

**DRAFT  
UNOFFICIAL MINUTES  
OF THE  
SALINAS PLANNING COMMISSION**

**April 20, 2016**

The meeting was called to order at 3:35 p.m. in the City Council Chamber Rotunda.

**ROLL CALL**

**PRESENT:** Chairperson Meeks, Commissioners Hill, Nohr, Anzo, Huerta, and

**ABSENT:** Commissioner Ibarra

**STAFF:** Director of Community Development, Megan Hunter; City Engineer, Rob Russell; Planning Manager, Courtney Grossman; Senior Planner, Tom Wiles; Associate Planner, Jill Miller, Deputy City Attorney, Anais Aquino; Administrative Aide, Denise Ledezma;

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

None

**APPROVAL OF THE MINUTES:** None

**PUBLIC HEARINGS**

1. General Plan Amendment 2015-001; Rezone 2015-001; Resubdivision 2015-002, and site Plan review 2016-003; A request to change the General Plan Land use designation, the zoning district boundaries, and create an approximate 7,270 square-foot lot (.1669-acres) containing an existing approximate 7,500 square-foot two story structure located at 210 Salinas Street in the "Public/Semipublic-Central City Overlay-Downtown Core overlay area" (PS-CC-DC).

Senior Planner, Thomas Wiles, presented the report which is on file in the Community Development Department. The report includes a PowerPoint presentation.

The public hearing was opened at 4:05 pm and comments were received from the following individual:

Matt Ghourley, contractor, spoke in favor of restoring the building.

The public hearing was closed at approximately 4:06 pm.

Commissioner Nohr motioned to approve, Commissioner Anzo seconded the motion.

AYES: Chairperson Meeks, Commissioners Hill, Nohr, Huerta, and Anzo

NOES: None

ABSTAIN: None

ABSENT: Commissioner Ibarra

2. Conditional Use Permit 2015-029; A request to construct and operate a major telecommunications facility consisting of a 50' tall monopine with nine antennas, fifteen remote radio units and a seven (7) foot projection radius and associated ground equipment located at 16 North Wood Street in the CR-FG5 (Commercial Retail-Focused Growth overlay East Alisal Street / East Market Street) District).

Associate Planner, Jill Miller, presented the report which is on file in the Community Development Department. The report includes a PowerPoint presentation.

Sean O'Connor representative of Verizon wireless spoke in favor of the project and answered Commissioners questions.

The public hearing was opened at 4:41 pm and comments were received from the following individuals:

Miguel Alcala, business owner, not in support of tower. Mr. Alcala expressed his concerns regarding health and property devaluation.

Jeanette Pantoja, Building Healthy Communities, spoke on behalf of the residents against the project.

The public hearing was closed at approximately 4:56 pm.

Commissioner Huerta motioned to deny due to the tower is out of the ordinary in the residential district. Commissioner Nohr seconded the motion.

AYES: Chairperson Meeks, Commissioner Nohr, Huerta, and Anzo

NOES: Commissioner Hill

ABSTAIN: None

ABSENT: Commissioner Ibarra

## **OTHER BUSINESS**

Zoning Code Amendment was approved and will go into effect 30 days  
RFP for the Alisal Vibrancy Plan

## **FOLLOW UP REPORTS**

None

## **FUTURE AGENDA ITEM**

None

## **COUNCIL CONSIDERATION**

6-0 denied CUP for the liquor sales.

## **ATTENDANCE AT NEXT MEETING**

All will attend next scheduled meeting, May 4, 2016. Commissioner Huerta will not be available.

## **ADJOURNMENT**

The meeting was adjourned at 5:20 pm.

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JOHN MEEKS  
Chairperson

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COURTNEY GROSSMAN  
Executive Secretary