

**CITY OF SALINAS
PLANNING COMMISSION MEETING
AUGUST 15, 2018**

**Public Hearing ID #18-424
Religious Assembly Use at 344 Main Street**

PLANNING COMMISSION:

Commissioners:

Matthew Ottone, Mayor's Appointee
George Anzo, District 1
John Meeks, District 2
Matt Nohr, District 3
Jyl Lutes, District 4
Brad Griffin, District 5
Richard Giffin, District 6

Megan Hunter, Community Development Director
Courtney Grossman, Planning Manager
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1 **0:00:18**

2 **MR. NOHR:** Okay. Welcome everyone to, um,
3 Wednesday, August 15th, 2018 City of Salinas Planning
4 Commission. Uh, if you can please join me with the Pledge of
5 Allegiance. Thank you.

6 (All stand and recite Pledge of Allegiance)

7 **MR. NOHR:** At this time we'll, uh, start off
8 with roll call, please.

9 **MS. CHACON:** Roll call has been acknowledged.

10 **MR. NOHR:** And then we'll move to, um, staff,
11 uh, welcome and introductions, please.

12 **MS. CHACONE:** Jordynne Chacon, Administrative
13 Secretary.

14 **MS. (INAUDIBLE):** Melissa (inaudible),
15 Administrative Aide.

16 **MR. GROSSMAN:** Courtney Grossman, Planning
17 Manager.

18 **MS. HUNTER:** Megan Hunter, Community
19 Development Director.

20 **MR. CALLIHAN:** Chris Callihan, City Attorney.

21 **MR. NOHR:** Okay. At this time we'll move to
22 public comment. Uh, public comments generally are limited to
23 two minutes. Um, this is for any item that is on - not on
24 today's agenda. Um, so if there's anyone here that would
25 like to speak on items on - not on today's agenda, please

1 come forward, state your name, and welcome.

2 **MR. LIPE:** Yes, uh, good afternoon, uh,
3 Commission. My name is Bill Lipe. I live in unincorporated
4 Salinas, but, uh, have lived here most of my life, and I - I
5 think you all know that we're a bit in crisis with our
6 housing situation here in Salinas and throughout really
7 Monterey County. We have a lot of people that are spending
8 upwards of fifty percent or more of their take-home pay on -
9 on, uh, housing. Um, you have some people that are in such
10 bad straights that they have to, uh, live in their cars or
11 their RVs, uh, which now they're also coming under pressure
12 here, um, and there aren't any real easy solutions. And I
13 don't even know if we can collaborate, but we do need to
14 compromise, and I think we need to compromise on
15 streamlining, uh, projects, uh, especially these projects
16 within the City limits that are in infill areas. I know
17 there are plans in this sphere of influence in Salinas to
18 build, but I don't know if a lot of those homes are gonna be
19 targeted for the folks that really need them, and those are
20 the folks that live here today. Um, twenty years from now
21 getting these things online is too long and I think - and
22 what I come here bringing a message is you're gonna have the
23 doppelgangers in Sacramento that may be looking to take away
24 your local authority if things don't speed up and - and get
25 done and - and that's - needs - or needs to be balanced. You

1 need, you know, developers and landowners need to build the
2 things they want. Ideally, they would build that with work
3 force and low income housing in mind as a certain percentage.
4 If they want to do projects where they don't build any of
5 that then I think they should pay some kind of fee, some sort
6 of reasonable fee, that would go in and allow the City to
7 then expend those funds on housing, uh, for everyone, not
8 just, uh, for the ones that, uh, can afford to live here,
9 which these days aren't - aren't very many. So thank you for
10 that and, uh, thank you for the time.

11 **0:03:38**

12 **MR. NOHR:** Thank you. Anyone else here today
13 to speak on items other than what's on today's agenda?

14 (no further public comment noted)

15 **MR. NOHR:** Seeing none, we'll close public
16 comment and we'll move to our consent of the calendar. The
17 first item on today's, uh, consent calendar is approval of
18 Minutes from our July 18, 2018 meeting. Is [sic] there any
19 comments or discussions from the Commissioners on that?

20 **MR. MEEKS:** I move to approve.

21 **MS. LUTES:** Second.

22 **MR. NOHR:** Having a motion and a second.

23 **MS. CHACON:** Um, just real quick. At the
24 bottom of your agenda are revised Minutes. The Minutes that
25 were part of your packet had the, um, "PRESENT" wrong that

1 were part of the meeting under "ROLL CALL," so we revised
2 those.

3 **MR. NOHR:** So the correction is just on roll
4 call, who was present and who was absent?

5 **MS. CHACON:** Yes.

6 **MR. NOHR:** All the other items remain the
7 same?

8 **MS. CHACON:** Yes.

9 **MR. NOHR:** Okay. Thank you for that
10 clarification. With that clarification, your motion and
11 second still on?

12 **MR. MEEKS:** I move to approve as amended.

13 **MS. LUTES:** Second.

14 **MR. NOHR:** Okay. Having a motion and a
15 second. If we can please have a roll call, please.

16 **MS. CHACON:** Commissioner Anzo?

17 **MR. ANZO:** I'll abstain since I've been
18 absent.

19 **MS. CHACON:** Commissioner Giffin?

20 **MR. GIFFIN:** Here.

21 **MS. CHACON:** Do you approve the Minutes; yes or
22 no, please?

23 **MR. GIFFIN:** (no response)

24 **MR. NOHR:** Commissioner Giffin, do you
25 approve or - or disapprove of the Minutes?

1 **MR. GIFFIN:** I approve.

2 **MR. NOHR:** Thank you.

3 **MS. CHACON:** Thank you. Commissioner Griffin?

4 **MR. GRIFFIN:** Aye.

5 **MS. CHACON:** Commissioner Lutes?

6 **MS. LUTES:** Aye.

7 **MS. CHACON:** Commissioner Meeks?

8 **MR. MEEKS:** Yes.

9 **MS. CHACON:** And Chairperson Nohr?

10 **MR. NOHR:** Yes. With that, that closes our

11 consent calendar. Uh, we'll move to, uh, considerations.

12 Our first public hearing item tonight - this afternoon is

13 Zoning Code Amendment 2018-001, and a Conditional Use Permit,

14 2018-004. A request to amend the zoning code regarding

15 religious assemblies on the ground floor within the Downtown

16 Core (Area), and establish and operate a religious assembly,

17 uh, use within an existing building located at 344 Main

18 Street. This is, uh, the Planning Commission's action item

19 today for recommendation to the City Council. Uh, first I'd

20 move to, uh, have Courtney Grossman, Planning Manager,

21 present, uh, the project.

22 **0:06:08**

23 **MR. GROSSMAN:** Thank you, Chair Nohr. Uh, today

24 is a Planning Commission hearing for a Zoning Code Amendment

25 and a Conditional Use Permit. This project is actually two-

1 fold. It's a project specific at 344 Main Street, and it's
2 also related to the downtown overlay zone, and I'll get into
3 that in a moment. The applicant is Ignacio Torres; he's
4 representing New Harvest Christian Fellowship of Salinas. He
5 approached the City to amend the zoning code to allow
6 religious assembly in the downtown area on the first floor.
7 Currently there's a regulation that prohibits that from
8 happening. The owner is New Harvest Christian. I think
9 ownership recently took place earlier this year in the
10 springtime. The zoning of Central City Overlay, Downtown
11 Core Area; what this means - actually I'll get into that in a
12 minute with a better, uh, map. But it's a two stage or a two
13 segment overlay zone. There's an overlay that takes the
14 whole downtown area, and there's one that focuses just on the
15 core. In this case, the proposal is to allow the religious
16 assembly to go forward, currently which would not be allowed.
17 The existing uses around 344 Main, um, including the subject
18 site, are vacant retail and retail and restaurants around the
19 area. The little red square shows the actual property
20 (referring to video presentation). This is a street view of
21 the property (referring to video presentation). It's the
22 former Beverly's [sic] Fabrics building. Um, this building
23 went vacant not too long ago. The church acquired it in the
24 springtime. The Central City Overlay is shown up on the
25 screen (referring to video presentation). The outer area,

1 which is shown with this border (indicates), is the outside
2 edge of the (Central City) Overlay, and the shaded area is
3 actually the (Downtown) Core Area, and - and those two parts
4 have - have meaning in this case. The Zoning Code includes
5 language that goes along with the (Central City) Overlay -
6 and it's shown up on the screen - it's to encourage and
7 accommodate development intensity for mixed use, commercial,
8 retail and office, an essential city; um, increase
9 opportunities for housing and for retail, um, promote live
10 entertainment in the Downtown Core Area, which is the, uh,
11 the - the solid, uh, shaded area right here (indicates), um,
12 encourage pedestrian-oriented neighborhoods and, uh, looking
13 at shops, services, entertainment and jobs, um, these types
14 of purposes that are listed are somewhat in conflict with
15 religious assembly on the first floor. In terms of policy
16 documents, the City has a number of documents that, uh,
17 encourage the retention of the existing regulation, the
18 Economic Development Element of the Salinas General Plan, the
19 City Downtown Vibrancy Plan, and the Zoning Code, and this is
20 actually the - the key or the crux of this matter. There's a
21 Zoning Code Section 37-40-310(a)(2) that prohibits assembly
22 uses, um, including religious assembly, on the ground floor
23 of buildings located in the Central City Overlay, Downtown
24 Core Area. This property is located within that Core. It's
25 a two-story building. There are ways to move forward with

1 religious assembly and we'll get into that in a minute. This
2 is one of the alternatives to the - to the proposal. Um,
3 currently the definition of "religious assembly" indicates
4 that the office portion of religious assembly is included.
5 Therefore, if a CUP were to be processed, the religious
6 assembly entirety - which would be the office portion and the
7 incidental, um, business and professional portions - would
8 have to be on the upper floor. Um, this definition as
9 currently shown would be a new definition, not the, um, not
10 the existing definition; with this definition, one of the
11 alternatives could move forward. In terms of environmental
12 review, both the Code amendment and the CUP would be exempt
13 from CEQA; a new environmental review would be required. In
14 terms of the amendment, there's a Class 5 exemption that
15 allows minor alterations in land use regulations to move
16 forward without environmental review and the Conditional Use
17 Permit itself is Class 32. This particular project being at
18 344 Main Street is exempt because it's an infill project;
19 it's an existing building, therefore, there's no requirement
20 for environmental review. So the public notice went out on
21 July 24. In that hearing notice, the residents or properties
22 within three hundred feet of the site were notified,
23 including the properties located within the Downtown Core
24 Area. An ad in the newspaper - I believe it's a one-eighth
25 page ad - was placed in the *Californian*, and a notice was

