

# City of Salinas

200 Lincoln Ave., Salinas, CA 93901

[www.cityofsalinas.org](http://www.cityofsalinas.org)



## Meeting Agenda - Final

Tuesday, November 19, 2024

4:00 PM

SALINAS ROTUNDA

### City Council

*Mayor Kimbley Craig*

*Councilmembers:*

*Carla Viviana González, District 1 - Tony Barrera, District 2*

*Jesus Valenzuela, District 3 - Orlando Osornio, District 4*

*Andrew Sandoval, District 5 - Anthony Rocha, District 6*

*Rene Mendez, City Manager*

*Christopher A. Callihan, City Attorney*

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

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**PLEDGE OF ALLEGIANCE****ROLL CALL****PROCLAMATION**

Small Business Saturday  
National Native American Heritage Month

**CITY OF CHAMPIONS**

Monterey Salinas Transit (MST) Volunteer Navigator Program

**PUBLIC COMMENT PROCEDURES**

*If you wish to make a general public comment or comment on a specific agenda item, you are encouraged to attend the City Council meeting in person. Public comment may also be submitted via email at [PublicComment@ci.salinas.ca.us](mailto:PublicComment@ci.salinas.ca.us) and will be entered into the record.*

**PUBLIC COMMENT TIME RESTRICTIONS**

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

**GENERAL PUBLIC COMMENTS**

*Receive public communications on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consent, Consideration, and Closed session items should be held until the items are reached. The public may request that the legislative body consider adding an item for consideration on a future agenda. The public may comment on scheduled agenda items, including closed session items, as they are considered.*

**CALIFORNIA GOVERNMENT CODE §84308 - LEVINE ACT**

*Government Code § 84308. Parties to any proceeding involving a license, permit or other entitlement for use pending before the City Council must disclose any campaign contributions over \$250 (aggregated) within the preceding 12 months made by the party, their agent, and those required to be aggregated with their contributions under Government Code § 82015.5. The disclosure must include the amount contributed and the name(s) of the contributor(s).*

**PUBLIC HEARINGS**[ID#24-619](#)

**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 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**

**Recommendation:** Approve a Resolution finding the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 and approving a Third Amendment to Planned Unit Development Permit 2014-004 (PUD 2014-001).

Energy Services Financing Contract with ENGIE for Facility Solar Projects

*This item has been continued to December 3, 2024*

**CONSIDERATION**[ID#24-631](#)

**Alisal District Identity Master Plan (ADIMP)**

**Recommendation:** Approve a Resolution accepting the Alisal District Identity Master Plan (ADIMP) as a strategic planning document.

[ID#24-648](#)

**Alisal Vibrancy Plan (AVP) Commercial Facade Improvement Pilot Program**

**Recommendation:** Approve a Resolution the implementation of the Alisal Vibrancy Plan Facade Improvement Pilot Program in an amount not to exceed \$600,000, including the issuance of microgrants for an amount not to exceed \$7,500 and interest-free forgivable loans for an amount not to exceed \$20,000 for eligible Program expenses; and authorizing the City Manager, or designee, to execute Program agreements; and staff to make administrative changes to the draft Program Guidelines.

**CONSENT AGENDA**

*All matters listed under Consent Agenda may be enacted by one motion unless a member of the Council or the public requests discussion or a separate vote.*

[ID#24-655](#)

**Minutes**

**Recommendation:** Approve minutes of October 22, 2024.

[ID#24-657](#)

**Minutes**

**Recommendation:** Ratify approval of minutes for calendar year 2023 and 2022.

[ID#24-672](#)      **Financial Claims**

**Recommendation:** Approve financial claims report.

[ID#24-570](#)      **Fourth Amendment to Permanent Local Housing Allocation 5-Year Plan and Allocation of Funds to Community Housing Improvement Systems and Planning Association Inc. (CHISPA) for Four Projects**

**Recommendation:** Approve a Resolution authorizing the submission of Fourth Amendment to the Permanent Local Housing Allocation 5-Year Plan; and the allocation of \$390,000 in PLHA funds to Community Housing Improvement Systems and Planning Association Inc. (CHISPA) for the development of three Accessory Dwelling Units located at 138 Carr Avenue, 617 Fremont Street, and 615 Fremont Street; and the allocation of \$645,000 in PLHA funds to CHISPA for the acquisition of the 98 Kip Drive property for the development of a 100% affordable senior housing project; and authorizing the City Manager, or its designee, to negotiate and execute agreements and related covenant documents and all other applicable forms, conditional commitment letters, grant-related documents, and all subsequent amendments as needed.

[ID#24-633](#)      **Amendment No. 1 to Professional Services Agreement with TEF Architecture and Interior Design, Inc. for Architectural Services**

**Recommendation:** Approve a Resolution authorizing the City Manager to execute Amendment No. 1 to the Agreement for Professional Services with TEF Architecture and Interior Design, Inc. for architectural services to increase the compensation by \$252,290 for a maximum compensation not to exceed \$334,540 and extend the term to December 31, 2025.

[ID#24-651](#)      **Agreement for Professional Services with Opportunity Space, Inc. dba Tolemi for Residential Rental Registration and Rent Stabilization Program Online Management Platform**

**Recommendation:** Approve a Resolution authorizing the City Manager to execute an Agreement for Professional Services with Opportunity Space, Inc. dba Tolemi to provide an online management platform for the Residential Rental Registration and Rent Stabilization programs in an amount not to exceed \$141,000 for a one-year term commencing on November 20, 2024 through November 19, 2025.

