

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
May 20, 2026**

The meeting was called to order at 4:00 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Chairperson McKelvey Daye, Commissioners Rocamora, Mora, Flores, and Purnell.

ABSENT: Commissioner Wruck and Gutierrez.

GENERAL PUBLIC COMMENTS

Received public comment from one member of the public on Zoom.

CONSENT

ID#26-217 Minutes of May 6, 2026

Upon motion by Commissioner Mora, seconded by Commissioner Purnell, the minutes of May 6, 2026, were approved. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye, Commissioners Rocamora, Mora, and Purnell.

NOES: None.

ABSTAIN: Commissioner Flores.

ABSENT: Commissioners Wruck and Gutierrez.

ADMINISTRATIVE REPORTS

ID#26-21 Study Session on Zoning Code Optional Phase One Amendments

Received a presentation from Senior Planner, Jonathan Moore, regarding the multi-year, multi-phase comprehensive Zoning Code update in support of the Visión Salinas 2040 General Plan Update. This study session provided the Planning Commission with updates on Phase 1 Zoning Code updates related to Conditional Use Permits for residential driveway width expansion projects and accessory office space in industrial zones.

The following members of the public commented on this item:
Jose Guerra

Receive a presentation on proposed Phase One Zoning Code amendments related to Conditional Use Permits for residential driveway width expansion projects and accessory office space in industrial zones. No action is required.

PUBLIC HEARINGS

ID#26-195 Planned Unit Development Permit 2025-003 (PUD 2025-003) and Conditional Use Permit 2025-025 (CUP 2025-025); Request to construct 88 affordable multifamily housing units with a 4,335 square-foot daycare center located at 200 Casentini Street in the Residential High Density - Flood Overlay (R-H-2.1 - F) Zoning District

Received a presentation from Senior Planner, Son Pham-Gallardo, regarding a project that would facilitate development of 88 multifamily units (87 affordable/one manager unit), consisting of five (5) three-story residential buildings, a 2,400-square-foot leasing and amenity building for a total of six (6) buildings on a 4.5 -acre site located at 200 Casentini Street. The request includes an Amendment to Planned Unit Development (PUD 1992-006) to increase residential dwelling units from 50 to 88, subject to Site Plan Review, and a Conditional Use Permit to construct and operate a 4,335 square foot daycare center.

The following members of the public commented on this item:
Aaron Barger, Milestone Housing Group representative
Jose Guerra
Juan Barbosa

Upon motion by Commissioner Purnell, seconded by Commissioner Mora, a Resolution affirming the findings recommending that the City Council: 1. Find the project exempt pursuant to Sections 15165, 15303,0 and 15332 of the CEQA Guidelines, 2. Approve a Planned Unit Development Permit (PUD 2025-003) to construct 88 multifamily residential units, 2,400 square

foot leasing/amenity building and a 4,335 square foot daycare center, and 3. Approve a Conditional Use Permit (CUP 2025-025) to construct and operate a 4,335 square foot daycare center, was approved. The motion carried by the following vote:

Ayes: Chairperson McKelvey Daye, Commissioners Purnell, Flores, Rocamora, Mora

Absent: Commissioners Wruck and Gutierrez

CONSIDERATIONS

COMMISSIONER COMMENTS / REPORTS

FUTURE AGENDA ITEMS

Planning Manager, Courtney Grossman, introduced three tentative items for the Planning Commission Meeting on June 3, 2026.

ADJOURNMENT

Meeting adjourned at 5:19 p.m.

Brisa Salcedo / Administrative Aide