

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION**

December 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 Griffin, Huerta, Meeks, and Nohr

ABSENT: Commissioners Anzo and Ibarra

STAFF: Planning Manager, Courtney Grossman; Senior Deputy City Attorney, Anais Aquino; Senior Planner, Thomas Wiles; Planning Manager, Anastacia Wyatt; Administrative Secretary Jordynne Chacon

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

APPROVAL OF THE MINUTES: November 16, 2016

Commissioner Nohr motioned to approve the November 16, 2016. Commissioner Meeks seconded this motion.

AYES: Chairperson Hill, Commissioners Griffin, Meeks, and Nohr

NOES: None

ABSTAIN: Commissioner Huerta

ABSENT: Commissioners Anzo and Ibarra

PUBLIC HEARINGS

Senior Planner Thomas Wiles presented a PowerPoint presentation on Conditional Use Permit 2016-004. This presentation is available at the Community Development Department.

Commissioner Huerta asked if any comments have been received from the Salinas Police Department and if the applicant has applied for building permits. Mr. Wiles responded the Salinas Police Department has not submitted any comments and the applicant has yet to apply for any building permits.

Chairperson Hill opened the public at 3:57 p.m. Comments were received from the following individuals:

Betsy Wilson, Director of Housing Development with Mid-Peninsula, provided a PowerPoint presentation regarding the Mid-Peninsula proposal of Conditional Use Permit 2016-004. A copy of this presentation is on file at the Community Development Department.

The following members of the public spoke in favor of Conditional Use Permit 2016-004:

1. Alfred Diaz-Infante, a representative from CHISPA.
2. Jill Allen, Executive Director of Dorothy's Place.
3. George Ann, property owner of adjacent property to proposed project site.
4. Larry Yurijara, property owner of property near proposed project site.
5. Gene Vengua, Secretary of Asian Cultural Experience.
6. Luis Rodriguez, an Urban Arts representative.

Chairperson Hill closed the public for comment at 4:17 p.m.

Commissioner Griffin questioned the impact of the project on homelessness in Chinatown. Mrs. Wilson hopes the project will decrease the amount of homeless people in Salinas.

Commissioner Huerta asked if the twenty clients to be housed that are mentally ill will be provided a specific layout dedicated to them. Mrs. Wilson discussed allowing a single-layered corridor as a fundamental design to allow people to be aware of their surroundings. However, the units are not different from the other units. Commissioner Huerta also inquired how the mural will be determined to be approved. Mrs. Wilson explained she is not sure at this time, but will keep the community involved and discussed displaying banners for events that are interchangeable.

Commissioner Huerta then asked Mrs. Wilson how the funding works because the timelines are tight. Mrs. Wilson claimed the low-income housing tax credit is required, and once approved the funding will be less competitive as Salinas is a rural-status community. Two and one half million dollars would come from Alliance and she hopes to receive \$3 million from the City of Salinas. Mrs. Wilson also discussed fee waivers and the Housing Authority will also be involved to allow tenants to pay only 30% of their income. Mrs. Wilson claims the project is asking for assistance from Monterey County as well.

Commissioner Meeks motioned to approve Conditional Use Permit 2016-004 as presented. Mr. Grossman made reference to new resolution and new Conditional User Permit. Commissioner Huerta accepted these qualifications and motioned for approval as recommended by Staff. Commissioner Nohr seconded this motion.

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

NOES: None

ABSTAIN: None

ABSENT: Commissioners Anzo and Ibarra

The motion passed with a 5:0 vote.

OTHER BUSINESS

None

FOLLOW UP REPORTS

None

FUTURE AGENDA ITEMS

Mr. Grossman mentioned there will be an upcoming alcohol project at an existing gas station, a new ministorage facility, and a new telecommunication facility.

COUNCIL CONSIDERATIONS

Mrs. Wyatt claimed the housing ordinance may be presented soon for discussion with the Planning Commission.

ATTENDANCE AT NEXT MEETING

Commissioner Huerta might miss the January 4, 2017 meeting.

ADJOURNMENT

The meeting was adjourned at 4:45 p.m.

JOHN MEEKS
Chairperson

COURTNEY GROSSMAN
Executive Secretary