

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
February 21, 2024**

The meeting was called to order at 3:31 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Chairperson Gonzalez and Commissioners Manzo, McKelvey Daye, and Meeks

ABSENT: Commissioners Donohue, Purnell, and Ramos

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

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson Gonzalez opened for public comment at 3:32 p.m.

No public comments were received.

Chairperson Gonzalez closed for public comment at 3:33 p.m.

APPROVAL OF THE MINUTES: February 7, 2024

Upon motion by Commissioner Meeks, and a second by Commissioner Manzo, the minutes of February 7, 2024, were approved. The motion carried by the following vote:

AYES: Chairperson Gonzalez and Commissioners Manzo, McKelvey Daye, and Meeks

NOES: None

ABSTAIN: None

ABSENT: Commissioners Donohue, Purnell, and Ramos

PUBLIC HEARINGS

General Plan Amendment (GP 2023-001), Rezone (RZ 2023-001), Conditional Use Permit (CUP 2022-059), Resubdivision (RS 2022-006), and Minor Modification to Conditional Use Permit 1977-031 (CUP 2022-019) to construct a 36-unit 100% Affordable Senior Housing Project located at 98 Kip Drive

Senior Planner, Thomas Wiles, presented a PowerPoint presentation, which is on file at the Community Development Department.

Commissioner Manzo inquired about the impact of AB 2097 on this and future housing projects.

Planning Manager, Courtney Grossman, informed that staff continues to review AB 2097 and its applicability to residential developments.

Commissioner Meeks inquired about the location of the nearest bus stop, the reduction of open space and the cost per unit of the proposed senior housing project.

Mr. Wiles informed that the nearest bus stop is located across the street from the project area and informed that the reduction of open space on this project is due to the type of housing that is being proposed. The open space reduction allows for more units to be developed, resulting in cost reductions and affordable rents. Mr. Wiles delegated the cost per unit inquiry to the applicant for response.

Commissioner McKelvey Daye inquired if a traffic study was conducted regarding the potential impact generated by this residential project as well as the current street parking availability.

Mr. Wiles informed that a traffic study was not conducted as the project will have a secondary access point on Kip Drive. On-street parking for this project is not required and informed that the project includes 31 off-street parking spaces and complies with the Zoning Code Sections 37-50.370(a)(2) and (a)(4).

Commissioner McKelvey Daye inquired if the parking spaces will be assigned to each unit and asked about the City's practices in reviewing the traffic impacts of new developments.

Mr. Wiles informed that data of similar housing projects, as provided by the applicant, is appropriate because a parking space will not be required for every unit developed. Additionally, Mr. Wiles informed that the developer will be responsible for \$113,652.00 in traffic impact fees, and regional development fees in the amount of \$28,777.13 to the Transportation Agency of Monterey County (TAMC).

Chairperson Gonzalez opened for public comment at 3:54 p.m.

Sharon Kelley, East Alvin Drive resident, provided public comment regarding her concerns with traffic and parking. Ms. Kelley also inquired about the height of the proposed development.

Yolanda, East Alvin Drive resident, provided public comment regarding her concerns with traffic and parking, specifically during school and evening hours.

Geoffrey Morgan, CHISPA President, provided public comment in support of the project and informed that 30% of the proposed senior housing units will be in the \$600/month price range and the remaining units will be in the \$1300/month price range.

Mary Anne Worden, Salinas resident, spoke in support of the project and commended CHISPA for the upkeep of their developments.

Chairperson Gonzalez closed for public comment at 4:02 p.m.

Commissioner Manzo requested that staff clarify the height of the proposed development.

Mr. Wiles clarified the location of the development and in response to the inquiry presented during public comment, informed that the proposed housing project will likely exceed the neighboring 2-story apartments in height as this will be a 3-story development.

Commissioner McKelvey Daye, recommended consideration of a “right turn only” exit on the proposed project area.