1 posted on the site; I think it was in the planter in front of
2 the building. Um, in response to the notice, several letters
3 were received. Uh, I believe one of the latest letters was
4 an email from Cheri Hitchcock I just received today on August
5 15th; um, those six letters are shown on the screen. This
6 map (referring to video presentation) represents the - the
7 mailing notice based on the boundaries of the search; it's a
8 three hundred foot buffer. In terms of alternatives, the -
9 the first alternative is to implement the applicant's
10 proposal and - and this would basically eliminate the Zoning
11 Code Section that prohibits religious assembly on the ground
12 floor. Uh, this is not the recommendation, but an
13 alternative. Uh, if this were to go forward, staff would
14 recommend that the Planning Commission send the project back
15 to staff and new resolutions and a CUP would be put together.
16 Um, the second alternative is based on the requirement to
17 amend the definition which we just spoke about earlier. Um,
18 with this, the definition would be changed. Again, it would
19 have to come back, um, for revised exhibits, a Conditional
20 Use Permit would need to be prepared, and - and staff would
21 bring that back for - for consideration. Um, in conclusion,
22 religious assembly on the ground floor in the Downtown Core
23 Area cannot be supported based on the policy documents that
24 are contained in the staff report and were shown on the
25 screen. Um, staff recommends the Commission adopt a

1 resolution recommending that Council deny the Code amendment
2 and the Conditional Use Permit. Staff's available for
3 questions.

4 **0:13:08**

5 **MR. NOHR:** Thank you, Courtney. Uh, at this
6 time, are there any questions, uh, from the Commissioners for
7 staff? I'll start from my right.

8 **MS. LUTES:** If I may interrupt. Courtney, it
9 might be easier if maybe you'd take one of the podiums to
10 address questions.

11 **MR. GROSSMAN:** Sure.

12 **MS. LUTES:** Thanks.

13 **MR. NOHR:** Commissioner Meeks?

14 **MR. MEEKS:** Are we talking about the, uh,
15 Planning Commission resolution? I have a question about the
16 wording on it, actually a concern. Should I hold that for
17 later or ---

18 **MR. NOHR:** Uh, I think this is a - do you
19 have questions or comments, definitely.

20 **MR. MEEKS:** Yeah. My question is, uh, it says
21 under, uh, paragraph two, that it would be detrimental to
22 public health, safety or welfare of persons residing or
23 working in or adjacent to the neighborhood of such use. I'd
24 like to know how that would - how it could be detrimental to
25 public health, etcetera, etcetera.

1 **MR. GROSSMAN:** In this regard, in order to
2 support the findings for a Conditional Use Permit, those
3 findings would have to be established in a positive. In this
4 case, those positive findings can't be found, therefore, the
5 negative of those findings is being created; or if the
6 Commission disagrees that, of course, that can be changed.

7 **MR. MEEKS:** Yeah. But I was wondering why
8 that couldn't just - that part of the thing couldn't be
9 eliminated.

10 **MR. GROSSMAN:** That's fine.

11 **MR. NOHR:** Okay. Any Commissioners to - to
12 my left with comments or questions at this time for - for
13 staff; questions?

14 **MR. GIFFIN:** I'll hold my comments 'til later.

15 **MR. NOHR:** Uh, Courtney, a couple questions I
16 have. Um, did the applicant come to Planning Commission
17 prior to purchasing this property and investigate or talk to
18 you, and was this conveyed or - or were there like pre-
19 development, I guess, conversations held?

20 **0:15:08**

21 **MR. GROSSMAN:** Um, not to the Planning
22 Commission, but there were some discussions among staff.

23 **MR. NOHR:** Okay.

24 **MR. GROSSMAN:** We - as staff found out about it
25 through - I'm not exactly sure how it came to our attention,

1 but there were discussions prior to the purchase of the
2 building.

3 **MR. NOHR:** Okay. And, uh, since the time
4 I've been on this Planning Commission, I don't recall, uh, a
5 similar application coming forward, uh, for this downtown
6 area, but have there been other projects in the past that
7 have been proposed of similar nature or, um ---

8 **MR. GROSSMAN:** Projects involving code
9 amendments?

10 **MR. NOHR:** Uh, no. For - for this type of
11 religious, you know, use in the downtown area.

12 **MR. GROSSMAN:** I believe there's a Conditional
13 Use Permit for the same church that's actually in effect
14 currently in the downtown area, but it preceded my time.

15 **MR. NOHR:** Okay. And then in front of us
16 today are two items, one is a Zoning Code Amendment and one
17 is a Conditional Use Permit. Is it correct - these are just
18 recommendations to City Council, but without a recommendation
19 - a positive recommendation - for the Zoning Code Amendment,
20 the Conditional Use amendment could not follow? Is it kind
21 of if "a" then "b" or - does that - does that make sense what
22 I'm asking? I'm trying to just set up so the Commission
23 knows what we're going to be voting on and if it's a two step
24 vote process or if it's just one item at a time, but if one
25 fails does the other automatically also fail or go forward?

1 **MR. GROSSMAN:** Correct. If - if the code
2 amendment is not, um, voted on in a favorable manner, the
3 Conditional Use Permit would also not move forward in terms
4 of - of approval. But, they - they are connected. The - the
5 CUP cannot move forward without the code amendment.

6 **MR. NOHR:** Okay. Great. Thank you for that
7 clarification. Any other questions for - for staff at this
8 time?

9 (no further questions from Commissioners)

10 **MR. NOHR:** Okay. Seeing none, um, would the
11 applicant like to come forward and, uh, make a statement?
12 Please introduce yourself and ---

13 (pause)

14 **0:17:11**

15 **MR. TORRES:** Good afternoon, members of the
16 Commission and also, um, any other people that are present
17 from the community. Uh, it is my pleasure to introduce
18 myself. I am Pastor Ignacio Torres. I've been serving this
19 community for twenty-three years. Uh, various, uh, scopes of
20 our involvement has included, um, first response to those,
21 uh, victims of crime, uh, in times past. We volunteer our
22 service and been a great blessing to our community. Uh, back
23 in sometime last year an opportunity came for us to purchase
24 this building right across the street. We've been at the
25 location of 357 Main Street since 1995, and, uh, when this

1 opportunity came, I did my research and I realized that there
2 was going to be a conflict of interest within the
3 jurisdiction en-, uh, enacted here within the zoning.
4 Nevertheless, I took it and took prayer, and I prayed and I
5 said, "Lord, do you want me to move forward or do I leave it
6 alone?" After the owner decided to donate three hundred
7 thousand dollars equity, I think God gave me the answer; move
8 forward. Otherwise, our ministry wouldn't have been able to
9 purchase that building. So we went ahead and purchased the
10 building. At that time, I think I approached the Planning
11 (Commission) and I started everything on our end to be able
12 to, uh, move forward with this. Uh, for those few letters of
13 opposition, we also sent some of our members down the
14 downtown area and we have fifteen signatures of merchants,
15 business owners, and managers that are willing to be in favor
16 of this that we're requesting. Uh, one of the things about
17 our great nation is the freedom of religion, and I think
18 that's one of the areas that separates us as a nation from
19 many other countries. As I did my research here, I realized
20 that Congress enacted back in the year 2000 the Religious
21 Land Use, uh, and Institutionalized Persons Act, and as I
22 read here, it says, uh, "Congress passed this after hearing
23 testimony that land use, zoning and regulations were often -
24 often burning the ability of religious congregations to
25 exercise their faiths in violation of the Constitution." Uh,

1 Section 2(a) of this law, uh, states here concerning, uh, it
2 bars land use zoning restriction that impose(s) a substantial
3 burden on the religious exercise of a person or institution
4 unless the government can show, uh, that it has a compelling
5 interest - which I do not think the compelling interest
6 presently given with the zoning is that you want to attract
7 more retail, or more commercial, on the bottom level. That
8 kind of puts me to another portion of that law that
9 stipulates here, on Section 2(b) it says that the religious
10 assemblies and institutions must be treated at least as well
11 as non-religious assemblies and institutions. This is known
12 as the Equal Terms provision of this law. And so I started
13 thinking and - and realizing and I said it's unfortunate that
14 sometimes zonings are put in place in order to basically say
15 to the religious community "Yes, we want you, but we want you
16 on our terms." I find it very awkward that I would have to
17 submit to this and say I can only have a religious gathering
18 upstairs when it is not convenient for our congregation, I
19 feel, because of the length of the ceiling of the upstairs
20 building, and so I would like the Commission to reconsider.
21 I have not sought legal counsel. I presently want it to be
22 resolved at this level, but, I understand that the whole
23 influx of why they're zoning is to attract business and what
24 have you. Since we've been downtown in the community since,
25 what, 1995 or '96, I believe we've brought some type of our

1 own revitalization to the downtown area. What is was twenty-
2 two years ago is not what it is today. Many of our members
3 actually shop downtown. Uh, we don't - we have never been
4 approached by anyone of the downtown area, the 300 block,
5 stating, uh, basically since you've been here it's been very
6 bad for us. On the contrary, I think having a church
7 actually energizes business and it brings the blessing of God
8 within the community. So I want the Planning Commission to
9 reconsider the recommendation of denial and actually approve
10 this rather than we take it further to the City Council. I
11 would like at this time to reserve my right to save, uh, uh,
12 any response at my end if there's any other input or negative
13 comments towards the end so that I can address any questions
14 that might be there, if there's any questions right now.

15 **0:22:11**

16 **MR. NOHR:** Any questions from the
17 Commissioners, uh, for the applicant?

18 (no questions presented)

19 **MR. NOHR:** Just so we're clear. I - I heard
20 you say though when you purchased this property you did due
21 diligence and you were clearly understanding of the zoning
22 requirements and the zoning laws that are in place, and you
23 took it upon your own risk to go forward with this project?

24 **MR. TORRES:** Not my own risk; after praying and
25 asking the Lord for his direction. I want to make it clear

1 here.

2 **MR. NOHR:** Well, no. No. I ---

3 **MR. TORRES:** I want to make it clear because it
4 is my religious rights now that I took it into prayer and I
5 said, "Lord, do you want me to purchase this building or
6 not?" That cannot be left out.

7 **MR. NOHR:** I'm not questioning your religious
8 rights. I'm just saying - I'm just asking you a straight
9 question. You knew the zoning regulations and laws?

10 **MR. TORRES:** I knew that it was enacted and I
11 knew that I thought it was unconstitutional of the zoning
12 laws, personally.

13 **MR. NOHR:** How was that unconstitutional?

14 **MR. TORRES:** Well, it's - it's, uh, telling me
15 where I can actually have my religious gathering when we have
16 that in our Constitution to have freedom of religious
17 gathering, and so for me to be across the street for twenty-
18 two years on a lower level structure and now that this
19 opportunity comes our way to purchase this building, but the
20 City says, and the zoning says, I have to do church upstairs.
21 What gives that right of that zoning to say, "We like the
22 church, but we want you off on some corner or upstairs
23 because your presence downstairs might create a negative
24 effect to, uh, bringing in, I guess, retail, commercial. We
25 want to have that reserved just for retail or commercial."

1 That's my argument behind that.

2 **MR. NOHR:** But you can appreciate the City's
3 bigger goal and - and kind of, uh, concept ---

4 **MR. TORRES:** Most definitely.

5 **MR. NOHR:** Right?

6 **MR. TORRES:** Most definitely.

7 **MR. NOHR:** We're trying to have economic
8 vitality ---

9 **MR. TORRES:** Most definitely. And again, I
10 want to reiterate this that since our church has been
11 downtown, there's - the revitalization of downtown has
12 actually occurred, I believe, because we pray for our
13 community and we serve our community. So I think members of
14 our church actually bring business to the downtown area. We
15 don't take away. We have many members that actually shop in
16 the downtown area. And we also feel that, again, by us being
17 across the street already and we can say that we were kind of
18 grandfathered in prior to this zoning, uh, being in place, I
19 think if, uh, if maybe the opportunity wasn't there and - and
20 we did not purchase, I don't if I would be so, uh, so zealous
21 to challenge it. But, I kind of feel like here's a church
22 that served this community for so many years and this great
23 opportunity comes to purchase a building, but I - I gotta do
24 it this way because this particular zoning restriction limits
25 my ability where I can actually have the religious assembly.

1 That's where I'm having a hard time processing this. 'Cause
2 I'm saying yes, you're willing to say do it upstairs but not
3 downstairs because downstairs we want, uh, I guess, uh,
4 commercial retail, but yet we do allow live entertainment,
5 which kind of brings me to another portion of - of this, uh,
6 law that was enacted back in the year 2000 that we have to be
7 treated with the same equality. If we allow live
8 entertainment at a business establishment that, uh, that
9 offers alcohol - which is their - that's their discretion -
10 and have live music and big crowds, but we don't have the
11 crowd of the church to be present on a downtown - downtown or
12 should I say lower level structure, that's, to me, I feel a
13 sense of it being biased, because we're saying yes to live
14 entertainment, bring in the music, you can be on the lower
15 level, but your religious church, you belong upstairs.
16 That's what I'm having a problem with.

17 **0:25:44**

18 **MR. NOHR:** All right. Thank you, pastor.
19 Thank you.

20 **MR. MEEKS:** Uh, I have a couple questions.

21 **MR. TORRES:** Yes, please.

22 **MR. MEEKS:** My questions pertain to 357 Main
23 Street; is your assembly downstairs there?

24 **MR. TORRES:** Yes. We're downstairs, but that
25 facility does not have an upper level.

1 **MR. MEEKS:** Okay. What do you intend to do
2 with that facility? Are you gonna move across the street or?

3 **MR. TORRES:** Yes. Once we move across the
4 street, I already contacted the owner of that building and
5 they're basically gonna put it up for retail commercial.

6 **MR. MEEKS:** Okay. Thank you.

7 **MR. TORRES:** You're welcome.

8 **MR. NOHR:** Yes?

9 **MR. GRIFFIN:** So you mention in your comments of
10 being treated the same as any other group when it comes to
11 zoning. So in the current zoning guidelines it says that
12 clubs, lodges, places of religious assembly and similar
13 assemblies shall only be permitted above the ground floor.
14 So the church is being treated no different than any other
15 group of assembly.

16 **MR. TORRES:** Only on the other portion that
17 makes the provision and the same zoning that says live
18 entertainment is allowed on the - on the lower level. So,
19 basically, because of that there's a number of businesses
20 downtown that bring in live music on the lower level. So if
21 you can say yes to live music but no to a church gathering,
22 that's my struggle right there.

23 **MR. GRIFFIN:** Thank you.

24 **MR. GIFFIN:** Do you know how many, uh,
25 facilities and - and retail outlet(s) have brought in live

1 music and, if so, what's the consistency and how often?

2 **MR. TORRES:** I'm only aware of the Mexican, uh,
3 restaurant. I do not recall; they've changed ownership a
4 couple of times, which is directly next to, uh, I believe,
5 uh, the Tai restaurant, if I'm not mistaken. They bring in
6 live music, I believe, on Fridays or Saturdays, and again,
7 it's - it's a very - I mean, it's - you can tell. They've
8 got a big crowd. I kind of wonder at times whether or not
9 they're violating how many people can be permitted in that
10 small structure, to be honest with you, because live music is
11 there and the crowds are - are pretty - pretty large.

12 **0:28:04**

13 **MR. GIFFIN:** Well, you do understand, we're not
14 against you assembling as a group here. Okay? We're not
15 taking any - any of your rights or privileges away from you.
16 What you've got to look at in this situation here is that we
17 have guidelines on the books that we have to follow them and
18 function or else we would have chaos, and that's not the way
19 the downtown area of the City of Salinas wants to function.
20 So you need to keep us in mind as citizens here in Salinas
21 and how we would like to use the downtown area. We're not
22 saying you can't do it and so on and so forth. We're just
23 saying in the manner in which you made a purchase you knew
24 that you had some problems here but you went ahead anyway and
25 challenged it, and that's what you're doing now. You're

1 challenging what exists as far as the, uh, guidelines for the
2 downtown area. And then I think you're overlooking the fact
3 that in the downtown area it's mostly retail to attract other
4 citizens throughout the community here in Salinas to come
5 downtown for what they offer, which may not be offered in
6 their neighborhoods. So you can see you've got a conflict
7 here; whether you want to agree or disagree. So bear that in
8 mind and we're not against you assembling or praying or doing
9 any - anything concerning religion. So should the outcome be
10 what you don't accept, keep that in mind.

11 **MR. TORRES:** Thank you for that. And yes, I -
12 I - I believe the sense of, uh, decision-making that's
13 necessary for the vision of a community and a city is
14 necessary. But, at the same time, when certain zoning
15 regulations are enacted I think usually the one that ends up
16 on the losing side, most of the times, unfortunately, is
17 religious assembly, and that's what I feel. Like whenever
18 this was put in place - again, I'm a church already that's
19 been downtown for X amount of years serving the community
20 with great zeal and, uh, and fervor, and now all of a sudden
21 I have to comply and say I'm gonna do church upstairs and -
22 and on the bottom I'm gonna have to lease it out. Where am I
23 gonna do children's ministries? I think Courtney mentioned
24 that they're willing to ask a recommendation to amend so that
25 I can do all my children's ministries downstairs, uh, rather

1 than office space and administration, I believe, because if
2 we go that route with amending like you mentioned, then
3 obviously a church needs to have room for their children's
4 ministry, and now in saying that - and office space. So if
5 that was to be in place and say okay we do that but we do
6 church upstairs, it still feels like what's the sense; what's
7 the use? It's almost to the point like why not grant it and
8 say okay, since you've been downtown already and this was
9 enacted, um, and I - and I get it, if we open it for one we
10 open it up for everyone else and there's a fear like oh my
11 god, we're gonna have twenty churches downtown. Not every
12 church can actually afford to be downtown, by the way. And
13 right now I have incurred an unnecessary burden, let's just
14 say, because of this battle in having to carry a mortgage
15 payment and also a rent payment where I'm at - which is
16 totally my decision - but I'm saying that, uh, yes, I
17 understand what you were saying, and yes, places of, uh, I
18 would say, uh, maybe separation between what's allowed and
19 not allowed, but I think, again, if we say yes, religious
20 assembly, but it has to be done - who gives us the right to
21 say it has to be done? That's what I'm struggling with.
22 Because, again, if - if the upstairs was fitting for me,
23 meaning if the ceiling was high enough for the acoustics of
24 our music worship team, I would do it like that. But it's
25 not high enough. So I'm gonna have to inconvenience our

1 congregation and say you guys helped me purchase this
2 building, but I'm sorry, based on everything, we have to go
3 upstairs and deal with this horrendous, uh, acoustic in this
4 facility because of the height of the ceiling.

5 **0:32:22**

6 **MR. GIFFIN:** However, regardless of what you're
7 saying, you knew from the get-go that these rules and
8 regulations were there, and so what you're basically not
9 coming out with is just saying, "Hey, it's my way or the
10 highway." Okay. And we don't like that type of, uh,
11 attitude to be shown to the citizens here in Salinas, and to
12 the government bodies who put those, uh, guidelines in place;
13 and they're there for a purpose, and you admit in your
14 conversation that you knew these existed but yet you're
15 challenging it.

16 **MR. TORRES:** Okay. Maybe certain things need
17 to be challenged, with all due respect, Commissioner Griffin
18 [*sic*].

19 **MR. NOHR:** If I may kind of re - get back on
20 focus here and just make sure we say if there's any questions
21 in terms of for the applicant and then we'll come back and
22 convene and talk about the comments. Thank you. Are there
23 any other questions for the applicant?

24 **MR. MEEKS:** One more, if I may. What are the
25 days of the week and times of your assembly?

1 **MR. TORRES:** We assemble Sunday mornings at ten
2 a.m., Tuesday night at seven p.m., and, uh, Friday night we
3 have a prayer time at seven p.m. Sometimes on the off
4 nights, uh, we might have, uh, worship practice, all in the
5 evening, um, or we might have a meeting - a ministry meeting,
6 all take place in the evening, so we don't adverse any
7 parking at any given time, because by the time we do our
8 thing pretty much all the businesses are already, you know,
9 closed down.

10 **MR. MEEKS:** Thank you, sir.

11 **MR. TORRES:** You're welcome.

12 **MR. NOHR:** Okay. Seeing no other questions
13 for the applicant from the Commission, um, thank you, Pastor.

14 **MR. TORRES:** You're welcome.

15 **MR. NOHR:** Uh, I'll open the floor to, uh,
16 public comment on this item. Uh, when you come forward, uh,
17 please state your name and then, uh, we'll limit public
18 comment to three minutes.

19 **MS. SULLIVAN:** Good afternoon. (clears throat)
20 Excuse me. My name is Trish Triumpho Sullivan. I'm the
21 board president of the Steinbeck District which is 8501(c)(3)
22 public benefit corporation representing the merchants,
23 residents, and some property owners in downtown Salinas. Um,
24 I also run a business in downtown and I live in downtown.
25 The vast majority of our members asked that this use of 344

1 Main Street not be approved, uh, at least not for a ground
2 floor church. We have twenty signatures of, uh, people in
3 downtown that oppose this. Um, we feel it's not good for
4 business. It's empty during the week and most of the
5 weekend. It is an important pass-through for people parking
6 in the back lot to get to Main Street and when Beverly's
7 [sic] was in place many people used that. The 300-block
8 merchants have noticed a very sharp decline in business since
9 that has been closed. Um, at least in my opinion and my, uh,
10 I have not seen there - that the, uh, attendees shop in
11 downtown. Um, they take up a lot of parking, which means any
12 businesses open on Sunday or during the evening will have -
13 will suffer from the lack of parking. Um, and I can say that
14 since Sunday services has stopped at the Fox Theater, um,
15 business for me has increased twenty-five percent on Sundays,
16 which is very significant increase. Um, there's also plenty
17 of parking now on Sunday. Um, this church, I understand the
18 original CUP that allowed them to practice on the down - on
19 the ground floor, um, was on the condition that they had a
20 book store, a retail store that would be open during the
21 week. Um, in my thirty-five years of living in Salinas I
22 have never seen a book store in that location. Um, so we ask
23 that please this not be approved. Thank you.

24 **0:37:26**

25 **MR. NOHR:** Thank you.

1 **MR. DAY:** Kevin Day, Government Affairs
2 Director, Salinas City Center Improvement Association. We
3 oppose the change to the Zoning Code. Uh, first, uh, I think
4 it's grievous that we're having to do this here. Uh, when we
5 heard that the New Harvest Church was going to, uh, look at
6 Beverly's [sic], I met with the Pastor - other people like
7 Larry Bussard on our board met with the Pastor - and we said
8 to them, great, we want to work with you. Be aware that
9 there is a Zoning Code that requires some commercial activity
10 on the ground floor of Main Street. And there's a very good
11 reason for that is because the idea of attaining vibrancy for
12 these three dense blocks in a special historic district that
13 has been struggling with blight for decades, there needs to
14 be a continuous sequence of commercial and retail activity
15 there. Gaps discourage pedestrian use. It keeps people from
16 moving to one place to another on the Main Street, and, uh,
17 we need to, in this special location, have special zoning
18 rules. Uh, there is no intent here to keep worship from
19 occurring. It's a special neighborhood and, as you know, in
20 most of the city, uh, there are places where you can
21 establish churches. So we met with the pastor and we said
22 how about a book store, coffee shop. We know some people who
23 might even be interested in renting, and the church was firm
24 about it. They did not want to have commercial, uh,
25 storefront activity at their church. And I understand the

1 various, uh, practical considerations that they have;
2 however, they went and bought the property and now they are
3 trying to, uh, use the civil government to change - change
4 the law so that they can do this sort of thing. Uh, I think
5 it's a - a sad state. I'd like to see them, uh, work out
6 some sort of arrangement so that they can have worship there,
7 but there has to be some sort of commercial activity. Uh,
8 and yes, uh, the specter of storefront churches -
9 regrettably, you know districts, I'm sure, in California,
10 when you go there there's a lot of storefront churches.
11 There's not much activity there, and it usually is a sign of
12 a - of a lot of struggle in the neighborhood, to be honest
13 with you. Uh, you open up the split gate you could actually
14 have the - the, uh, Bruhn building turn into a mega church.
15 And once again, is there something wrong with that? Not
16 necessarily. But what we're looking for is regular, daily,
17 commercial activity, and with this church you - you've heard
18 it; there will not be regular commercial daily activity
19 there. So I encourage you to reject this. Ask the church to
20 - to go back to the drawing board and think of some way to
21 comply with the zoning code. Thank you.

22 **0:40:12**

23 **MR. NOHR:** Thank you.

24 **MS. SUTTON:** Commissioners, my name's Gina
25 Sutton. I'm a downtown property owner. I, uh, wish you

1 would reject this. Can you not hear me?

2 (background)

3 **MS. SUTTON:** Okay. Um, my comments - actually
4 the - the questions. If - if the former Beverly's [sic]
5 becomes a church, it will be taken off the tax rolls. Is
6 that not correct? And also, it will not be generating sales
7 tax. Downtown never has enough money. Uh, downtown owners
8 are paying a very large assessment because downtown doesn't
9 have enough money; and while I have nothing against this
10 particular church, I feel also that Pastor Torres knew the
11 situation before he bought the building. Granted, for that
12 much money, that it was a deal; it makes him a good business
13 man. But, he should have done his homework. He should have
14 done all this before he purchased the building. And I feel
15 we have rules for a reason. I have to follow the rules.
16 Lots of times I don't like it and I'm up here complaining. I
17 never get my way, but at least I get to have my say. Right?
18 But I am interested in taking off the tax rolls and not
19 generating sales tax, the assessment he is not gonna be
20 exempt from. Everyone, including the city, county, and
21 churches, have to pay that assessment. I hope Pastor Torres
22 knows that 'cause it's quite a substantial assessment.
23 That's one of the things that's stuck in my craw. But, uh, I
24 hope you will reject it on those reasons.

25 **0:42:12**

1 **MS. AGUILAR:** Good afternoon ---

2 **MR. NOHR:** Good afternoon.

3 **MS. AGUILAR:** --- Commission. I'm Deborah
4 Aguilar. A lot of people on the committee know me as Debbie
5 Aguilar. And I am here because I am a member, a congregant;
6 I congregate with New Harvest Christian Fellowship with my
7 Pastor Nacio and Sara Torres. We are - it's a strong
8 congregation. I walked in October - the middle of October
9 2002 a broken mess. Any one - any of you knew me or any of
10 the people that you know that knew me can vouch that it has -
11 my faith has gotten me to the point where I'm at now. Not to
12 boast on myself or any - but to give God everything. I was a
13 broken, broken mess in search of an answer. When I walked in
14 that day I surrendered my life. I knew what I was looking
15 for. I've never had to hop around anywhere else. I was fed
16 the truth. And a few weeks later my eighteen-year-old son,
17 Stephen Aguilar, he was murdered in a drive-by shooting due
18 to gang violence. Did I ever get mad and angry? I only
19 questioned God why? Only God knows why. But this had a
20 greater purpose. It had made me a strong - being with New
21 Harvest Christian Fellowship under Pastor Nacio's leadership,
22 absorbing like a sponge in my pain - because, boy, did I need
23 a big sponge. I was in so much sorrow - has brought me those
24 seeds that were planted from New Harvest Christian
25 Fellowship. Our shepherd, Pastor Nacio, made me a strong

1 woman. And today, out of that pain, a time for grieving and
2 healing was born. You may have heard of it. We're a group
3 of mothers, and I've been a voice that you can't shut up.
4 Today I'm here because I am not gonna challenge anything, and
5 just to - to let you all know, we are undaunted by
6 opposition. But a time for grieving and healing has been
7 working alongside - he's - Pastor Nacio, our church, from the
8 - from here to - all the way to Norwalk to San Jose,
9 Sacramento, we support each other and we love people. I love
10 people. I just hope that you guys would consider - consider
11 letting us be - I come against opposition myself. We can't
12 do this. You can't pray. You can't bring your mothers to
13 here and there because you're praying. You know what? The
14 Bible says that we are not to put a light under a table and
15 hide it. We are to be the light of the city. In downtown,
16 what problems could we have - could we bring? We - we bring
17 - we get a lot of tourists that come. Oh ---

18 **0:45:22**

19 **MR. NOHR:** Sorry. Sorry. If you could,
20 please, finish, but if you could ---

21 **MS. AGUILAR:** Okay. Thank you.

22 **MR. NOHR:** --- you have three minutes.

23 **MS. AGUILAR:** Just to let you know, we will
24 still love our city no matter what your decision is, but the
25 ultimate decision belongs to God. He is (timer sounds) the

1 power (timer sounds) and he is the strength, and if you want
2 us to continue to help and get that negative title of the
3 youth murder capital of the world, why not have a church
4 right there? Do you know how much attraction we get because
5 of our banners? We're not just a banner, we live the life.
6 So please consider - I humbly ask you to consider your - your
7 ans - your decision and just pray for me. Do it like we
8 have. Thank you and God bless every single one of you and
9 your families in Salinas, California. God bless you.

10 **MR. NOHR:** Okay. Thank - thank you for your
11 comment.

