

# City of Salinas

200 Lincoln Ave., Salinas, CA 93901

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



## Meeting Agenda - Final

Wednesday, April 3, 2024

4:00 PM

City Council Rotunda

### Planning Commission

***Commissioners:***

***Dennis Donohue, Mayor's Appointee***

***Rosa Gonzalez, District 1 - John Meeks, District 2***

***Lorisa McKelvey Daye, District 3 - Andrea Manzo, District 4***

***Carissa Purnell, District 5 - Oscar Ramos, District 6***

***Lisa Brinton, Community Development Director***

***Courtney Grossman, Planning Manager***

***Christopher A. Callihan, City Attorney***

***Community Development Department Office: (831) 758-7206***

**PLEDGE OF ALLEGIANCE****ROLL CALL****PUBLIC COMMENT TIME RESTRICTIONS**

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

**GENERAL PUBLIC COMMENTS**

*Receive public communications from the audience on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consent or Consideration items should be held until the items are reached. The public may request that the committee consider adding an item for consideration on a future agenda. The public may comment on scheduled agenda items as they are considered. In order to be respectful of all speakers' views and to avoid disruption of the meeting, the audience shall refrain from applauding or jeering speakers who have been recognized by the Chair.*

**CONSENT**

[ID#24-144](#)

**Minutes**

**Recommendation:** Approve minutes of March 6, 2024.

**CONSIDERATIONS****PUBLIC HEARINGS**

[ID#24-138](#)**Conditional Use Permit 2022-048 and Commercial Cannabis Permit 2023-007 for subject site 1228 South Main Street in the Commercial Retail - South Main Street Focused Growth Overlay District (CR-FG-3) Zoning District**

**Recommendation:** Receive a report from Staff and consider the following:

1. Conditional Use Permit 2022-048 to change the use from Retail to a proposed two-tenant Shopping Center within an existing 20,162 square-foot building located at 1228 South Main Street in the Commercial Retail - South Main Street Focused Growth Overlay District (CR-FG-3) Zoning District and allowing for a 41-space (51%) Parking Reduction per Zoning Code Table 37-50.100, exception from the requirements of Zoning Code Section 37-50.200 to allow for internal waste storage to be located within the existing structure, and Alternative Means of Compliance for landscaping; and

2. Commercial Cannabis Permit 2023-007 to amend Commercial Cannabis Permit 2023-003 to relocate an existing Cannabis Dispensary with accessory Delivery and Distribution from 1156 Abbott Street to the subject site located at 1228 South Main Street within proximity of sensitive use buffers.

Depending on the Commission's action with respect to the above Conditional Use Permit and Commercial Cannabis Permit, the Commission will need to either find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects), if approved, or statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15270 (Projects Which are Disapproved), if denied.

**OTHER BUSINESS**

General Plan Steering Committee Update

**FOLLOW UP REPORTS****FUTURE AGENDA ITEMS****ADJOURNMENT**

*Confirmation of attendance at next meeting prior to adjournment.*

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**Administrative Aide, Maira Robles**

**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 Commission/Board/Committee 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 Commission/Board/Committee 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 Friday, March 29, 2024, in the Salinas Rotunda and City's website.*

*Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx> and televised live on Channel 25 on the date of the regularly scheduled meeting and will be broadcast throughout week following the meeting. or 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>.*