

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION**

September 21, 2016

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

ROLL CALL

PRESENT: Chairperson Hill, Commissioners Anzo, Griffin, Villegas, and Meeks

ABSENT: Commissioners Ibarra and Huerta

STAFF: Director of Community Development, Megan Hunter; Planning Manager, Courtney Grossman; Senior Deputy City Attorney, Anais Aquino; Administrative Aide, Denise Ledezma; Administrative Secretary Jordynne Chacon

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

APPROVAL OF THE MINUTES: June 1, 2016

AYES: Chairperson Hill, Commissioners Anzo, Griffin, Meeks, and Villegas

NOES: None

ABSTAIN: None

ABSENT: Commissioners Ibarra and Huerta

PUBLIC HEARINGS

None

COMMISSION CONSIDERATIONS

Courtney Grossman presented a PowerPoint regarding a Study Session of Alcohol License Processing.

Mrs. Hunter explained that the Planning Commission can determine findings of a Conditional Use Permit. This can assist Commissioners to determine decisions with explanations of approval or disapproval against a Conditional Use Permit proposal.

Commissioner Villegas asked for clarification regarding key issues of appropriateness of the applied Conditional Use Permit while obtaining an alcohol license.

Mrs. Hunter discussed possible outcomes of the item, such as a code change. Mrs. Hunter asked the Planning Commissioners of any concerns that Commissioners have regarding alcohol permits issued within the City. Commissioners did not have any at this time.

Commissioner Villegas expressed a concern regarding the distances of how a Conditional Use Permit is determined.

Commissioner Meeks explained each item is different with different considerations. He stressed this is important to keep in mind when making a final decision.

Chairperson Hill opened public comment at 4:25 p.m. and allowed each person two minutes to discuss. Comments were received from the following individuals:

JC Hill, a representative of Alvarado Brewery, questioned how establishments of breweries have an impact of nearby industrial establishments and to define large tasting area. Mr. Grossman explained there is a potential for incompatible uses to impact the persons of nearby industrial users due to the surrounding level of risk. JC Hill spoke again and recommended the Commission to consider to allow larger tasting rooms and allow breweries to be able to have more revenue rather than operate solely on its distribution.

Richelle Santoya, Sunrise House Prevention, discussed the Code Enforcement aspect of Alcohol License Processing. Mrs. Santoya conducted a survey that proved 39% of 123 retailers were not in compliance with signage regulations in their windows posing as a safety hazard. Mrs. Hunter mentioned to contact Code Enforcement at (831) 758-7157 and discussed newly hired Code Enforcement staff will be able to handle more cases.

Rick Griffin, a City of Salinas resident on Cambrian, asked for consideration to research where breweries would locate if redirected from the IG District.

Chris Dabit, new owner of Salinas business, spoke regarding the time and cost of applying for an alcohol license and will be applying for a Conditional Use Permit for off-site sale of alcohol soon. Mr. Chris Dabit expressed concern over the cost for gaining alcohol license approval.

Alex Dabit, a representative of a Redwood City business owner, discussed how Redwood City businesses have improved the community and its crime rate.

John Hill, a representative of Alvarado Brewery, clarified that the purpose of the Study Session is to determine whether or not there should be changes to the Zoning Code regarding breweries. Mr. John Hill claims his brewery belongs in the industrial area due to the operational activity that is only permitted in the industrial district.

Chairperson Hill closed public comments at 4:53 p.m.

Mrs. Hunter discussed reviewing the public comments before reaching a decision or any recommendations regarding Alcohol License Processing. Also, to review restrictions, permissions, and differences of brewery versus winery in the IG District.

Mrs. Hunter stated that the item will be brought back to a Planning Commission meeting around thirty days from now, approximately October 19th.

OTHER BUSINESS

a. Election of Vice Chairperson for the Commission

Commissioner Anzo nominated to elect Commissioner Meeks as the new Vice-Chairperson.

AYES: Chairperson Hill, Commissioners Anzo, Griffin, Meeks and Villegas

NOES: None

ABSTAIN: None

ABSENT: Commissioners Huerta and Ibarra

b. Mr. Meeks discussed possibly changing the Election of Officers to be held in July rather than wait for a Planning Commission meeting.

Mrs. Hunter had questions regarding the “Quorum” definition. The Commission discussed the possibilities of a quorum with three votes passing an item without being a majority vote with seven Commissioners.

Mrs. Hunter would like more research regarding the “Secretary” role and revise where necessary. Mrs. Aquino explained the Secretary for City Council is the City Clerk’s role, which Mr. Grossman can be that role. Mr. Meeks recommended leaving as is and specifying that Executive Officer is not voted by the Commission.

Mrs. Hunter discussed possibly changing the term of office as a two-year term rather than a one-year term regarding the Chairperson role. Mr. Villegas suggested the Vice-Chairperson assuming the Chairperson role after a term provides simplicity for the Commission. Mr. Griffin does not see a reason to change the term of office to a two-year term rather than a one-year term.

Mr. Grossman recommended future research regarding the Municipal Code to have a better understanding of Chapter 2 Administration and Robert’s Rules of Order in Section 10 of the Planning Commission bylaws.

FOLLOW UP REPORTS

None

FUTURE AGENDA ITEMS

Mr. Grossman mentioned that a telecommunications facility on City owned property and a housing project on Soledad Street will be upcoming with the Commission.

Chairperson Hill recommends providing a map of the City regarding telecommunication facilities.

Mrs. Hunter mentioned that CDD Advanced Planning Division staff may present an update of upcoming projects in October.

COUNCIL CONSIDERATIONS

Mrs. Hunter and Mrs. Aquino discussed a homeless issue discussed by City Council. Mrs. Aquino brought up the homeless ordinance and encampments that have safety concerns of homeless in front of City Hall and other public and private areas. Council approved a homeless ordinance 6-1 to address homeless concerns.

ATTENDANCE AT NEXT MEETING

Chairperson Hill will not be attending the meeting on October 5th, if there is a meeting.

ADJOURNMENT

The meeting was adjourned at 5:43 p.m.

BRANDON HILL
Chairperson

COURTNEY GROSSMAN
Executive Secretary