12 (clapping)

13 **MS. BALOCA:** Good afternoon members of the
14 Planning Commission and City members. My name is Ruby Baloca
15 and I am a Salinas public elementary school teacher, and I'm
16 also a member of the New Harvest Christian Fellowship. As a
17 teacher of seventeen years and a member of New Harvest
18 Christian Fellowship, I have dedicated my time and service to
19 the community of Salinas and continue to do so. I have
20 invested countless of hours because I believe that giving
21 back to the community that saw me grow up is very important.
22 As a member of the New Harvest we have been able to serve our
23 community by serving at Dorothy's Kitchen, participating in
24 countless community events, and - and school supply
25 giveaways. I consider Oldtown to be the heart of Salinas,

1 and New Harvest has been a part of that heart for twenty-plus
2 years, holding services on the main floor. At New Harvest we
3 have a vision. We want to expand. We want to grow. We want
4 to be able to do more for our members and the people of our
5 community. I heard a comment earlier "mega church," that's
6 in my vision; that's in our pastor's vision. However, we
7 have a greater purpose. Maybe we will be using the Beverly
8 Fabrics building two years, three years, maybe four, and we
9 will move on. But let me guarantee you, we will not stay at
10 a hundred and fifty members. We will grow because we have
11 that vision. However, we feel that we have not been able to
12 advance with our vision because of limited space at our
13 current event - I mean our current location. Excuse me. We
14 currently do not have the space to hold classes for all of
15 our age groups. Our nursery only holds eight toddlers and
16 infants, and our children's ministry is taking place at the
17 dance studio. We are ready for new beginnings and we are
18 excited for the limited - limitless accommodations that our
19 new building can provide for us. That is why (timer sounds)
20 we are asking for you to consider granting us the permit to
21 hold services on the main floor at 344 Main Street. Thank
22 you so much for your time and consideration. God bless you.
23 Ruby Baloca. Thank you.

24 **0:49:36**

25 **MR. NOHR:** Thank you.

1 (clapping)

2 **MS. MIGOTTI:** Good afternoon. I am Carolyn
3 Migotti. I'm the sole owner of Carolyn's Creative Collection
4 at 342 Main Street, which is right next door to the - to the
5 building in question. I have been in business in Oldtown for
6 the past twenty-one years and, honestly, I've not seen any
7 loss of business since Beverly Fabrics has closed and New
8 Harvest has purchased the building. New Harvest church is a
9 plus for Oldtown, I feel. The only problem is that Salinas
10 is tying up two commercial buildings. The other one would be
11 easily taken over by a big company - okay - the one that
12 you're - that we are in now. I totally feel that New Harvest
13 needs the full use of the building in order to grow and
14 expand to turn Oldtown Salinas into a better, more peaceful
15 location to shop. With God all things are possible.

16 **MR. NOHR:** Thank you.

17 (clapping)

18 **MS. HITCHCOCK:** Good afternoon. My name is Cheri
19 Hitchcock. My family owns the property at 356 Main Street,
20 which is three doors down from the applicant's property,
21 going towards South Main Street. We are against the proposed
22 amendment and we are asking the Planning Commission to deny
23 the request for the amendment to the current zoning
24 ordinance. The current zoning ordinance was drafted,
25 discussed, voted on, and adopted to protect, to include, to

1 govern all properties in the zoning district for the common
2 good and benefit of all properties and businesses. To change
3 and amend this ordinance for the wants of one property owner
4 will hurt all surrounding properties and businesses that this
5 zoning ordinance is meant to embrace. This amendment will
6 create a commercial dead zone in the middle of the 300 block
7 of Main Street during normal business hours. Our property is
8 on the outer section of the 300 block of Main Street and to
9 create a commercial dead zone between our property and other
10 properties located between the applicant's address, towards
11 Alisal Street and beyond, could impact the flow of shoppers
12 and other foot traffic to our area along Main Street.

13 Storefronts with commercial - with regular commercial
14 activity is what we want and need to attract individuals to
15 our area. The City of Salinas Downtown Vibrancy Plan is
16 designed to create a vibrant downtown district from the 100
17 block of Main Street all the way down to the end of the 300
18 block of Main Street. This is an exciting time, investment
19 from the City of Salinas, and investment by all the property
20 owners with the creation of the Downtown Community Benefit
21 District. A vote to amend the original ordinance will be a
22 step backwards to all the work and investment being done to
23 create a vibrant and successful downtown district. Please
24 note - please vote no on this amendment. Thank you.

25 **0:53:30**

1 **MR. NOHR:** Thank you.

2 **MR. DURSA:** Good afternoon. My name's Dominic
3 Dursa. Uh, please understand that I'm not speaking lightly
4 when I use that word "faith," but I did not think I would
5 come here to say this was something we should do, but what I
6 have to measure is whom do I have faith in. See, we have two
7 business associations, one of whom you'll notice changed the
8 name of downtown to something you'll notice nobody even says,
9 uh, who has advocated for a vibrant downtown, which I do
10 want. But see, I don't have the faith that that downtown is
11 gonna include me, because those five hundred units that will
12 be built, hopefully one day, are gonna be market rate, and
13 there was no room for discussion about making maybe a tiny
14 bit affordable so people like me could live in them. And
15 while as much as I like Trish, I worry because I do not think
16 that the official downtown association - whatever they're
17 called with the six words - really want those small
18 businesses here. They're looking for togos; they're looking
19 for chains. They're not looking for that character, that
20 flavor that truly is Salinas. And I would mention, too, when
21 we talk about taking away that tax base, we give breaks to
22 larger centers around the city. If I'm not mistaken, the
23 Lowe's, and some will argue yes, it brings in tax revenue,
24 and I'll also mention that it also pays people so they can't
25 even afford to, again, live here. So what it comes down to

1 is whom do I have faith in? Do I have faith in a downtown
2 association that wants to improve Salinas for people whom I
3 think will never include me that were born and raised in this
4 town? Do I want to have my faith in a friend who I think is
5 fighting a losing battle no matter how passionate she is
6 about this area? And I know she loves this place. But I see
7 small businesses closing again and again and again, and some
8 I see never open. That spot next to the (inaudible), has it
9 ever had a business, much less afford even? And so I simply
10 say this (timer sounds) who are we gonna have faith - three
11 minutes I believe was the time limit ---

12 **0:55:48**

13 (inaudible)

14 **MR. DURSA:** Gave me a little answer today. I
15 like that. Who do I have faith in to truly improve the
16 downtown area? Well, these people are local. That - that is
17 simply what - what I am looking at. Who is gonna be a local
18 force here to do something better? One group, I think, is
19 not gonna be to the benefit of the locals who are already
20 here. They'll bring in new people. We have a nice train
21 station where perhaps people can now move down here. But I'm
22 looking at who is this gonna help who lives here now? Take
23 it for what you will. Thank you.

24 **MR. NOHR:** Thank you.

25 (clapping)

1 **MR. LIPE:** Good afternoon. Bill Lipe for
2 Monterey County. I don't envy your position here. Uh, you
3 know, I don't think anybody - or at least I hope they don't
4 believe that once a law is passed or an ordinance is passed
5 that it's set in stone; it's never, ever supposed to be
6 changed. I mean, I think the founding of this country was
7 based on breaking the rules. Uh, abolition of slavery was
8 based on breaking the rules, uh, and changing the laws and
9 changing the perceptions; and I think the challenge here is
10 you - you have a First Amendment right, the right to
11 assemble, the right of freedom of religion; the pastor
12 mentioned it earlier. And I'm sure in the deliberations and
13 the ordinance was - was discussed, but you have somebody
14 that's been downtown since '95. They're looking to swap over
15 and take a new opportunity for themselves and I just think -
16 I - I think you need to consider the First Amendment rights
17 here and the challenges the City may have in defending this.
18 Um, and I know the pastor. You know, he knew - he knew what
19 he was getting into. Uh, he's been straightforward in coming
20 to you, the Planning Commission, uh, asking for a change.
21 Um, I'm sure if it's denied he'll go to the City Council and
22 ask to appeal it; at least that's what I would do. Um, and
23 then from there who knows what - what - what-what could -
24 what could happen. I just - it was mentioned by the previous
25 commenter that, uh, you know, when the deliberations were

1 happening about the downtown redevelopment and the housing
2 and the units, and there was talk at that time about, you
3 know, wanting to make those housing units somewhat available
4 to the broad spectrum of people and not just the high-end
5 market rate folks. Um, I just think this ordinance has
6 problems. But no matter how much it was deliberated and
7 considered, and it does seem like certain folks are trying to
8 say look, these are the rules here. You abide by them or,
9 you know, my way or the highway, I think was a comment that
10 was made earlier. I think that's what the downtown folks are
11 trying to say here. So I don't have a recom - I don't have a
12 - a - a recommendation either way. I think you just need to
13 consider this, uh, with full view and a full spectrum of - of
14 - of-of First Amendment rights (timer sounds) one of the -
15 one of the rights that's, uh, near and dear to a lot of folks
16 here in America. Thank you.

17 **0:58:55**

18 **MR. NOHR:** Thank you.

19 (clapping)

20 **MR. LUNDIN:** Hi. I'm the - I'm Steve Lundin,
21 the pastor at First United Methodist Church on Lincoln
22 Avenue. We worship on the ground floor there. Uh, uh, but
23 we are, uh, also well aware of the, uh, of the feeling of
24 being attacked by, uh, uh, the Salinas City Center
25 Improvement Association for the work that we do, the

1 religious work we do, taking care of the poor and the hungry
2 and the vulnerable in our community. So I, uh, stand up to
3 support my brother, uh, pastor here, not because I
4 necessarily agree with the tactic of, uh, purchasing property
5 before knowing all the rules, but because I think it's a
6 silly rule. I - I don't get it, uh, uh, practicing your
7 faith on the ground floor, you know, and - and I don't get
8 the - the notion of, uh, all rules preventing chaos. Some
9 rules are just foolish rules. I don't know where it came
10 about. I just came from a meeting at our local hospital
11 called, uh, it was on Blue Zones, and it was on, uh, it's
12 about places around the world where people live long and
13 healthy lives, and - and a key ingredient to that is, uh,
14 vital faith communities. I think that, uh, vital - vital
15 faith communities are a key to long, healthy lives, healthy
16 communities, and, uh, also probably bringing business into
17 the area. I know that our - my congregation eats in the
18 downtown area often after - after worship on Sunday, brings,
19 uh, business to the downtown area, so I would just, uh,
20 encourage you to reconsider this. Thank you.

