

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
October 16, 2024**

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: Chairperson McKelvey Daye and Commissioners Gonzalez, Manzo, Meeks, and Purnell

ABSENT: Commissioners Burrola and Ramos

STAFF: Community Development Director, Lisa Brinton; 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 4:03 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment at 4:03 p.m.

CONSENT

ID# 24-580 Approval Of The Minutes: September 18, 2024

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of September 18, 2024, were approved. The motion carried by the following vote:

AYES: Chairperson McKelvey Daye and Commissioners Gonzalez, Meeks, and Purnell

NOES: None

ABSTAIN: Commissioner Manzo

ABSENT: Commissioners Burrola and Ramos

PUBLIC HEARINGS

ID#24-578 Planned Unit Development Permit 2024-001; Third Amendment to Planned Unit Development Permit 2014-001 to change the exterior building elevations, add additional exterior colors to the approved colors and materials board, add new exterior signs, and increase maximum allowed sign area in connection with a proposal to create multiple tenants within the former two-story 137,366 square-foot sears store on a 2.85-acre project site located at the Northridge Mall Shopping Center at 1100 Northridge Mall in the Commercial Retail (CR) Zoning District

Received report from Thomas Wiles, Senior Planner, regarding the request for a third amendment to Planned Unit Development Permit 2014-004 (PUD 2014-001) to change the exterior building elevations, add additional exterior colors to the approved colors and materials board, add new exterior signs, and exceed the maximum allowed sign area in connection with a proposal to create multiple tenants within the former two-story 137,366 square-foot Sears store on a 2.85-acre project site located at the Northridge Mall Shopping Center at 1100 Northridge Mall in the Commercial Retail (CR) Zoning District. Development at the Northridge Mall is regulated by PUD 2014-001.

The Planning Commission discussed the following with regard to the project:

1. Potential implications to neighboring developments;
2. Parking and Reciprocal Easement Agreement (REA) requirements;
3. Maximum sign allowance area;
4. Approval process for Conditional Use Permit for Dave and Buster's;
5. Potential cost for redesign of the Sears building; and
6. Structural condition of the former Sears building.

Chairperson McKelvey Daye opened for public comment at 4:17 p.m.

Bronc Hughes, President for Ethan Conrad Construction, answered questions regarding proposed signage and the structural condition of the former Sears building.

Chairperson McKelvey Daye closed for public comment for 4:18 p.m.

Commissioner Manzo motioned to approve a Resolution recommending that the City Council find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 and approve a Resolution approving Planned Unit Development Permit 2024-001 to change the exterior building elevations, add additional exterior colors to the approved colors and materials board, add new exterior signs, and increase maximum sign area by 136.15 square-feet above the maximum allowed 675.48 square-feet for a total of 811.63 square-feet of sign area in

connection with a proposal to create multiple tenants within the former two-story 137,366 square-foot Sears store on a 2.85-acre project site located at the Northridge Mall Shopping Center at 1100 Northridge Mall. Commissioner Gonzalez seconded the motion. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioners Burrola and Ramos

OTHER BUSINESS

General Plan Steering Committee Update

Lisa Brinton, Community Development Director, indicated that due to the upcoming City Council elections occurring in November 2024, the public review draft of the General Plan Update will be delayed for release until Spring of 2025. The new release date will allow time for the new City Council to be briefed on the updated plan prior to releasing the document for public review.

FOLLOW-UP REPORTS

No follow-up items were discussed.

FUTURE AGENDA ITEMS

Mr. Grossman informed that on November 6, 2024, the Planning Commission will be presented with a request for an off-sale alcohol use (Type 20) in a new convenience store with gas pumps in conjunction with Site Plan Review 2024-007 (SPR 2024-007) and Resubdivision 2024-001 (RS2024-001).

ADJOURNMENT

Chairperson McKelvey Daye reviewed for quorum for the November 6, 2024, meeting and adjourned at 4:22 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary