

City of Salinas

200 Lincoln Ave., Salinas, CA 93901

www.cityofsalinas.org



Meeting Agenda - Final

Wednesday, January 6, 2021

3:30 PM

**Teleconference in accordance with
State of California Executive Order No.N-29-20 and N-35-20**

Planning Commission

Commissioners:

Dennis Donohue, Mayor's Appointee

Rosa Gonzalez, District 1 - John Meeks, District 2

Matt Nohr, District 3 - Andrea Manzo, District 4

Brad Griffin, District 5 - Jyl Lutes, District 6

Megan Hunter, Community Development Director

Courtney Grossman, Planning Manager

Christopher A. Callihan, City Attorney

Community Development Department Office: (831) 758-7206

PUBLIC NOTICE

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online and not in the Council Chamber. City meetings may be observed live at <https://salinas.legistar.com/Calendar.aspx>, on The Salinas Channel on YouTube at <https://www.youtube.com/user/thesalinaschannel> or on Comcast Channel 25.

ZOOM WEBINAR PARTICIPATION**JOIN THE ZOOM WEBINAR TO PARTICIPATE LIVE AT:**

<https://zoom.us/j/92914039226>

To participate telephonically, call any number below:

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Webinar ID: 929 1403 9226

If promoted to enter a participant ID, press #.

International numbers available: <https://zoom.us/u/adHimQJH2D>

SUBMISSION OF PUBLIC COMMENT PROCEDURES

If you wish to make a comment on a specific agenda item, please join the Zoom Webinar or submit your written comment, limited to 250 words or less via email by 1:30 P.M. on the day of the meeting to the Planning Commission Secretary at PublicCommentCD-P@ci.salinas.ca.us

Reading of Public Comments: The Planning Commission Secretary shall read all email comments, provided that the reading shall not exceed two (2) minutes and shall become part of the record. Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations.

PLEDGE OF ALLEGIANCE**ROLL CALL****PUBLIC COMMENT TIME RESTRICTIONS**

Public comments generally are limited to two minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.

GENERAL PUBLIC COMMENTS

Receive public communications from the audience on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consent or Consideration items should be held until the items are reached. The public may request that the committee consider adding an item for consideration on a future agenda. The public may comment on scheduled agenda items as they are considered. In order to be respectful of all speakers' views and to avoid disruption of the meeting, the audience shall refrain from applauding or jeering speakers who have been recognized by the Chair.

CONSENT

[ID#21-004](#) Minutes

Recommendation: Approve Minutes of December 16, 2020

CONSIDERATIONS

PUBLIC HEARINGS

[ID#20-580](#) **Conditional Use Permit 2020-002; Request to construct and operate a Major Telecommunications Facility consisting of a 60-foot high stealth facility (Monopine) located at an existing shopping center at 17 Navajo Drive in the Commercial Retail (CR) District.**

Recommendation: Approve a Resolution adopting the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving Conditional Use Permit 2020-002.

[ID#20-582](#) **Zoning Code Amendment 2020-002; Ordinance to permit one renewal of a Temporary Use of Land Permit for Temporary Employee and Interim Housing in existing properties developed as a hotel or motel.**

Recommendation: Approve a Resolution recommending that the City Council introduce and then adopt an ordinance amending the Zoning Code to permit one renewal of a Temporary Use of Land permit for temporary employee or interim housing in existing properties developed as hotels or motels.

[ID#20-585](#) **Conditional Use Permit 2020-008; Request to establish and operate an Employee Housing - Medium Project with a maximum of 10 employees within an existing 2,038 square-foot single-family detached dwelling unit with a two (2) space (67%) Parking Reduction located at 13464 Pierce Street in the Residential Low Density (R-L-5.5) Zoning District**

Recommendation: Approve a Resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit 2020-008.

[ID#20-586](#)

Conditional Use Permit 2020-009; Request to establish and operate an Employee Housing - Medium Project with a maximum of 14 employees within an existing two-story, 2,579 square-foot single-family detached dwelling unit with a two (2) space (67%) Parking Reduction located at 1569 Verona Court in the Residential Medium Density - Mountain Valley Specific Plan Overlay - Airport Overlay (R-M-3.6-SP-5-AR) Zoning District

Recommendation:

Approve a Resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approve Conditional Use Permit 2020-009.

[ID#21-001](#)

Conditional Use Permit 2020-010; Request to establish and operate an Employee Housing - Medium Project with a maximum of 14 employees within an existing two-story, 2,044 square-foot single-family detached dwelling unit with a one (1) space (33%) Parking Reduction located at 999 Rockrose Street in the Residential Medium Density - Williams Ranch Specific Plan Overlay (R-M-3.6-SP-2) Zoning District

Recommendation:

Approve a Resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit 2020-010.

OTHER BUSINESS

[ID#21-005](#)

Planning Commission Meeting Calendar for 2021

FOLLOW UP REPORTS

FUTURE AGENDA ITEMS

ADJOURNMENT

Confirmation of attendance at next meeting prior to adjournment.

Administrative Aide, Maira Flores

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings and in accordance with Californian Government Code Section 54954.2, unless otherwise allowed under the Brown Act. City Commission/Board/Committee agenda item reports may be viewed at the Salinas City Clerk's Office, 200 Lincoln Avenue, Salinas, and are posted on the City's website at www.cityofsalinas.org via the hyperlinks provided on the agenda. The Commission/Board/Committee may take action that is different than the proposed action reflected on the agenda.

Disability-related modification or accommodation, including auxiliary aids or services, may be requested by any person with a disability who requires a modification or accommodation in order to participate in the meeting. Requests should be referred to the City Clerk's Office At 200 Lincoln Avenue, Salinas, 758-7381, as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Hearing impaired or TTY/TDD text telephone users may contact the city by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PUBLIC NOTIFICATION

This agenda was posted on Thursday, December 31, 2020 at the City Clerk's Office and in the Salinas Rotunda.

Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx> and televised live on Channel 25 on the date of the regularly scheduled meeting and will be broadcast throughout week following the meeting. For the most up-to-the-minute Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at <http://tinyurl.com/salinas25>. Recent City Council meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>.