21 **1:01:04**

22 (clapping)

23 **MS. GARCIA:** Hi. My name, uh, is Selena
24 Garcia. I'm a teacher. I've been teaching with the Monterey
25 County Office of Education for nine years. I teach special

1 ed. Um, I've invited numerous, um, people from work, co-
2 workers that are from Salinas that have attended church there
3 with me at New Harvest, and I've been at New Harvest for
4 about eight years. Um, over five years ago my husband passed
5 away and I was left with five children, um, raising them.
6 The outpour from the church was just tremendous. Um, there
7 were people there from the church that made promises to be
8 there, have lived by those promises, and have helped my
9 children grow. As a mother and going through a situation
10 like that, at that time the fears for my children and growing
11 up here in Salinas you - you can't imagine life here. And
12 seeing them now because they went through classes at church,
13 um, they're all doing well. I have one graduating. She's
14 leaving to Fresno State Friday. Um, she's been throughout
15 high school in leadership. Um, you know, she's taken on
16 leadership roles here within the community. Um, they've also
17 - because of what they've seen in the church of helping
18 others when, you know, they helped us when we were in need,
19 my children, they respond when they've had friends from
20 school that have passed away - their parents have passed
21 away. My friend - my daughters will go take food over to the
22 home just because that's something they've learned. Um,
23 there was a comment made that members don't shop downtown. I
24 have two high school girls and they are shopping. I shop at
25 Bliss Boutique. I shop numerous stores there. I would shop

1 - spent lots of money downtown, um, after church. I go eat
2 downtown. I'm thankful that I'm able to take my children out
3 to eat, but I also take my mother, my - my stepfather comes
4 with me to eat. We - whenever we have family come up, we
5 bring them and we go out to eat after - there downtown,
6 especially when it's nice. It's nice to walk from church and
7 then go eat somewhere downtown. Um, my children, they go to
8 the coffee shops down there, so we do use that area a lot.
9 And I know for a fact that I've brought [sic] people that
10 come to the church through me that they begin using, um,
11 shopping and going to some of the restaurants that are
12 downtown that didn't even have an idea that those were there,
13 so we do use - we do shop there and spend money there, also.
14 Um, and I don't have facts or I don't have statistics, but
15 all I can say is that the church there - and I'm speaking for
16 my children, um, that are a part of this community. I have
17 kids in elementary schools here in Salinas. I had them go
18 through junior highs. I have ones in high school. You know
19 (timer sounds) they've brought - made productive, uh,
20 members of this community, and I know if - by allowing us to
21 be there we'll help produce more productive youth and
22 (inaudible) that will be able to contribute to our community.
23 So I really ask that you would really consider allowing us to
24 have our church there and to be on the bottom floor. Thank
25 you.

1 1:04:20

2 MR. NOHR: Thank you.

3 (clapping)

4 MR. LUCIDO: Good afternoon, Commission. Uh,
5 I'm Frank Lucido with Green's Camera that's next door to the
6 proposed project. Uh, my concern is, uh, that I planned, you
7 know, well in advance, uh, my future of my company, and I
8 didn't get assistance from the - the City Council and the
9 Commission to plan my business to where I'll be located or
10 where not I'll be located. Uh, the church does an excellent
11 job, but my concern is I'm gonna have a void next door to me
12 where Beverly Fabrics was a traffic builder; I'm gonna have a
13 void for six days out of the week that I'm open. Uh, I'm not
14 really concerned about the traffic, uh, for parking 'cause
15 they're parking after hours. But during the week I'm gonna,
16 basically, have a vacancy. I'm also gonna have - I have been
17 dealing with a vacancy of the Dick Bruhn building for many
18 years. So the two largest, uh, uh, land use for, uh, retail
19 are not being - are not currently being used. So putting a
20 church there at the present time would really hurt my
21 business. Thank you.

22 MR. NOHR: Thank you.

23 (clapping)

24 MS. MEYERS: Good afternoon. My name is Judy
25 Meyers. I'm CEO of Coast-Tel Federal Credit Union at 356

1 Main Street, which is two doors down from the proposed
2 property. Um, while I'm a very religious person myself and I
3 know all that God does for us, um, and a lot of the people
4 that are speaking are talking about that, and that's fine and
5 good. My concern is they knew about the restrictions before
6 they bought the building. They bought it anyway. Um, I
7 think it will hurt downtown. I agree with this gentleman
8 from Green's that it's going to be a blank space, and when
9 people are downtown they're gonna be where they can go in and
10 look, go in and look, and then they're gonna get to that
11 point and they're gonna stop because there's that - that
12 stretch, and it's just a - maybe it's a mental thing, but
13 they will stop. So maybe the 100 block will not hurt. I
14 know they won't because they're very vibrant down there. The
15 200 block maybe not so much. The 300 block will definitely
16 suffer. Um, the - the void during the week I think is the
17 biggest thing, just that big building sitting with nothing
18 going on. And I disagree with the lady that said that it
19 hasn't hurt her business. We aren't that kind of business,
20 but I see what goes on downtown. I hear my members talk
21 about what goes on downtown, and when Beverly's [sic] left,
22 that - that hit us all in the gut. It really did. Um, it
23 took people away from coming downtown. Um, it - it was a big
24 hit to downtown, I believe, and putting a church there with
25 the hours that they have and the use of the building that

1 they plan I think is going to hurt downtown, and that's not
2 what the (City Downtown) Vibrancy Plan is supposed to do. So
3 I would encourage a "no" vote on this as well. Thank you
4 very much.

5 **1:07:04**

6 **MR. NOHR:** Thank you.

7 **MR. LABA:** Hello. Good afternoon, Council,
8 Commission. My name's, uh, Paul Laba. I have a business
9 that's called Paul's Trees, Inc. I've been doing business in
10 Salinas all my life; I'd say thirty-plus years. I can't tell
11 you the importance of what a church, when it comes to mind,
12 growing up in Salinas and going through the rough times that
13 Salinas offers. Many of you are not my age, but you'll
14 understand as I go along. Stay with me, please. Uh, it's
15 very important for me, myself, and my family to be able to
16 find a - a place where you can go and find family,
17 leadership, example-ship, mentorship for your kids and for
18 yourself. That's important to me, to my family, and to all
19 my loved ones. New Harvest Christian Fellowship has - has
20 done that, and some. Again, I've lived in Salinas all my
21 life. Nothing's been offered to me. Maybe I made the wrong
22 choices, but this congregation has offered that to me. And
23 saying that doing business I started on my own, I'm still
24 doing business today. Many of you have probably heard my
25 name. I don't think I've worked for any of you guys yet, but

1 soon I will. Right? That's - that's - that's the faith I
2 have in the Lord. And believe me, uh, there's a discount
3 'cause I'm talking to you. (laughter) We'll take that off
4 the record. (laughter) But, in all kidding, I can't tell
5 you what it's done to me to provide for the business here in
6 Salinas to be able to mentor young businessmen, to be able to
7 understand just the vision of what people can get if they
8 find the Lord in their lives like I had to find the Lord in
9 my life to be able to stand - how to walk right around this
10 town. You know, it's not easy walking around this town.
11 There's not so much activities for the kids, but if we're
12 able to pass this (timer sounds) we're able to pass this
13 amendment it's gonna bring better for the future mentorship
14 and leadership and example-ship in our kids; and yeah, I know
15 we want a downtown, but I know the good Lord's gonna open
16 that door. Okay? He's gonna put it in your hearts, and
17 there's gonna be a change, and that change you're gonna say
18 thank you that you made that change. Why? Because your
19 grandkids may go there one day; your kids might go there one
20 day. They might need somebody to come to like I did a long
21 time ago and I got saved; and I can tell you, standing here
22 today, and there's no mistake about it, it's good. Thank you
23 so much.

24 **1:10:27**

25 **MR. NOHR:** Thank you.

1 (clapping)

2 **MR. LABA:** You got a question, man?

3 **MR. NOHR:** Oh, no. I just ---

4 **MR. LABA:** Oh. I thought you wanted me to
5 vote.

6 (laughter)

7 **MR. NOHR:** Yeah. Thank you.

8 **MR. REIT:** My name is Jeffrey Reit (ph). Uh,
9 first I want to thank each one of you, uh, for your time, uh,
10 for, uh, the seemingly awkward positions that you are put in
11 and - and the decisions you have to make. I sit on a couple
12 of county commissions and I understand this. I'm a, um,
13 professional in the downtown area. I own property in the
14 downtown area. I have a unique observation. Um, about, uh,
15 three houses from my office is a church in the downtown area
16 and I have never in the thirty-two years I've been there have
17 a - had a single occurrence of when I would be - feel
18 uncomfortable. I'm just mad at them. I've never had that
19 feeling. They've always been model, uh, neighbors. Second
20 thing I want to say is that if parking is an issue I will
21 gladly give my off-street parking during the non-business
22 hours to this church. I'm not a congregant of this church;
23 not at all. Okay? And the last thing is, if the City
24 decides that they don't want to permit this, I do believe
25 that the, um, outfits like the Alliance Defense Fund will

1 take their case for nothing, having specialized counsel that
2 has won cases like this before. Even if the City wins, it
3 will be a pirate victory at best that will cost eighty to two
4 hundred and fifty thousand dollars to win. Are you ready to
5 be a good steward to the City's money like that? I hope not.
6 Thank you.

7 **1:12:47**

8 (clapping)

9 **MR. ORTIZ:** Good afternoon. My name is Luis
10 Ortiz. I'm also a member of New Harvest; a proud member.
11 And I'm also born and raised in Salinas, California; a proud
12 citizen of Salinas. And as I'm sitting here and I'm looking
13 at that wall (points to wall behind Commissioners) and I see
14 Salinas, rich in land and rich in values. I'd like to let
15 you all know that New Harvest enriches our values so as you
16 make your votes, uh, keep in mind where our - our values.

