



City of Salinas

200 Lincoln Ave., Salinas,
CA 93901
www.cityofsalinas.org

Meeting Minutes - Unofficial

City Council

Mayor Dennis Donohue

Councilmembers:

Jose Luis Barajas, District 1 - Tony Barrera, District 2

Margaret D'Arrigo, District 3 - Gloria De La Rosa, District 4

Andrew Sandoval, District 5 - Aurelio Salazar, District 6

Rene Mendez, City Manager

Christopher A. Callihan, City Attorney

City Clerk's Office: (831) 758-7381

Tuesday, January 27, 2026

4:00 PM

SALINAS ROTUNDA

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: 7 - Councilmember Jose Barajas
Councilmember Tony Barrera
Councilmember Margaret D'Arrigo
Councilmember Gloria De La Rosa
Councilmember Aurelio Salazar
Councilmember Jose Andrew Sandoval
Mayor Dennis Donohue

CITY OF CHAMPIONS

The City Council recognized Aldo Barron as a City of Champion for District 1.

Aldo Barron

GENERAL PUBLIC COMMENTS

Received public comment.

CALIFORNIA GOVERNMENT CODE §84308 - LEVINE ACT

No disclosures reported.

ADMINISTRATIVE REPORTS

ID#25-525 **Salinas Youth Council Updates and Comments**

No action required. The City of Salinas Youth Council provided an administrative update to the City Council.

ID#26-007 **Artificial Intelligence Technology Update**

Received report from Information Systems Manager Carlos Ortega highlighting the City's commitment to responsible AI policy adoption, mitigating data quality and security risks in compliance with ethical, social, legal, and regulatory standards to support operational efficiencies and improve public service delivery to constituents. Report filed with the City Clerk as the official record.

The following members of the public commented on the report:

*Jose Guerra
Cary Swensen
Marisol Moreno*

No action. Received an Administrative Report on Artificial Intelligence (AI) technology.

PUBLIC HEARINGS

ID#25-598

Conditional Use Permit 2025-023; appeal of Planning Commission denial of a request to establish and operate an off-sale alcohol related use (Type 21 ABC License) at a proposed convenience store located at the Laurel West Shopping Center at 1018 North Davis Road in the Commercial Retail (CR) Zoning District.

Received report from Planning Manager Courtney Grossman regarding Planning Commission's denial of Conditional Use Permit 2025-023, denying a request to establish and operate an off-sale alcohol related use (Type 21 ABC License) at a proposed convenience store located at the Laurel West Shopping Center at 1018 North Davis Road in the Commercial Retail (CR) Zoning District. He reported that the Applicant (Simon Maida) submitted a Conditional Use Permit application requesting approval to establish and operate an off-sale alcohol related use (Type 21 Alcoholic Beverage Control (ABC) license – Off-sale beer, wine, and distilled spirits) at a proposed 2,618 square-foot convenience store located in the Laurel West Shopping Center at 1018 North Davis Road. On November 19, 2025. The Planning Commission considered the request and denied the Conditional Use Permit based on findings contained in the Planning Commission Resolution 2025-11. The Planning Commission determined that it could not establish a finding of Public Convenience or Necessity which is required to approve an alcohol related use in a census tract that is already undue concentrated for the number of off-sale alcohol licenses. The Planning Commission's findings for denial included proximity to a similar off-sale alcohol related use, proximity to a school, and potential for Driving Under the Influence (DUI) related accidents. On December 1, 2025, the Applicant appealed the Planning Commission decision to deny the Conditional Use Permit. Conditional Use Permit 2025-023 was originally scheduled for City Council consideration on January 13, 2026, but was continued until January 27, 2026. Report filed with the City Clerk as the official record.

The following members of the public commented on the report:

*Jose Guerra
Marisol Moreno
Liligor Damaso
Tom*

Uphold the Planning Commission's denial of Conditional Use Permit 2025-023, denying a request to establish and operate an off-sale alcohol related use (Type 21 ABC License) at a proposed convenience store located at the Laurel West Shopping Center at 1018 North Davis Road in the Commercial Retail (CR) Zoning District.

