

**UNOFFICIAL MINUTES  
OF THE  
SALINAS PLANNING COMMISSION**

**March 6, 2019**

The meeting was called to order at 3:33 p.m. in the City Council Chamber Rotunda.

**ROLL CALL**

PRESENT: Chairperson Nohr, Commissioners Anzo, Meeks, Hernandez, Ottone, Griffin, and Patel

ABSENT: None

STAFF: Planning Manager, Courtney Grossman; Senior Planner, Thomas Wiles, Community Development Director, Megan Hunter; Interim Planning Manager, C.J. Valenzuela; Housing Supervisor, Joel Alvarez; Administrative Aide, Denise Ledezma, Administrative Aide, Marisa Hernandez; VISTA Housing Coordinator, Kaylie Low

**COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

None

**APPROVAL OF THE MINUTES:** December 19, 2018

Commissioner Meeks motioned to approve the December 19, 2018 meeting minutes. Commissioner Anzo seconded this motion.

AYES: Chairperson Nohr, Commissioners Anzo, Meeks, Hernandez, Ottone, and Griffin

NOES: None

ABSTAIN: Commissioner Patel

ABSENT: None

This motion passed with a 6:1 vote.

**CONSIDERATIONS**

Christopher Valenzuela, Interim Planning Manager, presented a PowerPoint regarding the Housing Element Progress Report. This presentation is on file at the Community Development Department.

Chairperson Nohr, opened for public comment at 4:06 p.m.

Alfred Diaz Infante, President of CHISPA, commended Mr. Valenzuela and staff for submitting the Housing Annual Progress Report for 2018 and suggested to review the report entitled Missing The Mark, by Beacon Economics.

Rafael Hernandez, representing Monterey Bay Economic Partnerships, supported approval of the Housing Element Annual Progress Report for 2018. He suggested that the City Council direct staff to create a plan to up zone residential land for density development.

Chairperson Nohr closed for public comment at 4:14 p.m.

Commissioner Patel motioned to adopt a resolution approving the Housing Element Progress Report. Commissioner Hernandez seconded the motion.

AYES: Chairperson Nohr, Commissioners Anzo, Meeks, Hernandez, Griffin, Ottone and Patel

NOES: None

ABSTAIN: None

ABSENT: None

The motion passed with a 7:0 vote

## **PUBLIC HERINGS**

1. Thomas Wiles, Senior Planner, presented a PowerPoint regarding Variance 2018-002. This presentation is on file at the Community Development Department.

Antony Lombardo, Attorney representing Taylor Farms, addressed the Commission and presented information regarding the project.

Nelson Bars, representing Don Chapin Company, was involved with the construction work at the property and provided information regarding the project.

Chairperson Nohr opened for public comment at 5:13 p.m. No public comments were presented.

Chairperson Nohr closed for public comment at 5:13 p.m.

The Commission directed the Applicant to work with staff to address landscaping requests, and variance findings.

Commissioner Meeks motioned to continue the project to the Planning Commission meeting of March 20, 2019. Commissioner Patel seconded the motion.

AYES: Chairperson Nohr, Commissioners Anzo, Meeks, Hernandez, Griffin, Ottone, and Patel

NOES: None

ABSTAIN: None

ABSENT: None

The motion passed with a 7:0 vote.

2. Megan Hunter, Director, presented a PowerPoint regarding Zoning Code Amendment 2019-001. This presentation is on file at the Community Development Department.

Chairperson Nohr opened for public comment at 5:46 p.m. No public comments were presented.

Sergio Sanchez, representing the California Strawberry Commission, supported approval of the Zoning Code Amendment 2019-001.

Chairperson Nohr closed for public comment at 5:46 p.m.

Commissioner Patel motioned to adopt a resolution recommending that the City Council adopt Zoning Code Amendment 2019-001. Commissioner Anzo seconded the motion.

AYES: Chairperson Nohr, Commissioners Anzo, Meeks, Hernandez, Griffin, Ottone, and Patel

NOES: None

ABSTAIN: None

ABSENT: None

The motion passed with a 7:0 vote.

### 3. Zoning Code Amendment 2019-002

This item is continued to the April 3, 2019 Planning Commission Meeting.

### **OTHER BUSINESS**

Commissioner Hernandez requested a list of potential up zoning sites.

Commissioner Meeks requested an update regarding the Zone Code requirement to notify residents of proposed development projects, rather than only property owners.

### **FOLLOW UP REPORTS** None

### **FUTURE AGENDA ITEMS**

Variance 2018-002 will return on the next Planning Commission meeting of April 3, 2019.

Zoning Code Amendment 2019-002; regarding employee housing and residential areas will return on next Planning Commission meeting on April 3, 2019.

Study Session regarding a Future Growth Area Specific Plan, Rezone, and Development Agreement for the West Area Specific Plan will be presented by Jill Miller, Senior Planner on April 3, 2019. On June 5, 2019, the project will be considered by the Planning Commission.

### **ADJOURNMENT**

The meeting was adjourned at 5:56 p.m.

---

MATT NOHR  
Chairperson

---

COURTNEY GROSSMAN  
Executive Secretary