17 (clapping)

18 **MR. NUNEZ:** Good evening members of the
19 Council. Uh, my name's Francisco Nunez. I am a business
20 owner in the City of San José. Um, we had a situation where
21 a church came in and, um, took residence next to my business,
22 and one of the things you need to consider is that the church
23 acts as a preventative measure for crime, for deterrent, and
24 it's a positive role model for the community, and I think
25 that's - that's what the City of Salinas needs, is a positive

1 role model in this community and I think that New Harvest
2 Church acts as that. You can see lives changed. People come
3 up. Myself, I was an at-risk youth, um, and through giving
4 my life to Christ I'm able to - to change. I'm able to - to
5 now have a business, and I'm able to be successful because of
6 the life changing effect that happened in my life, and I'm
7 able to stand here before you and say, hey, you know what?
8 Lives in - in - in the City of Salinas can be changed and
9 impacted by leaving this church and letting it - letting it
10 do what it's gotta do to reach the community members.
11 There's a lot of at-risk youth in this city, and what's -
12 what you're seeing is you're seeing dollars over lives and
13 people. There's a lot of youth. There's crime. There's -
14 there's gun - there's murders. There's - and I believe this
15 was the largest, uh, murder rate in the state of California
16 was in the City of Salinas in 2018, so I - Salinas, the
17 pastor here works with these youth. A lot of people don't go
18 work with these youth. There's youth that are - that need to
19 get touched, need to get reached, and this church does that,
20 and they act as a preventative measure for this community.
21 They're doing a great job reaching people, touching lives.
22 People are being changed and transformed, becoming productive
23 citizens of the community and that's what's gonna take place.
24 You're gonna see people, lives changed through this church,
25 and I just want you to consider that when you make that

1 decision here this afternoon that this church is making a
2 positive impact in the community and it's gonna make -
3 continue to make a positive impact in the downtown area.

4 Thank you.

5 **1:15:12**

6 (clapping)

7 **MR. NOHR:** Thank you. Okay. Seeing no other
8 public comment I'll close public comment and return it back
9 to, uh, the Commission for discussion. Commissioner Lutes.

10 **MS. LUTES:** Thank you so much. Um, first of
11 all, let me say this. I - I really appreciated the stories.
12 Um, obviously, um, New Harvest Christian Fellowship is doing
13 a wonderful job in this community and certainly we need your
14 help and God's help in everything we do. Um, I - I - I will
15 say that I really took umbrage at some of the comments that
16 were threatening to file lawsuits. This is not community.
17 We don't talk about community this way. This Commission is
18 not making a law respecting the establishment of religion,
19 the First Amendment. We are not denying people the right to
20 peacefully assemble, also the first religion [sic]. Uh,
21 excuse me, First Amendment. Um, vital faith communities, as
22 the pastor from the (First) United Methodist Church pointed
23 out, are essential in a community. There's no question about
24 that. Um, actually I'm a member of your church, unless I've
25 been purged from the roles by now. (laughter) But when we

1 talk about rules and overlays and zoning amendments, they're
2 there for a reason. You know, I live in a neighborhood. I
3 really don't like it if my neighbor comes and parks his cars,
4 all fifteen of them, on - well, he doesn't, but if he did -
5 all fifteen cars on the lawn. There are - there's a reason
6 that we have rules. We have rules so we can live together,
7 so that we can get along, and in a downtown it's a little
8 trickier. I was a member of the City Council when we made
9 that zoning overlay. We did it for a reason. Um, we did the
10 zoning overlay because we needed to rebuild and revitalize
11 downtown, and New Harvest Church, if you helped us with that,
12 great, with God's help, too, great. But the fact is that we
13 put in that (City Downtown) Vibrancy Plan because we wanted
14 to create economic opportunity. We wanted to create an
15 attractive and walkable downtown. We wanted to create
16 diverse retail businesses. We wanted to create employment
17 downtown - in our downtown area. Our goal, quite frankly,
18 was to create a wall of shops, not commercial dead zones, and
19 I appreciated the - the person that brought up the commercial
20 dead zones, because when we have a church downtown it does
21 create vacant areas, and I know, I've been down to the 300
22 block at various times and it feels empty. As I moved down
23 in the 200 block, the 100 block, a lot more is going on. Um,
24 so the bottom line, I think, is that there was a Zoning Code
25 established and it was established for a reason. We want

1 that core to be vibrant, to be active, and we want to have
2 that wall of shops so that we can create all these great
3 economic opportunities, um, these walkable opportunities, the
4 diverse retail, the employment opportunities; that's what
5 we're trying to do. So when - in 2002 when we did establish
6 the zoning code, we felt that churches and - and there is a
7 lot of research that certainly supports this in urban
8 redevelopment, that churches do create that kind of no-man's
9 land, and I think that there's probably other places that a
10 church would work better. Certainly, the Methodist church is
11 in that downtown neighborhood, but it's not in that downtown
12 core. So I certainly am going to support the staff's
13 recommendation and hope that maybe the staff can even work
14 with the church to see if we can find a more appropriate
15 location. Thank you.

16 **1:19:09**

17 **MR. NOHR:** Thank you, Jyl. Any other
18 comments from Commissioners?

19 **MR. MEEKS:** I just want to be clear of the
20 fact that we're not voting on to changing the ordinance
21 itself; we're voting on the resolution that says deny it.

22 **MR. NOHR:** We're - we're making a
23 recommendation ---

24 **MR. MEEKS:** Yes.

25 **MR. NOHR:** --- for - for two items.

1 **MR. MEEKS:** That says deny it. But we're
2 voting on the - we're voting on the resolution, not the
3 ordinance itself. So a "yes" vote means we're against
4 changing it; a "no" vote means we're for - or we're - we're
5 taking really no stance on it one way or the other.

6 **MR. NOHR:** It - it depends on the motion that
7 comes forward from - from the Commission.

8 **MR. MEEKS:** Yeah, if there's any changes to
9 it. I'm talking about the way it's worded now.

10 **MR. NOHR:** Oh, okay.

11 **MR. MEEKS:** Thank you.

12 **MR. NOHR:** Any comments or discussion from
13 Commissioners to my left?

14 (no comments noted)

15 **MR. NOHR:** Okay. Well, Jyl, I've - I've got
16 to tell you. I - I wish I had a tape recorder, I could play
17 it back. I mean, you - I echo your - your sentiments, uh,
18 completely. I - I definitely, you know, think - it's nothing
19 against any religious activity. I think even the Zoning Code
20 is trying to accommodate your activity by allowing it as a
21 mixed use on the second floor. But this - all the goals and
22 policies that are in place right now from the economic
23 development element, the Salinas General Plan, and then the
24 zoning code and the (City Downtown) Vibrancy Plan all are -
25 really have been focusing for multiple - for, I mean, a

1 number of years now to create this downtown vibrant, uh,
2 streetscape. And, I mean, you look at - no further than City
3 of Monterey who tried to put a - and - and did have a church
4 in downtown, right on the corner of Franklin and Alvarado
5 and, frankly, it's - it's - it is a dead zone. I mean, that
6 is a perfect example of what we're trying to avoid. I mean,
7 that's a - it's a dead corner except on Sunday mornings. And
8 I - I - I think we would be - you know, I think it would be a
9 shame for us to repeat that, you know, mistake that the City
10 is currently going through there. Uh, so again, I - I would
11 support the staff's recommendation moving forward on this
12 item.

13 **1:21:22**

14 **MS. LUTES:** Would you like me to make that a
15 motion?

16 **MR. NOHR:** Move.

17 **MS. LUTES:** So move. Move the staff
18 recommendation.

19 **MR. GRIFFIN:** I'll second that.

20 **MR. NOHR:** Okay. So we have a motion by
21 Commissioner Lutes, and - and a second. Uh, can we have a
22 roll call vote, please?

23 **MS. CHACON:** Commissioner Anzo?

24 **MR. ANZO:** And I want to be - just - just by
25 saying "yes" means I'm in support of your motion?

1 **MR. GROSSMAN:** Yes.

2 **MR. ANZO:** Okay. Yes.

3 **MS. CHACON:** Commissioner Giffin?

4 **MR. GIFFIN:** Yes.

5 **MS. CHACON:** Commissioner Griffin?

6 **MR. GRIFFIN:** Aye.

7 **MS. CHACON:** Commissioner Lutes?

8 **MS. LUTES:** Aye.

9 **MS. CHACON:** Commissioner Meeks?

10 **MR. MEEKS:** Based upon the wording of the
11 proposed, uh, resolution in that it would be detrimental to
12 public health, safety or welfare, etcetera, etcetera, I vote
13 no.

14 **MS. CHACON:** And Chairperson Nohr?

15 **MR. NOHR:** Yes.

16 **MS. CHACON:** Motion passed with a five to one
17 vote.

18 **MR. NOHR:** Okay. Thank you. So Zoning Code
19 Amendment 2018-001 and Conditional Use Permit 2018-004, the
20 Planning Commission's action on this item is a recommendation
21 to the City Council in, um, support of the - excuse me - in
22 opposition of the request to amend Zoning Code regarding
23 religious assemblies on the ground floor within the Downtown
24 Core (Area) and establish and operate religious assembly use
25 within an existing building located at 344 Main Street.

1 Staff will schedule this matter for the City Council's
2 consideration at which time a final decision will be made.
3 Thank you again for your - your time and everyone's, uh,
4 availability to come out to - to speak on this matter.
5 (pause) We'll give a moment and then we'll move to, uh, other
6 business as everyone leaves.

7 **1:23:22**

8 (pause)

9 (background)

10 **MR. NOHR:** Okay. If we can, um ---

11 **MR. GRIFFIN:** (inaudible)

12 **MR. NOHR:** Oh, sorry. I was hoping to get -
13 sorry.

14 **MR. GRIFFIN:** Back-up

15 **MR. NOHR:** Yeah. If we can, we'll, uh,
16 quickly move through our other items. Uh, Courtney, if - if
17 we can, uh, move to other business?

18 (background)

19 (pause)

20 **MR. GROSSMAN:** In terms of other business, I
21 don't have any on record except for Commissioner Lutes did
22 have a question and - and I believe some follow-up is in
23 order about new housing construction in Salinas.

24 (background)

25 (pause)

1 **1:25:33**

2 **MS. HUNTER:** So is that something that we need
3 to, uh, come back with at the next meeting, or answer
4 questions?