[ID#24-652](#)      **Rejection of Bids for the Industrial Wastewater Treatment Facility Influent Pump Station and Electrical Improvements, CIP 9317**

**Recommendation:** Approve a Resolution rejecting all bids for the Industrial Wastewater Treatment Facility Influent Pump Station and Electrical Improvements, CIP 9317.

[ID#24-660](#)      **Amendment No. 2 to the Professional Services Agreement with Griffin Structures**

**Recommendation:** Approve a Resolution authorizing the City Manager to enter into Amendment No. 2 to the Professional Services Agreement between the City of Salinas and Griffin Structures for the Hebronn Family Center Revitalization Project to increase the compensation by \$201,014 for a maximum compensation not to exceed \$1,535,098.

[ID#24-662](#)      **Third Amendment to the Professional Services Agreement with Harris and Associates for the Salinas Creeks Maintenance and Enhancement Plan**

**Recommendation:** Approve a Resolution authorizing the City Manager to negotiate and execute Third Amendment with Harris and Associates to expand the scope of work and increase the compensation by \$88,221 for a maximum compensation not to exceed \$784,414.

[ID#24-664](#)      **City Hall 1st Floor Build Back Project No. 8170 Additional Construction Contingencies**

**Recommendation:** Approve a Resolution approving an increase in the contingency amount by \$200,000 for a revised contingency amount not to exceed \$600,000 for unanticipated changes in requirements for the City Hall First Floor Build Back Project (CIP 8170).

[ID#24-670](#)      **Boronda Road Congestion Relief Project Phase 1, CIP No. 9510 - CCOs**

**Recommendation:** Approve a Resolution approving Contract Change Order (CCO) No. 2 for the Boronda Road Congestion Relief Project Phase 1, CIP No. 9510 in the amount of \$180,000; approving 12% project contingencies in the amount of \$1,876,536 for this project for a revised not to exceed total construction costs amount of \$17,514,332.93; and authorizing the City Manager to approve all change orders for this project.

[ID#24-673](#)      **Ordinance Amending Chapter 12, Article III, Section 2 regarding Purchasing Authority**

**Recommendation:** Adopt an Ordinance amending Article III of Chapter 12 of the Salinas Municipal Code related to the delegation of purchasing authority to the City Manager.

### 6:30 P.M. CLOSED SESSION

*Receive public communications from the audience on Closed session items.  
The City Council will recess to closed session pursuant to:*

[ID#24-674](#)      **a. Pending Litigation** - Cal. Govt. Code §54956.9(d)(1), conference with legal counsel regarding *Gonzales et al. v. City of Salinas et al.* Monterey County Superior Court Case No. 24CV004434.

### THE CITY COUNCIL WILL RECONVENE IN THE ROTUNDA AT 7:00 P.M.

### 7:00 P.M. PUBLIC HEARING

[ID#24-671](#)      **Establishment of Rent Stabilization Program Fee, Amendment of Rental Registration Fee, Approval of FY 24-25 Rental Registration and Rent Stabilization Program Budget and General Fund Loan Transfer, and Workforce Allocation Modification**

**Recommendation:** Approve a Resolution establishing a Rent Program Fee for the Rent Stabilization Ordinance (Ordinance No. 2681 N.C.S.) on each Controlled Rental Unit owned and offered for rent in the City of Salinas subject to Ordinance No 2681; and a Resolution amending Residential Registration Fees established by Ordinance Number 2663 (N.C.S.) and integrated into the City's Schedule of Fees and Charges for City Services by Resolution No. 22622; and a Resolution establishing the FY 24-25 Residential Rental Registration and Rent Stabilization Program revenue and expense budget under Fund 2530 in the amount of six hundred fifty-five thousand and two hundred and fifty dollars (\$655,250); authorizing the appropriation of two hundred and five thousand two hundred and three dollars (\$205,203) to the Residential Rental Registration and Rent Stabilization Program (Fund 2530) in the form of a General Fund loan transfer; and approving an amended Workforce Allocation to add two limited term administrative positions to the Community Development Department's workforce to staff the above-referenced program.

### COUNCILMEMBERS' REPORTS, APPOINTMENTS AND FUTURE AGENDA ITEMS

*Receive communication from Councilmembers on reports, appointments and future agenda items. Councilmember comments are generally limited to three minutes.*

## **ADJOURNMENT**

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**Patricia M. Barajas, City Clerk**

## **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 and 54956. City Council agenda reports and other writings distributed to the legislative body 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](http://www.cityofsalinas.org) in accordance with California Government Code section 54597.5. The City Council 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. Language interpretation may be requested as soon as possible but by no later than 5 p.m. of the last business day prior to 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 November 14, 2024 in the Salinas Rotunda and City's website.*

*Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx>, televised live on Comcast Channel 25 and on <http://www.youtube.com/thesalinaschannel> at 4:00 p.m. on the date of the regularly scheduled meeting and will be broadcast throughout the day on Friday, Saturday, Monday and Wednesday following the meeting. For the most up-to-date Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at <http://tinyurl.com/SalinasChannel25>. All past City Council meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>.*