

**OFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
Special Meeting
May 29, 2024**

The special meeting was called to order at 4:01 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

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

ABSENT: Commissioners Purnell and Ramos

STAFF: City Attorney, Christopher Callihan; Community Development Director, Lisa Brinton; Planning Manager, Courtney Grossman; Associate Planner, Robert Latino; and Administrative Aide, Maira Robles

PUBLIC HEARINGS

Planned Unit Development (PUD) Permit 2020-002, Conditional Use Permit (CUP) 2020-030, Tentative Map (TM) 2022-001, and Environmental Review (ER) 2020-018 for the following: request for a PUD for a seven phase conceptual master site plan with alternative development standards for a Mixed Use Development of a 22.74 acre site; request for a CUP for Mixed Use Development and development of an Extended Stay Hotel; request for a Tentative Map (TM); and an Environmental Review (ER) for an Initial Study- Mitigated Negative Declaration (IS-MND) for the Mixed Use Development located southeast of the John Street and Abbott Street intersection in the CO - FG-4 (Commercial Office - Abbott Street Focused Growth Overlay) and IG (Industrial - General) Zoning District

Associate Planner, Robert Latino, presented a PowerPoint presentation, which is on file at the Community Development Department.

Commissioner Manzo inquired if the proposed extended stay use is intended for housing of H2A seasonal workers.

Mr. Latino informed that the project's extended stay use is not intended for H2A housing.

Commissioner Manzo requested confirmation that future phases of the proposed project will include housing developments.

Mr. Latino confirmed that subsequent phasing of the project includes development of housing and added that density will be determined by the General Plan and Zoning Code in effect at the time of submittal.

Commissioner Manzo requested clarification regarding the total number of projected units that will be designated as very low-income and low-income.

Community Development Director, Lisa Brinton, informed that the applicant has committed to offering approximately 29 residential rental units to the Section 8 Housing Choice Voucher program. Additionally, the applicant will also pay a Rental Housing Impact Fee.

Commissioner Manzo requested clarification regarding the procedural requirements should cultural resources and/or remains be identified during grading or construction at the project site.

Mr. Latino informed that in accordance with Mitigation Measure TCR-1, such finds will require a temporary suspension of work until a qualified archaeologist has evaluated the nature and significance of the find; an appropriate Native American representative, based on the nature of the find, is consulted; and mitigation measures are put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2.

Commissioner McKelvey Daye inquired about the availability for on-street parking and requested clarification on the location for the development of Phase 1.

Mr. Latino informed that the proposed project includes 125 on-site parking spaces for the Phase 1 Hotel. Mr. Latino identified the location of Phase 1 as presented on slide 3 of the PowerPoint presentation.

Commissioner Meeks inquired about the traffic flow and asked if a noise study was conducted due to the proximity between the railroad track and the project site.

Mr. Latino confirmed that an interior noise analysis was completed and findings concluded that interior noise levels would comply with the California Building Code's 45 CNEL standard.

Chairperson Gonzalez inquired about the request for the development to be completed through a Planned Unit Development (PUD) process.

Mr. Latino informed that the PUD process would allow for the mixed-use development to be completed in multiple phases and would also allow for Alternative Development Standards; such as waiving the three- and four-bedroom requirements for multi-family developments.

Planning Manager, Courtney Grossman, directed the Planning Commission to review the PUD Alternative Developments Standards as outlined in Page 5 of the Staff Report, as items a. through e. and which include the request to utilize the Mixed-Use Building Incentives, as the basis for the off-street parking requirements, utilize the Mixed-Use Building Incentives, as the basis for Usable Open Space requirements, utilize the Mixed-Use Building Incentives, as the basis for waiving the three- and four- bedroom dwelling unit mix requirement, eliminate the development standard for the Phase

1 Hotel structure to be sited along street frontage, and provide more than the minimum of one tree for every five spaces in landscape islands; however, reduce and/or eliminate island minimum dimension of five feet exclusive of curbs.

Chairperson Gonzalez inquired if the proposed project aligns with the City's goals for the development of housing.

Mr. Grossman informed that the site is currently designated as Office on 13 of the 14 existing lots, which the General Plan defines as businesses and offices where residential development of comparable impact may be considered.

Ms. Brinton, informed that the proposed project, although not specifically identified, was included in the overall estimated number for the Regional Housing Needs Allocation (RHNA). Ms. Brinton added that the proposed project furthers the City's progress in meeting RHNA goals due to the collection of the Rental Housing Impact Fee.

Chairperson Gonzalez requested information regarding the Rental Housing Impact Fee.

Ms. Brinton informed that the Rental Housing Impact Fee is an in-lieu fee that is collected and held by the City to support the production of affordable housing off-site.

Chairperson Gonzalez inquired if the residential units will be sold or listed as rentals.

Ms. Brinton indicated that the proposed residential units will be rental units.

Commissioner Meeks inquired if the housing development will include a designated play area for children.

Mr. Grossman informed that Phases 2 through 7 are described in the Draft Planned Unit Development 2020-002, Conditional use Permit 2020-030, and Tentative Map 2022-001 and will be subject to administrative consideration through the Site Plan Review (SPR) process.

Chairperson Gonzalez opened for public comment at 4:46 p.m.

Michael Harrington, Applicant's Representative, provided background information of the proposed development and spoke in support of the project.

Chairperson Gonzalez closed for public comment at 4:48 p.m.

Commissioner McKelvey Daye motioned to approve a resolution recommending that the City Council: 1. Adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to section 15074 of the CEQA Guidelines; 2. Approve Planned Unit Development Permit 2020-002 for a seven-phase Master Site Plan and alternative development standards; 3. Approve Conditional Use Permit 2022-030 for the Mixed Use Development and the Extended Stay Hotel; and 4. Approve Tentative Map 2022-001 to reconfigure 14 lots into 9 lots. Commissioner Meeks seconded the motion. The motion carried by the following vote:

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

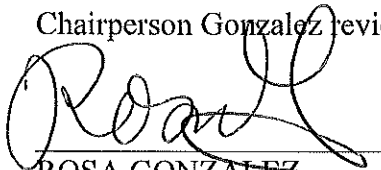
NOES: None

ABSTAIN: None

ABSENT: Commissioners Purnell and Ramos

ADJOURNMENT

Chairperson Gonzalez reviewed for quorum for the June 5, 2024, meeting and adjourned at 4:50 p.m.



ROSA GONZALEZ
Chairperson



COURTNEY GROSSMAN
Executive Secretary