

**OFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
January 21, 2026**

The meeting was called to order at 4:02 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Vice Chair Purnell and Commissioners Meeks, Wruck, Rocamora, and Gutierrez.

ABSENT: Chairperson McKelvey Daye and Commissioner Almanza-Larios

STAFF: Community Development Director, Lisa Brinton; Planning Manager, Courtney Grossman; Planning Manager, Grant Leanard; Senior Planner, Jonathan More and Administrative Aide, Brisa Salcedo.

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Vice Chair Purnell opened for public comment at 4:03 p.m.

Eloise commented on the update to the City of Salinas General Plan and referenced an article from *The Californian* dated December 20, 2010, titled “PG&E to Dig for Salinas’ Chinatown Toxic Remains.” She noted that the Department of Toxic Substances Control reported the presence of petroleum-based substances due to a former gas storage facility that operated in the area from 1879 to 1921. Eloise recommended that the Planning Commission request the results of PG&E’s soil report prior to the construction of new buildings in that area.

Vice Chair Purnell closed for public comment at 4:05 p.m.

CONSENT

ID#25-560 Approval of the Minutes: November 19, 2025

Upon motion by Commissioner Meeks, and a second by Commissioner Rocamora, the minutes of November 19, 2025, were approved. The motion carried by the following vote:

AYES: Vice Chair Purnell and Commissioners Gutierrez, Meeks, Wruck and Rocamora.

NOES: None

ABSTAIN: None

ABSENT: Chairperson McKelvey Daye and Commissioner Almanza-Larios.

ID#25-605 Approval of the Minutes: December 3, 2025

Upon motion by Commissioner Meeks, and a second by Commissioner Rocamora, the minutes of December 3, 2025, were approved. The motion carried by the following vote:

AYES: Vice Chair Purnell and Commissioners Gutierrez, Meeks, Wruck and Rocamora.

NOES: None

ABSTAIN: None

ABSENT: Chairperson McKelvey Daye and Commissioner Almanza-Larios.

ID#25-606 Approval of the 2026 Planning Commission Meeting Calendar

Upon motion by Commissioner Rocamora, and a second by Commissioner Wruck, the 2026 Planning Commission Meeting Calendar was approved. The motion carried by the following vote:

AYES: Vice Chair Purnell and Commissioners Gutierrez, Meeks, Wruck and Rocamora.

NOES: None

ABSTAIN: None

ABSENT: Chairperson McKelvey Daye and Commissioner Almanza-Larios.

ADMINISTRATIVE REPORTS

ID#26-006 **Administrative Report on the Public Review Draft Visión Salinas 2040 General Plan**

Senior Planner, Jonathan Moore, introduced the first Public Review draft of the Visión Salinas 2040 General Plan, which was published on December 19, 2025. Mr. Moore stated that the initial review period is tentatively scheduled to conclude on February 13, 2026. The administrative report informed the Planning Commission about documents currently in development, the three new pillars of the General Plan, and upcoming changes.

Commissioner and Vice Chair comments included the following:

- Commissioner Meeks inquired about the definition of “missing middle housing.”
 - *Jonathan Moore explained that “middle housing” refers to housing types between single-family homes and large apartment buildings, such as ADUs and duplexes. He also noted that the City will be encouraging the development of middle housing in more areas of Salinas.*
- Commissioner Rocamora requested clarification regarding the development of single-family homes, the types of planned developments, and parking.
 - *Jonathan Moore confirmed that single-family home development will occur in areas such as the Future Growth Area; however, the City is also encouraging diverse housing models that improve affordability.*
 - *Mr. Moore explained that development types depend on zoning and the density established in specific plans for each area.*
 - *Jonathan Moore added that the section on managing parking resources outlines the various components of Salinas’ parking challenges and that increased housing development is expected to help reduce the parking crisis.*
- Commissioner Meeks shared an example from the east side of Salinas, where residents parked on the wrong side of the street during street sweeping and received citation.
- Commissioner Wruck asked how affordable housing may impact open space and walking trails. She also inquired about the process for replacing street trees.
 - *Jonathan Moore stated that there is no relationship between affordable housing and the reduction of open space or trail systems, noting that there are currently no plans to develop affordable housing on parks or open spaces.*
 - *He also confirmed that the Climate Action Plan anticipates an increase in overall tree canopy coverage.*

- Vice Chair Purnell asked about the community engagement efforts associated with the General Plan and potential partnership with community-based organizations. The Vice Chair also inquired whether the General Plan draft has been translated.
 - *Jonathan Moore stated that staff hopes to partner again with community-based organizations to expand engagement efforts.*
 - *Staff confirmed that the Review Draft Visión Salinas 2040 General Plan will be translated at a future date.*

PUBLIC HEARINGS

No public hearings were presented.

OTHER BUSINESS

No other business was presented.

FOLLOW-UP REPORTS

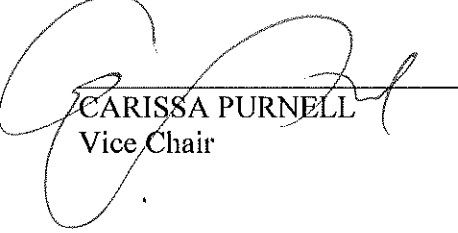
No follow-up reports were presented.

FUTURE AGENDA ITEMS

No future agenda items were presented.

ADJOURNMENT

Vice Chair Purnell adjourned the meeting at 4:44 p.m.



CARISSA PURNELL
Vice Chair

COURTNEY GROSSMAN
Executive Secretary

All past Planning Commission meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>