



City of Salinas

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

Meeting Minutes - Final

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

Tuesday, November 19, 2024

4:00 PM

SALINAS ROTUNDA

PLEDGE OF ALLEGIANCE

ROLL CALL

Councilmember Osornio arrived after Roll Call at 4:05 p.m.

Present: 7 - Councilmember Tony Barrera
Councilmember Carla Viviana Gonzalez
Councilmember Orlando Osornio
Councilmember Anthony Rocha
Councilmember Jose Andrew Sandoval
Councilmember Jesus Valenzuela
Mayor Kimbley Craig

PROCLAMATION

The City Council proclaimed:

Small Business Saturday

National Native American Heritage Month

CITY OF CHAMPIONS

Councilmember Barrera commended the following recipients as the District 2 City of Champions.

Monterey Salinas Transit (MST) Volunteer Navigator Program

GENERAL PUBLIC COMMENTS

Received public comment from members of the public in attendance and on Zoom.

CALIFORNIA GOVERNMENT CODE §84308 - LEVINE ACT

No disclosures reported.

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

Received report from Senior Planner Thomas Wiles regarding 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. Report filed with the City Clerk as the official record.

*The following members of the public and on zoom commented on this report:
Eric Peterson*

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, 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) was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23158

Energy Services Financing Contract with ENGIE for Facility Solar Projects

Continued to December 3, 2024

CONSIDERATION[ID#24-631](#)

Alisal District Identity Master Plan (ADIMP)

Received report from Planning Manager Grant Leonard and Consultant Jane Lin regarding the Alisal District Identity Master Plan and Alisal Vibrancy Plan Commercial Facade Improvement Pilot Program. Report filed with the City Clerk as the official record.

The following members of the public in attendance and on Zoom commented on the report:

*Eric Peterson
Maryann Warden*

Upon motion made by Councilmember Barrera, seconded by Councilmember

Osornio, resolution accepting the Alisal District Identity Master Plan (ADIMP) as a strategic planning document was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23159

ID#24-648

Alisal Vibrancy Plan (AVP) Commercial Facade Improvement Pilot Program

Report received as part of Item 24-631 Alisal District Identity Master Plan (ADIMP).

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, 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 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23160

CONSENT AGENDA

ID#24-655

Minutes

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, the minutes of October 22, 2024 were approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

ID#24-657

Minutes

This item was continued to December 3, 2024.

ID#24-672

Financial Claims

*The following members of the public in attendance commented on this item:
David Maisonneuve*

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, the Financial Claims Report was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

[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**

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, 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 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23161

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

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, 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 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23162

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

Upon motion made by Councilmember Barrera, seconded by Councilmember Sandoval, 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 was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha and Councilmember Sandoval

Absent: 2 - Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23163

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

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, Resolution rejecting all bids for the Industrial Wastewater Treatment Facility Influent Pump Station and Electrical Improvements, CIP 9317 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23164

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

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, 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 Hebbbron Family Center Revitalization Project to increase the compensation by \$201,014 for a maximum compensation not to exceed \$1,535,098 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23165

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

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, 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 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23166

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

Upon motion made by Councilmember Barrera, seconded by Councilmember Osornio, 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) was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23167

[ID#24-670](#)

Boronda Road Congestion Relief Project Phase 1, CIP No. 9510 - CCOs

Upon motion made by Councilmember Rocha, seconded by Councilmember Sandoval, 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) was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23168

[ID#24-673](#)

Ordinance Amending Chapter 12, Article III, Section 2 regarding Purchasing Authority

*The following members of the public commented on this item:
David Maisonneuve*

Upon motion made by Councilmember Sandoval, seconded by Councilmember Barrera, ordinance amending Article III of Chapter 12 of the Salinas Municipal Code related to the delegation of purchasing authority to the City Manager was adopted. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, Councilmember Sandoval, Councilmember Valenzuela and Mayor Craig

Enactment No: ORD 2685

6:30 P.M. CLOSED SESSION

Prior to adjourning to closed session, Mayor Craig recused herself from item 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, due to a conflict of interest as she owns a rental property. Councilmember Valenzuela also recused himself due to his collaboration with advocacy groups that are in support of the item. Mayor Craig and Councilmember Valenzuela left the meeting at 6:34 p.m.

