

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
June 4, 2025**

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

PLEDGE OF ALLEGIANCE

WELCOME

Vice-Chairperson Purnell welcomed Commissioner Juan Gutierrez to the Salinas Planning Commission.

STAFF INTRODUCTIONS

Community Development Director, Lisa Brinton, and Planning Manager, Courtney Grossman, welcomed Assistant Community Development Director, Christine Hopper, to the Community Development Department.

ROLL CALL

PRESENT: Vice-Chairperson Purnell, Commissioners Gutierrez, Meeks and Wruck

ABSENT: Chairperson McKelvey Daye, Commissioners Almanza-Larios and Rocamora

STAFF: Community Development Director, Lisa Brinton; Assistant Community Development Director, Christine Hopper; Planning Manager, Courtney Grossman; Senior Planner, Thomas Wiles; and Administrative Aide, Maira Robles

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Vice-Chairperson Purnell opened for public comment at 4:03 p.m.

No public comments were received.

Vice-Chairperson Purnell closed for public comment at 4:04 p.m.

CONSENT

[ID#25-149](#) Approval of the Minutes: April 16, 2025

Upon motion by Commissioner Meeks, and a second by Vice-Chairperson Purnell, the minutes of April 16, 2025 were approved. The motion carried by the following vote:

AYES: Vice-Chairperson Purnell, Commissioners Gutierrez and Meeks

NOES: None

ABSTAIN: Commissioner Wruck

ABSENT: Chairperson McKelvey Daye, Commissioners Almanza-Larios and Rocamora

PUBLIC HEARINGS

ID#25-200 Conditional Use Permit 2024-033; a request to establish and operate an alcohol related use consisting of on-sale beer and wine (Type 41 license) at an existing 1,320 square foot restaurant within 100-feet of a residence located at 864 East Alisal Street in the CR - FG - 5 (Commercial Retail - East Alisal Street/East Market Street Focused Growth Overlay) Zoning District

Received presentation from Senior Planner, Thomas Wiles, regarding the request from Hipolito Vazquez Orellana to establish and operate an alcohol related use consisting of on-sale beer and wine (Type 41 ABC License – On-Sale Beer & Wine – Eating Place) at an existing 1,320 square-foot restaurant at the Cardenas Shopping Center located at 864 East Alisal Street. A Conditional Use Permit (CUP) is required because the site is located within 100 feet of a residence. On April 22, 2025, a Notice of Intent to Approve (NOI) the CUP was mailed to properties located within 300 feet of the site. Subsequently, on April 24, 2025, a protest was received from a nearby resident stating concerns about existing alcohol serving establishments located in the area near the project site.

The Planning Commission discussed the following with regard to the project:

1. Responsible party for the digital surveillance of the project site and shopping center;
2. Protest letter;
3. History and quantity of existing alcohol licenses approved for restaurants located at the shopping center.

Vice-Chairperson Purnell opened for public comment at 4:13 p.m.

Executive Director of the Salinas United Business Association (SUBA), Alejandro Chavez, provided public comment regarding previous restaurants at the shopping center that have been approved for alcohol sales.

Vice-Chairperson Purnell closed for public comment at 4:14 p.m.

Commissioner Meeks motioned to approve a resolution finding the project exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-033. Commissioner Wruck seconded the motion. The motion carried by the following vote:

AYES: Vice-Chairperson Purnell, Commissioners Gutierrez, Meeks and Wruck

NOES: None

ABSTAIN: None

ABSENT: Chairperson McKelvey Daye, Commissioners Almanza-Larios and Rocamora

OTHER BUSINESS

General Plan Steering Committee Update

Ms. Brinton indicated that there are no updates to report from the steering committee, and informed that a joint City Council and Planning Commission study session has been scheduled for Tuesday, June 10, 2025 at the Rotunda.

FOLLOW-UP REPORTS

No follow-up items were discussed.

FUTURE AGENDA ITEMS

Mr. Grossman informed that the following two projects are tentatively scheduled for presentation to the Planning Commission on June 18, 2025:

1. A request for a one-year time extension of Planned Unit Development 2019-011 and Tentative Map 2019-002 for 11 Hill Circle; and
2. A minor vehicle repair building at 219 West Market Street, for which a protest letter has been received in response to the notice of intent to approve.

ADJOURNMENT

Vice-Chairperson Purnell reviewed for quorum for both the special joint City Council and Planning Commission meeting scheduled for June 10, 2025 and the regular Planning Commission meeting scheduled for June 18, 2025. Vice-Chairperson Purnell adjourned the meeting at 4:19 p.m.

LORISA MCKELVEY DAYE
Chairperson

COURTNEY GROSSMAN
Executive Secretary