Commissioner Manzo motioned to approve a Resolution recommending that City Council affirm the findings, adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approve General Plan Amendment 2023-001, Rezone 2023-001, Conditional Use Permit 2022- 059, Resubdivision 2022-006, and Minor Modification to Conditional Use Permit 1977-031 (MM 2022-019) to construct a 36-unit 100% affordable senior housing project located at 98 Kip Drive. Commissioner Meeks seconded the motion. The motion carried by the following vote:

AYES: Chairperson Gonzalez and Commissioners Manzo, McKelvey Daye, and Meeks

NOES: None

ABSTAIN: None

ABSENT: Commissioners Donohue, Purnell, and Ramos

Conditional Use Permit 2021-019; Request to construct a 1,288 square-foot two-story detached single-family dwelling with a 400 square-foot attached two-car garage and exterior staircase on a 4,220 square-foot vacant corner lot located at 202 East Bolivar Street in the Residential Low Density (R-L-5.5) Zoning District

Assistant Planner, Adam Garrett, presented a PowerPoint presentation, which is on file at the Community Development Department.

Commissioner Manzo inquired if notifications regarding this project were sent to the neighboring properties.

Mr. Garrett clarified that public hearing notices were mailed on February 8, 2024.

Commissioner Meeks inquired if the proposed development is above the floodplain of the Santa Rita Creek.

Mr. Garrett informed that the engineering division is responsible for reviewing the floodplain as part of the Engineer's Report.

Chairperson Gonzalez opened for public comment at 4:21 p.m.

No public comments were received.

Chairperson Gonzalez closed for public comment at 4:21 p.m.

Chairperson Gonzalez inquired if the project will be presented to the City Council for consideration.

Mr. Grossman informed that the project will only be presented to City Council if an appeal is received within a ten-day period of the public hearing.

Commissioner McKelvey Daye motioned to approve a Resolution finding the project categorically exempt pursuant from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines, and approving Conditional Use Permit 2021-019 for Residential Design Review to construct a 1,288 square-foot two-story detached single family dwelling unit with a 400 square-foot attached two-car garage, a front porch, an exterior staircase, and Modification of Standards for a reduced corner side yard setback from of 19'-6" to 15'-0" on a 4,220 square-foot vacant corner lot located at 202 East Bolivar Street in the Residential Low Density (R-L-5.5) Zoning District. Commissioner Meeks seconded the motion. The motion carried by the following vote:

AYES: Chairperson Gonzalez and Commissioners Manzo, McKelvey Daye, and Meeks

NOES: None

ABSTAIN: None

ABSENT: Commissioners Donohue, Purnell, and Ramos

OTHER BUSINESS

General Plan Steering Committee Update

Community Development Director, Lisa Brinton, informed that on March 12, 2024, Staff will present to the City Council the outcome of discussions regarding proposed land use changes as well recommendations regarding the Traffic and Transportation.

FOLLOW UP REPORTS

Mr. Grossman informed that staff is still reviewing the procedural changes that are necessary to accommodate the Planning Commission's request to adjust the meeting start time.

FUTURE AGENDA ITEMS

Mr. Grossman informed that there are a couple of pending projects, however, notices have yet to be mailed and a presentation date for these projects has not yet been determined.

Commissioner Meeks inquired if there are any updates regarding the request to expand outreach efforts when disseminating public meeting notices.

Ms. Brinton informed that concerns regarding the noticing of meetings was shared with staff, and although the outreach for prior community meetings was led by a consulting firm, staff has acknowledged the need to explore additional outreach opportunities and improve in this area.

Commissioner Meeks recommended the use of the KSBW Channel 8 Community Calendar to share details of future public meetings.

Ms. Brinton acknowledged Commissioner Meeks' recommendation.

ADJOURNMENT

Chairperson Gonzalez reviewed for quorum for the March 6, 2024, meeting and adjourned at 4:28 p.m.

ROSA GONZALEZ

Chairperson

COURTNEY GROSSMAN

Executive Secretary