The City Council recessed to closed session at 6:34 p.m. 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 RECONVENED IN THE ROTUNDA AT 7:02 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**

Received report from Community Development Director Lisa Brinton regarding the 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. Report filed with the City Clerk as the official record.

The following members of the public in attendance and on Zoom commented on the report:

Bill Freeman

Genesis Mojica

Luis Xago Juarez, Building Healthy Communities

Jesus Estrada (Translation via J.A.V. Language Solutions)

Jason Panetta

Alberto Medina Lara

Margarita (Translation via J.A.V. Language Solutions)

Manny Lopez

Anastacio Perez Ortiz (Translation via J.A.V. Language Solutions)

Sofia Alvarado (Translation via J.A.V. Language Solutions)

Unidentified audience member (Translation via J.A.V. Language Solutions)

Olga Reyna

Trish Sullivan

Nidia Soto, Building Healthy Communities (Translation via J.A.V. Language Solutions)

Margaret Benetti

Unidentified audience member (Translation via J.A.V. Language Solutions)

Eloise Shim

Beatriz Diaz

Amy Salmina

Alma Loreda (Translation via J.A.V. Language Solutions)

Robin

Yesy Vake

Victor Caravez (Translation via J.A.V. Language Solutions)

Cary Swensen

Salino Lopez, Center for Community Advocacy (Translation via J.A.V. Language Solutions)

MOTION - RENT PROGRAM FEE

Upon motion by Councilmember Barrera, seconded by Councilmember Gonzalez, 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 was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, and Councilmember Sandoval

Recused: 2 - Councilmember Valenzuela and Mayor Craig

MOTION - RESIDENTIAL REGISTRATION FEE

Upon motion by Councilmember Barrera, seconded by Councilmember Gonzalez, 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 was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha, and Councilmember Sandoval

Recused: 2 - Councilmember Valenzuela and Mayor Craig

MOTION - RESIDENTIAL RENTAL REGISTRATION AND RENT STABILIZATION PROGRAM BUDGET

Upon motion by Councilmember Barrera, seconded by Councilmember Gonzalez, 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); and 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 was approved. The motion carried by the following vote:

Ayes: 5 - Councilmember Barrera, Councilmember Gonzalez, Councilmember Osornio, Councilmember Rocha and Councilmember Sandoval

Recused: 2 - Councilmember Valenzuela and Mayor Craig

Enactment No: RES 23169, 23170, 23171

COUNCILMEMBERS' REPORTS, APPOINTMENTS AND FUTURE AGENDA ITEMS

Councilmember Barrera requested the City Manager connect with the member of the public regarding the Financial Reports. Councilmember Barrera reported on going on a ride along with Salinas Police Department. Councilmember Barrera will be attending the Seniors Thanksgiving Event at the Firehouse on Monday, November 23, 2024.

Councilmember Gonzalez thanked the residents who volunteered at the Natividad Creek Park clean up this past Saturday. Councilmember Gonzalez and Councilmember Rocha requested staff to clean the native american tribal plaque outside of City Hall.

Councilmember Sandoval attended the Laurelwood Fall Festival, and hosted a community meeting at US Nutrition. Councilmember Sandoval requested for lighting to be installed at Soto Park. Councilmember Sandoval invited the public to attend the Winter Wonderland and Movie Night at Santa Rita School on December 12. Councilmember Sandoval requested AdHoc Committees to be public in compliance with Brown Act Laws.

ADJOURNMENT

Meeting adjourned at 8:47 p.m..