

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION**

November 16, 2016

The meeting was called to order at 3:34 p.m. in the City Council Chamber Rotunda.

ROLL CALL

PRESENT: Chairperson Hill, Commissioners Anzo, Griffin, Ibarra, Meeks, Nohr

ABSENT: Commissioner Huerta

STAFF: Current Planning Manager, Courtney Grossman; Senior Deputy City Attorney, Anais Aquino; Administrative Secretary, Jordynne Chacon; Project Manager, Jennifer Coile; Advanced Planning Manager, Tara Hullinger; Director of Community Development Department, Megan Hunter; and City Attorney, Chris Callihan.

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

APPROVAL OF THE MINUTES: October 19, 2016

Commissioner Meeks motioned to approve the October 19, 2016 minutes with a change on page 4 adding reference to his second on a motion by Commissioner Huerta regarding not approving off-sale alcohol licenses if coming from outside of the City of Salinas. Commissioner Anzo seconded the motion.

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

NOES: None

ABSTAIN: Commissioner Nohr

ABSENT: Commissioner Huerta

PUBLIC HEARINGS

1. Project Manager, Jennifer Coile, presented a PowerPoint, which is on file in the Community Development Department.

Chairperson Hill opened public comments at 4:06 p.m. and comments were received from the following individuals:

1. Brian Finegan, attorney, discussed concerns with requirements to refer the Parcel Map to the Planning Commission, compensation of developers for oversizing public improvements, and the definition of land dedication.

Chairperson Hill closed public comments at 4:12 p.m.

Mr. Grossman noted that the typical path to a Planning Commission hearing is based on the receipt of a written protest; however, there have been instances where a direct path to Planning Commission can provide for a more streamlined process where protests may be likely. With regards to oversizing of public improvements, Mr. Grossman noted that staff can review the matter and present the information to the City Council.

Commissioner Nohr motioned to recommend to the City Council that they adopt a Negative Declaration and introduce and adopt City Code Amendment 2015-001 with the following changes: clarification about when the Parcel Map is required to go through Planning Commission with a written protest, and clarification that applicants are compensated when they install oversized public improvements with capacity beyond that needed for their development. Commissioner Meeks seconded this motion.

AYES: Chairperson Hill, Commissioners Anzo, Griffin, Ibarra, Meeks, Nohr

NOES: None

ABSTAIN: None

ABSENT: Commissioner Huerta

2. Current Planning Manager, Courtney Grossman, presented a PowerPoint for Zoning Code Amendment 2016-001, which is on file at the Community Development Department.

Chairperson Hill opened public comment at 4:45 p.m. and comments were received from the following individuals:

1. Brian Finegan, attorney, expressed concern if future growth areas are not allowed to construct an accessory dwelling unit over a garage.

Chairperson Hill closed for public comments at 4:48 p.m.

Mr. Grossman noted that development of the future growth area is subject to approval of a specific plan, which can provide clarity with regards to accessory dwelling units. Also, Mr. Grossman stated that the principal dwelling units will likely be two story, which would be compatible with a two story accessory dwelling unit located on top of a detached garage. Commissioner Nohr motioned the staff recommendation of Zoning Code Amendment 2016-001 approval to City Council. Commissioner Meeks seconded this motion.

AYES: Chairperson Hill, Commissioner Anzo, Griffin, Ibarra, Meeks, and Nohr

NOES: None

ABSTAIN: None

ABSENT: Commissioner Huerta

COMMISSION CONSIDERATIONS

None

OTHER BUSINESS

None

FOLLOW UP REPORTS

None

FUTURE AGENDA ITEMS

Mr. Grossman mentioned a possible Mid-Pen item in December regarding a proposed Single Room Occupancy project in Chinatown.

Mrs. Hunter discussed the anticipated approval of a consultant contract to prepare a Chinatown Plan.

COUNCIL CONSIDERATIONS

Mrs. Hunter discussed the Regional Farmworker Study.

Mrs. Hunter anticipates the Subdivision Ordinance will go to City Council in December.

ATTENDANCE AT NEXT MEETING

December 7, 2016 will be the next scheduled meeting.

ADJOURNMENT

The meeting was adjourned at 4:57 p.m.

BRANDON HILL
Chairperson

COURTNEY GROSSMAN
Executive Secretary