Ayes: 7 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Enactment No: RES 2026-008

ID#25-607

Establishment of a Zone of Benefit in the Central Area of the North of Boronda Future Growth Area - CONTINUED INDEFINITELY

Continued to February 3, 2026.

CONSIDERATION

ID#25-553

Harden Parkway Path and Safe Routes to Schools

Received report from City Engineer Adriana Robles regarding the Harden Parkway Path and Safe Routes to School Project. She reported that on December 6, 2022, City Council adopted the Salinas Safe Routes to Schools Plan as a key strategic planning document. At its May 16, 2023, meeting, City Council accepted \$8 million in Active Transportation Program (ATP) grant funds for the Harden Parkway Path and Safe Routes to School Project ("Project"). The proposed improvements include a road diet, roundabout at the Harden Parkway/McKinnon St. intersection and bike and pedestrian improvements along McKinnon St and Westminster Dr. Improvements are proposed within the existing right of way and are minor based on the preliminary environmental study (PES). It was requested that Council consider approval the proposed Harden Parkway Path and Safe Routes to School Project and find the Project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1(c) for minor alterations to existing roadway facilities. Report filed with the City Clerk as the official record.

The following members of the public commented on the report:

Sharon Fields

Joey Alvarado

Unidentified audience member

Eric Petersen

A motion to approve a Resolution approving the Harden Parkway Path and Safe Routes to School Project and finding the Project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1(c).

Ayes: 7 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Enactment No: RES 2026-009

ID#26-009

Establishment of a First Time Home Buyer Mortgage Down Payment Assistance Program

Received report from Assistant Community Development Director Orlando Reyes-Rodas regarding the City's proposing a First-Time Home Buyer Mortgage Down Payment Assistance Program (MDPAP) to expand housing affordability and promote long-term housing stability in alignment with the 2023–2031 Housing Element. Using approximately \$1.034 million in available Permanent Local Housing Allocation (PLHA) funds, the program will provide income eligible first-time homebuyers earning up to 150% of Area

Median Income with down payment assistance through deferred payment loans of up to \$125,000. The program will be administered by the Community Development Department in partnership with lenders and community organizations, with implementation anticipated in Fiscal Year 2026–27. Report filed with the City Clerk as the official record.

The following members of the public commented on the report:

Salvador Tavares

Unidentified audience member

Eric Petersen

Maria Chavez

Nidia Soto, Building Healthy Communities

Adriana Garcia

Jose Guerra

Marisol Moreno

Adam Pinterits

Upon motion by Councilmember Barrera, seconded by Councilmember De La Rosa, Resolution establishing the First Time Home Buyer, Mortgage Down Payment Assistance Program (MDPAP); and increasing the estimated Permanent Local Housing Allocation (PLHA) grant revenue from allocation years 2021 and 2022 by \$1,034,137; and authorizing the City Manager, or designee, to promulgate the MDPAP guidelines, and negotiate and execute all applicable forms, conditional commitment letters, agreements, and subsequent amendments as needed to implement the MDPAP Program was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Enactment No: RES 2026-010

CONSENT AGENDA

ID#26-001

Minutes

Tabled the minutes of January 13, 2026.

ID#25-620

Amendment No. 2 to Professional Services Agreement with True North Compliance Services, Inc.

Upon motion by Councilmember Barrera, seconded by Councilmember Barajas, Resolution approving the Harden Parkway Path and Safe Routes to School Project and finding the Project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1(c) was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Enactment No: RES 2026-011

ID#25-609

Fire Station Alerting Systems Purchase and CIP Funds Transfer Request

Upon motion by Councilmember Barrera, seconded by Councilmember Barajas,

Resolution was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Enactment No: RES 2026-012

CITY MANAGER'S REPORT

Received brief oral report from the City Manager.

COUNCILMEMBERS' REPORTS, APPOINTMENTS AND FUTURE AGENDA ITEMS

ADJOURNMENT

Meeting adjourned at 8:10 p.m.