

**OFFICIAL MINUTES  
OF THE  
SALINAS PLANNING COMMISSION**

**August 15, 2018**

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

**ROLL CALL**

PRESENT: Chairperson Nohr, Commissioners Anzo, Giffin, Griffin, Lutes, and Meeks

ABSENT: Commissioner Ottone

STAFF: Director of Community Development, Megan Hunter; Planning Manager, Courtney Grossman; City Attorney, Chris Callihan; Administrative Secretary Jordynne Chacon; Administrative Aide Melissa Rangel

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

Chairperson Nohr opened public comment at 3:35 p.m. and the following comment was received:

Bill Lipe, a resident of unincorporated Salinas, spoke regarding the housing crisis and urged the Planning Commission to streamline housing projects.

Chairperson Nohr closed public comment at 3:37 p.m.

**APPROVAL OF THE MINUTES: July 18, 2018**

Commissioner Meeks motioned to approve the July 18, 2018 meeting minutes. Commissioner Lutes seconded this motion.

AYES: Chairperson Nohr, Commissioners Giffin, Griffin, Lutes, and Meeks

NOES: None

ABSTAIN: Commissioner Anzo

ABSENT: Commissioner Ottone

This motion passed with a 5:0 vote.

## **PUBLIC HEARINGS**

Courtney Grossman, Planning Manager, presented a PowerPoint regarding Zoning Code Amendment 2018-001 and Conditional Use Permit 2018-004 located at 344 Main Street.

Pastor Ignacio Torres, Applicant, submitted a statement explaining his request for the Zoning Code Amendment and Conditional Use Permit for 344 Main Street.

Chairperson Nohr opened public comment at 4:07 p.m. The following individuals expressed opposition to the project:

1. Trish Triumpho-Sullivan, President of Steinbeck Corporation and Downtown Business owner
2. Kevin Dayton, Government Affairs Director of Salinas City Center
3. Gina Thurton, Downtown property owner
4. Cheri Hitchcock, daughter of 356 Main Street property owner
5. Judy Meyers, Credit Union

The following individuals expressed support of this project:

1. Deborah Aguilar, member of New Harvest Christian Fellowship of Salinas
2. Ruby Bulloca, teacher of seventeen years and member of New Harvest Christian Fellowship of Salinas
3. Carolyn Migotti, 342 Main Street property owner
4. Dominic Ruso, a City of Salinas resident
5. Steve Lindeen, Pastor of First United Methodist Church
6. Lina Garcia, teacher of Monterey County Office of Education
7. Frank Rosido, owner of property next to 344 Main Street
8. Paul Lava, Paul's Trees, Inc. owner
9. Jeffrey Wheat, member of several Monterey County memberships
10. Luis Ortiz, member of New Harvest Christian Fellowship of Salinas
11. Francisco Nanez, business owner in San Jose

Bill Lipe, a resident of unincorporated Salinas, mentioned he is not in support or opposition of the project. Mr. Lipe stated there will be challenges the project faces and is unsure if the gain outweighs the challenges.

Chairperson Nohr closed public comment at 4:45 p.m.

Commissioner Lutes motioned to affirm the findings and adopt the attached resolution recommending denial of Zoning Code Amendment 2018-001 and Conditional Use Permit 2018-004 to City Council. Commissioner Griffin seconded this motion.

AYES: Chairperson Nohr, Commissioners Anzo, Giffin, Griffin, Lutes

NOES: Commissioner Meeks

ABSTAIN: None

ABSENT: Commissioner Ottone

This motion passed with 5:1 vote.

Commissioner Meeks voted against the motion due to the resolution stating that: "The proposed Religious Assembly use would be detrimental to public health, safety, and welfare of the area."

## **OTHER BUSINESS**

Mr. Grossman mentioned staff will provide an update regarding the new housing and building development request from Commissioner Lutes.

## **FOLLOW UP REPORTS**

Mr. Grossman provided the Commissioners with a letter submitted to appeal Resubdivision 2018-001. The project will be considered at the August 21, 2018 City Council meeting.

## **FUTURE AGENDA ITEMS**

Mr. Grossman mentioned he does not have any items for Planning Commission at this time, but applications and Notice of Intents to approve might bring items to the Commission.

Megan Hunter, Community Development Director, mentioned there may be an upcoming study session on the Central Area Specific Plan.

## **ADJOURNMENT**

The meeting was adjourned at 5:05 p.m.

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MATT NOHR  
Chairperson

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COURTNEY GROSSMAN  
Executive Secretary