Division of Aeronautics for the design and installation of an Airport Lighting Management Control System at the Salinas Municipal Airport was approved. The motion carried by the following vote:**

**Ayes:** 6 - Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

**Absent:** 1 - Councilmember Barrera

Enactment No: RES 21753

**ID#19-643      Agreement for FY 2019 Urban Areas Security Initiative (UASI) Grant Funds**

**Upon motion by Councilmember Davis, second by Councilmember De La Rosa, Resolution accepting FY 2019 UASI Grant Funds and authorize execution of all grant acceptance documents with the City and County of San Francisco for the creation of the Regional Monterey County Automated License Plate Recognition**

**Program was approved. The motion carried by the following vote:**

**Ayes:** 6 - Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

**Absent:** 1 - Councilmember Barrera

Enactment No: RES 21754

ID#19-650

**Measure X Funding Agreement Amendment No. 1**

**Upon motion by Councilmember Cromeenes, second by Councilmember De La Rosa, Resolution approving Amendment No. 1 for the Measure X Master Programs Funding Agreement between the Transportation Agency for Monterey County and the City of Salinas was approved. The motion carried by the following vote:**

**Ayes:** 6 - Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

**Absent:** 1 - Councilmember Barrera

Enactment No: RES 21755

**COUNCILMEMBERS' REPORTS, APPOINTMENTS AND FUTURE AGENDA ITEMS**

*Councilmember Davis reported he attended a number of community events and encouraged Council and the residents to support community events throughout the City.*

*Councilmember De La Rosa reported that she attended the LULAC Council turkey distribution event at the Girl Scouts Center, the Hebron Family Center turkey dinner voucher distribution and the Breadbox Recreation Center Thanksgiving dinner.*

*Councilmember Cromeenes - No report.*

*Councilmember Villegas reported that he attended the Salinas Valley Solid Waste Authority meeting and stated the Authority is still evaluating options for the relocation of the transfer station.*

*Councilmember McShane announced the Holiday Homelighting Tour and requested Councilmembers nominate homes for the event. He reported that he assisted with facilitating a meeting with elected officials, Union Pacific and the City in efforts to address homeless encampment cleanups along the public right-of-way. Councilmember McShane reported the Villa Street Traffic Calming project is moving forward and is in the design phase. In closing, he announced a joint District 2 and 3 Community meeting to discuss the Salinas Plan taking place on December 16 at City Hall.*

*Mayor Gunter reported he attended the Temple Bethel faith meeting. He appointed Kendra Howell to the Traffic and Transportation Commission replacing former Commissioner Sophia Rome upon her resignation. In closing, Mayor Gunter thank public safety and Public Works for their efforts during the storm.*

**ADJOURNMENT**

*Meeting adjourned at 6:08 p.m.*

**APPROVED:**

---

**Mayor/Chair**

**ATTEST:**

---

**City Clerk/Secretary**