

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION**

November 6, 2019

The meeting was called to order at 3:30 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIENCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Chairperson Griffin, Commissioners, Anzo, Hernandez, Meeks, Nohr, Ottone (Arrived at 3:55 p.m.), and Rocamora.

ABSENT: None

STAFF: Community Development Director, Megan Hunter; City Attorney, Chris A. Callihan; Planning Manager, Courtney Grossman; Senior Planner, Jill Miller; Associate Planner, Bobby Latino; and Administrative Aide, Maira Flores

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

No public comment received.

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

APPROVAL OF THE MINUTES: October 16, 2019

Upon motion by Commissioner Meeks, second by Commissioner Anzo, the minutes of October 16, 2019 were approved. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners, Anzo, Meeks, and Nohr.

NOES: None

ABSTAIN: Commissioner Hernandez and Rocamora

ABSENT: Commissioner Ottone (Arrived at 3:55 p.m.)

CONSIDERATIONS

None

PUBLIC HEARINGS

Bobby Latino, Associate Planner, presented a PowerPoint Presentation regarding Variance 2019-001; a request to vary fence height at 1072 Industrial Street. This presentation is on file at the Community Development Department.

Commissioner Meeks inquired if there would be any major changes to the building structure to ensure compliance with commercial cannabis regulations. Bobby Latino indicated that compliance with regulations and building code would be secured through the Commercial Cannabis Business Permit process.

Commissioner Nohr requested clarification on the protest letter received for the project as it referenced concerns with the homeless population on the railroad right of way as opposed to the use of the site. Bobby Latino clarified that the use was previously established through a Site Plan Review and that the Variance was strictly to vary the fence height.

Chairperson Griffin opened for public comment at 3:39 p.m.

No public comment received.

Chairperson Griffin closed for public comment at 3:40 p.m.

Commissioner Meeks provided comments on the homeless camp referenced in the protest letter.

Commissioner Meeks motioned to adopt the resolution approving Variance 2019-001; A request to vary fence height at 1072 Industrial Street. Commissioner Nohr seconded this motion. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners Anzo, Hernandez, Meeks, Nohr, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: Commissioner Ottone (Arrived at 3:55 p.m.)

Bobby Latino, Associate Planner, presented a PowerPoint Presentation regarding General Plan Amendment 2017-001; a request to change a 7.67-acre site from Park to General Commercial/Light Industrial and Rezone 2017-002; a request to change a 7.67-acre site from

Parks to Industrial – General Commercial located at 295 Sun Way. This presentation is on file at the Community Development Department.

Commissioner Hernandez indicated that residents of Rancho Salinas Mobile Home Park are concerned with the rezone as they viewed this location as a recreational resource. Megan Hunter, Community Development Director, informed commissioners that the City determined not to continue to lease this privately-owned property for recreational use. Instead, the City's Master Park Plan will focus on maintenance and making capital improvements to existing parks; hence, the rezone for 295 Sun Way.

Commissioner Rocamora inquired if there was any information on the proposed use for the rezoned area since there's currently a need for housing. Ms. Hunter responded that due to the location of the site's proximity to the freeway and most of the surrounding areas being zoned as Industrial – General Commercial, this site would not be ideal for housing. Ms. Hunter also informed that as part of the Chinatown's Revitalization Plan, the City will continue to expand areas and identify opportunity sites for housing.

Robert Atkinson, Syufy Enterprises - Applicant, made a statement regarding the current use of the property and spoke in support of the project.

Chairperson Griffin opened for public comment at 3:54 p.m.

No public comment received.

Chairperson Griffin closed for public comment at 3:54 p.m.

Commissioner Hernandez motioned to approve the resolution recommending that City Council adopt the proposed Mitigated Negative Declaration, approved General Plan Amendment 2017-001, and introduce then adopt Rezone 2017-002. Commissioner Anzo seconded this motion. The motion carried by the following vote:

AYES:	Chairperson Griffin, Commissioners Anzo, Hernandez, Meeks, Nohr, and Rocamora
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NOES:	None
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ABSTAIN:	Commissioner Ottone (Arrived at 3:55 p.m.)
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ABSENT:	None
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Bobby Latino, Associate Planner, presented a PowerPoint Presentation regarding General Plan Amendment 2017-002; a request to change the General Plan designation of 94,235 square feet of a 401,197 lot from General Commercial/Light Industrial to Arterial Frontage, Rezone 2017-001; a request to change the Zoning designation of 94,235 square feet of a 401,197 lot from Industrial-General Commercial to Mixed Arterial Frontage, and Conditional Use Permit 2017-019; a request to establish and operate a religious assembly use in an existing 18,150 square foot building located at 10 Simas Street. This presentation is on file at the Community Development Department.

Commissioner Nohr requested clarification regarding the buildings on the parcel that would be impacted by the project. Mr. Latino provided clarification.

Robert Atkinson, Syufy Enterprises - Applicant, made a statement regarding the current use of the property and spoke in support of the project.

Chairperson Griffin opened for public comment at 4:06 p.m.

David Mack, Salinas Resident, expressed a concern that the project may imply spot zoning.

Terry Green, Lead Pastor of Celebration Church, provided public comment in support of the project.

Karen Green, Lead Pastor of Celebration Church, provided public comment in support of the project.

Rosanna Guerrero, Congregation Member of Celebration Church, provided public comment in support of the project.

Jason Green, Youth Pastor of Celebration Church, provided public comment in support of the project.

John and Lily Martin, Congregation Members of Celebration Church, provided public comment in support of the project.

Shara Green Pena, Associate Pastor of Celebration Church, provided public comment in support of the project.

Luis Ortiz Jr., Local Mortician, provided public comment in support of the project.

Jesse, Congregation Member of Celebration Church, provided public comment in support of the project.

Echo Grijalva, Youth Mentor of Celebration Church, provided public comment in support of the project.

Received public comment in support of the project from two other unidentified Congregation Member of Celebration Church.

Chairperson Griffin closed for public comment at 4:32 p.m.

Commissioner Meeks inquired if there were any other areas in which spot zoning exists. Ms. Hunter informed the commissioners that this project was not considered spot zoning and it was not uncommon to have parcels with split zoning.

Commissioner Hernandez spoke in support of the project and commended the work of Celebration Church.

Commissioner Meeks motioned to approve the resolution recommending that City Council adopt the proposed Mitigated Negative Declaration, approved General Plan Amendment 2017-002, and introduce then adopt Rezone 2017-001 and approve Conditional Use Permit 2017-019. Commissioner Hernandez seconded this motion. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners Anzo, Hernandez, Meeks, Nohr, Ottone and Rocamora

NOES: None

ABSTAIN: None

ABSENT: None

OTHER BUSINESS

Jill Miller, Senior Planner, presented a PowerPoint regarding the Study Session: West Area Specific Plan. This presentation is on file at the Community Development Department.

Commissioner Meeks inquired if it had been determined who would pay for sewage connections of Bolsa Knolls residences that could potentially result because of the project. Jill Miller informed that this would be determined by Monterey County regulations and not the City. Ms. Miller indicated she would research and present more information regarding this inquiry when the project returns to the Planning Commission for formal consideration.

Commissioner Ottone inquired when the Final Environmental Impact Report would be available for review. Courtney Grossman, Planning Manager, anticipated these documents would be available no later than Friday, November 15, 2019, (for consideration at the November 20, 2019 Planning Commission meeting), or as required by CEQA regulations.

Commissioner Ottone also inquired if action on the Development Agreement would be required from the Planning Commission. Christopher A. Callihan, City Attorney, responded

that only City Council would be required to action on the Development Agreement; however, it would be part of the package presented for consideration to the Planning Commission.

Commissioner Nohr, asked how Assembly Bill 68 and other senate bills impact the West Area Specific Plan. Jill Miller, Senior Plan, indicated that the plan currently meets municipal code; however, changes would be made as necessary to ensure compliance with the state law.

Chairperson Griffin opened for public comment at 4:53 p.m.

David Mack, resident of Salinas, stated concerns regarding potential impacts and sewer connections that could arise with the project.

Natalie Vaughn, California State University of Monterey Bay, provided public comment.

Chairperson Griffin closed for public comment at 4:58 p.m. No action is required with the study session.

Megan Hunter, Community Development Director, spoke regarding the need for an advisory Design Review Board to assist in providing applicants with review and feedback on project design. Ms. Hunter asked if the Planning Commissioners had any input or ideas for the layout and structure of such committee.

Courtney Grossman, Planning Manager, provided examples of previous advisory committees.

Commissioner Nohr agreed with the need for a Design Review Board and provided feedback.

Chairperson Griffin asked if documentation of the structure to follow of previous existing boards that assisted in similar functions could be referenced when considering the design of the committee.

Commissioner Ottone suggested consideration on expanding membership of the Ad Hoc Review Committee to subject matter experts of neighboring cities.

FOLLOW UP REPORTS

Megan Hunter, Community Development Director, apprised the Planning Commission that a second reading at City Council was held on November 5, 2019 to approve the Zoning Code Amendments that were recommended for approval by the Planning Commission on October 2, 2019 as well as the approval of the Alisal Vibrancy Plan presented on October 16, 2019. Both projects were approved.

Ms. Hunter also provided information regarding the report to City Council on November 5, 2019 by Joseph DeSante, Permit Center Manager and Building Official. As of September 30, 2019, over 1,800 Building Permits have been issued.

Additionally, Ms. Hunter informed that the City Council will be establishing a Business Development Committee which will serve as an advisory committee for building permitting improvements. Planning Commissioners should contact Ms. Hunter if interested.

FUTURE AGENDA ITEMS

The West Area Specific Plan and the Mitigated Negative Declaration for the Airport Lease Project located at 1341 Mercer Way are expected to be presented to the Planning Commission on November 20, 2019. Public works is also expected to present a Mitigated Negative Declaration for East Laurel Drive on this date.

The Chinatown Revitalization Project is expected for presentation to the Planning Commission on either December 4, 2019 or December 18, 2019.

Planning Commissioner attendance for November 20, 2019 was confirmed.

ADJOURNMENT

The meeting was adjourned at 5:20 p.m.

BRAD GRIFFIN
Chairperson

COURTNEY GROSSMAN
Executive Secretary