

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION**

February 21, 2018

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

ROLL CALL

PRESENT: Vice-Chairperson Lutes, Commissioners Anzo, Giffin, Griffin, Meeks, and Ottone

ABSENT: Chairperson Nohr

STAFF: Director of Community Development, Megan Hunter; Planning Manager, Courtney Grossman; City Attorney, Christopher Callihan; Administrative Secretary Jordynne Chacon; Associate Planner, Robert Latino; Project Manager, Jennifer Coile; Planning Manager, Tara Hullinger

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

APPROVAL OF THE MINUTES: February 7, 2018

Commissioner Anzo motioned to approve the February 7, 2018 meeting minutes. Commissioner Meeks seconded this motion.

AYES: Vice-Chairperson Lutes, Commissioners Anzo, Giffin, Griffin, Meeks, and Ottone

NOES: None

ABSTAIN: None

ABSENT: Chairperson Nohr

This motion passed with a 6:0 vote.

PUBLIC HEARINGS

Robert Latino, Associate Planner, presented a PowerPoint regarding Conditional Use Permit 2017-002, a request to construct a new 2,835 square foot minor vehicle repair

building and new 1,524 square foot vehicle Washington building on an existing vacant lot located at 163 Williams Road in the CR-AR (Commercial Retail – Airport Overlay) Zoning District. This presentation is on file at the Community Development Department.

Casey, Belli Architecture Group, mentioned the project has met the requirements and addressed the concerns of the City's Current Planning Division.

Vice-Chairperson Lutes opened the hearing for public comment at 3:46 p.m. No comments were received and the Vice-Chairperson closed the hearing for public comment at 3:47 p.m.

Commissioner Giffin motioned to affirm the findings and adopt the resolution approving the Conditional Use Permit. Commissioner Anzo seconded this motion.

AYES: Vice-Chairperson Lutes, Commissioners Anzo, Giffin, Griffin, and Ottone

NOES: Commissioner Meeks

ABSTAIN: None

ABSENT: Chairperson Nohr

This motioned passed with a 5:1 vote.

Commissioner Meeks stated he voted against the Staff recommendation because he is concerned with traffic.

OTHER BUSINESS

Jennifer Coile, Project Manager, presented a PowerPoint regarding the Housing Element Progress Report 2017. This presentation is on file at the Community Development Department.

Vice-Chairperson Lutes opened for public comment at 4:20 p.m. No comments were received and Vice-Chairperson Lutes closed for public comment at 4:21 p.m.

Commissioner Meeks motioned to adopt the resolution recommending to the City Council that they approve the Housing Element Annual Progress Report 2017 to City Council. Commissioner Anzo seconded this motion.

AYES: Vice-Chairperson Lutes, Commissioners Anzo, Giffin, Griffin, Meeks, and Ottone

NOES: None

ABSTAIN: None

ABSENT: Chairperson Nohr

This motion passed with a 6:0 vote.

FOLLOW UP REPORTS

None

FUTURE AGENDA ITEMS

Courtney Grossman, Planning Manager, discussed the Salinas Travel Center Environmental Impact Report and Notice of Availability was issued for public comment for 45 days. Also, the next Planning Commission meeting will feature a Salinas Travel Center study session.

Mr. Grossman mentioned to confirm attendance to the 2018 Planning Commission Academy training by Friday. The training will be held during a Planning Commission meeting, and there will be a Special Meeting for the Planning Commission on April 11, 2018 if too many Commissioners will be absent.

ADJOURNMENT

The meeting was adjourned at 4:35 p.m.

MATT NOHR
Chairperson

COURTNEY GROSSMAN
Executive Secretary