5 **MR. GROSSMAN:** It's - it's more or less - I - I
6 think an update would be necessary. There's a lot of moving
7 parts in the future growth rate right now. Um, my
8 understanding is that the specific plan, um, for the, um,
9 Central Arizona - I'm sorry. I used to do a report on the
10 Central Arizona Project - the Central Area Business Plan has
11 - has come in with a new, um, submittal to the - to the
12 requirements for a specific plan and that is currently in -
13 in review. The, um, the west area has also gone through some
14 - some recent changes, and - and maybe, uh, an overall update
15 of that. Is that what - what, um, Commissioner Lutes was
16 looking for?

17 **MS. LUTES:** Yeah. I - I think what I was also
18 asking, Megan, is that, um, there's so much building going
19 on, and it's really nice to hear that things are in the
20 pipeline. But, I'll - I'll - you'll - you'll look at Fort
21 Ord and you look at, um, Mariney, and you look at Hollister,
22 and you look - you know, the list goes on and on, um, those
23 houses are actually being built, and I don't think it's us -
24 I mean, it's - I don't think it's our requirements. But what
25 I'm frustrated about is some of the big builders are not

1 coming in that wouldn't balk at some of our entitlements, you
2 know, libraries, open space, police, fire, etcetera,
3 etcetera, and I'm wondering why that's not happening here.
4 You - you see what I'm saying?

5 **MS. HUNTER:** Yeah. And should we agendize?
6 That would be ---

7 **MR. GROSSMAN:** Sure.

8 **MS. HUNTER:** --- better than - I just want to
9 make sure we're not doing anything against the Brown Act.
10 But yeah ---

11 **MS. LUTES:** Okay.

12 **MS. HUNTER:** --- I'd be happy to come back at
13 our next meeting and give kind of an overview and ---

14 **MS. LUTES:** Right.

15 **MS. HUNTER:** --- I'd discuss what we're doing
16 in housing and ---

17 **MS. LUTES:** Because, you know, I need
18 convinced that we're not doing anything wrong, 'cause we're
19 asking for entitlements that smaller companies are gonna
20 probably be struggling with. But I'm seeing everybody else
21 getting housing and we are in a crisis. So an update on
22 everything.

23 **1:27:33**

24 **MS. HUNTER:** Yeah. Sure. And I will say that,
25 um, Monte Bella is actually, um, is moving forward and it's

1 entitled, so it kind of - I do think that there is ---

2 **MS. LUTES:** Right. Right.

3 **MS. HUNTER:** --- pick up in the market.

4 **MS. LUTES:** Okay. Thank you. Thanks,
5 Courtney.

6 **MR. GROSSMAN:** And Coffman (inaudible) is one of
7 the developers in, uh, the Phase 5B at Monte Bella, so there
8 is a - a large developer involved.

9 **MS. HUNTER:** And - and then, Courtney, I wasn't
10 sure. I know you wanted to say something about Jordynne, but
11 I - I wasn't sure where you were anticipi ---

12 (background)

13 **MR. GROSSMAN:** What - what's that?

14 **MS. HUNTER:** So maybe you want to ---

15 **MR. GROSSMAN:** Yeah. Unfortunately, uh, Jordynne
16 has, uh, announced that she's moving on to greener pastures
17 and will be leaving us, uh, I think another week or two at
18 the - the extension, um, seems to be another week or two
19 anyway. Um, you might have seen a new face. Um, um, her
20 name is Melissa Ranger and she is going to be transitioning
21 to, uh, fill the shoes of, uh, Ms. Chacon.

22 **MR. MEEKS:** Isn't this an item that has to be
23 approved by the Commission?

24 (background)

25 **MR. GROSSMAN:** All - all in favor? No.

1 (background)

2 **MR. ANZO:** I'm voting "yes." She's going to
3 our district.

4 (laughter)

5 (background)

6 **MR. GROSSMAN:** Jordynne has been with the City
7 for ten-plus years. Right?

8 **MS. CHACON:** Today.

9 **MR. NOHR:** Today.

10 **MR. GROSSMAN:** Today is her tenth anniversary,
11 exactly today. She's been, uh ---

12 **MR. MEEKS:** But you haven't been with us for
13 ten-plus years.

14 **MS. CHACON:** Two.

15 **MR. MEEKS:** Yes. I know.

16 **MR. GROSSMAN:** Two years of Planning, and I think
17 the other eight years with, uh, Code Enforcement, if I'm not
18 mistaken?

19 **MS. CHACON:** Um, yeah.

20 **MR. GROSSMAN:** So lots of activity at the
21 premises over the last ten years and Jordynne's been at the
22 thick of it.

23 **MR. NOHR:** Well, congratulations. We'll miss
24 you.

25 (background)

1 **MR. NOHR:** Thank you.

2 **MS. HUNTER:** Jordynne, I didn't know if you
3 wanted to say a few words?

4 **1:29:39**

5 **MS. CHACON:** Oh, yeah. Sure. Hopefully, I
6 don't turn red. Um, thank you guys. I've learned a lot. It
7 was a pleasure working with all of you. George Anzo, I'll be
8 seeing you soon. Um, I will be a school behavior technician
9 for the Alisal Elementary District, so that's what I'll be
10 doing. I'll miss you all.

11 **MS. HUNTER:** And, um, I just wanted to say, you
12 know, uh, my thanks. Um, I've known Jordynne, uh, since I
13 started and I can't tell you - I think Courtney, um, saying
14 that she's in the thick of things is - is an understatement.
15 I think Jordynne has been an integral part of the Community
16 Development Department, um, a big part of Code Enforcement,
17 um, getting Code Enforcement on track, um, largely, um, you
18 know, I think Jordynne has a lot to do with it. Um, when I
19 first started, uh, we - it took about two months to respond
20 to complaints, and we're pretty regularly, uh, at least doing
21 first investigations within seventy-two hours, and Jordynne
22 was a huge part of, um, implementing our action plan to do
23 that and to cleaning up our records; and with Planning, too,
24 there - there was a lull in, um, Planning administrative
25 support and she has done so much to, uh, input things into

1 track that we didn't have and it's resulted in much better,
2 um, services at the counter where people are informed with,
3 um, what's going on with their properties, and so she's
4 really played a huge role and I can't thank her enough for
5 her contributions.

6 **MS. CHACON:** Well, thank you, Megan.

7 **MS. LUTES:** I - I'd like to just say that I
8 think, Jordynne, that our loss is certainly Alisal's gain
9 (laughter) and I think it's - it's really sad to see you go -
10 --

11 **MS. CHACON:** Yeah.

12 **MS. LUTES:** --- but how exciting that you're
13 starting a new phase in your life, so thank you again.

14 **MS. CHACON:** Yes. Thank you. You, too, Jyl.

15 **MR. NOHR:** Thank you. Okay. Uh, I think
16 that, uh, does - concludes other business and what about
17 follow-up reports, Courtney? I see that we have a handout
18 here that the Sherwood Lake Mobile Home Park, uh, decided to
19 appeal, um, our last, uh, Commission's approval to allow the,
20 uh, lot split.

21 **1:31:50**

22 **MR. GROSSMAN:** Yeah. We were just working on
23 that report earlier. Um, I think we have received, uh, a
24 couple of letters. There's some folks that signed on to
25 those, uh, protests or, uh, appeal letters, and we're

1 packaging up that information now for release to the Council
2 on Friday, I think it's coming up to, uh, next Tuesday's
3 Council meeting.

4 **MR. NOHR:** Great.

5 **MR. GROSSMAN:** That is - that is true.

6 **MR. MEEKS:** Where are we on the changing the
7 word to say "residents" not just "property owners?"

8 **MR. GROSSMAN:** That is going to require a shift
9 in our zoning regulations.

10 **MR. MEEKS:** Uh-huh.

11 **MR. GROSSMAN:** Um, that is something, uh, we
12 haven't, uh, uh, completely figured out how we're going to
13 implement first. Uh, that is the - I think a suggestion of
14 the Planning Commission and we'll need to take a look at that
15 and see how that - what that looks like and how that fits
16 into the current zoning law. It would be a change to the
17 ordinance.

18 **MR. NOHR:** Okay. Any other, um, follow-up
19 reports, Courtney?

20 **MR. GROSSMAN:** Um, no. Not at - none at this
21 time. We'll - we'll come back with that housing report and I
22 think that will be a - I think a fairly good look at what's
23 going on.

24 **MR. NOHR:** Um, and then on future agenda
25 items?

1 **MR. GROSSMAN:** Right now, um, I am blanked out in
2 terms of new, uh, Planning Commission items. This was the -
3 the last one on my list. However, there are always notice of
4 intent to improves in the mail and any application, um, could
5 be, uh, protested and - and come forward to the Planning
6 Commission. Most of our work - the majority of our work is
7 actually at the administrative level; only certain things
8 rise up to the Commission.

9 **MS. HUNTER:** Yeah. And I was just going to
10 mention, um, the - we - we hopefully will, um, circulate the,
11 um, future growth west area specific plan, um, the EIR, the
12 draft ERI, um, maybe, uh, begin its circulation period in -
13 in September, so it's possible that ones kind of similar to
14 the Salinas Travel Center. I think we would do some, uh,
15 study sessions, 'cause that's a big, um, obviously, a project
16 that you may need a little questions asked once we do, um,
17 transmit it, so that will be up and coming. And, um, there
18 was, um, a request to expand, the adapter of use to the
19 neighborhood downtown and so we're looking at that.

20 **1:34:27**

21 **MR. GROSSMAN:** Yeah. And bear in mind, on the
22 specific plans, the rules and regulations applying to how
23 development is looked at is very different from what's in the
24 Zoning Code now. We'll be seeing some - some drastically,
25 uh, different approaches to development review in order to

1 achieve the, uh, desired outcome set forth in the plans.

2 **MR. NOHR:** Okay. Um, so with that, Courtney,
3 do you anticipate us having a meeting on the fifth of
4 September or just kind of to be determined? We'll - we'll
5 wait for ---

6 **MR. GROSSMAN:** Let's leave it open now ---

7 **MR. NOHR:** Okay.

8 **MR. GROSSMAN:** --- in case, uh, anything were to,
9 uh, arise. Um, if nothing comes up, we will cancel that
10 meeting.

11 **MR. NOHR:** Okay. All right. I think with
12 that we're ready to adjourn. Thank you everyone.

13 (Planning Commission meeting is adjourned)

14 **1:35:20**

15 **[END OF TRANSCRIPT]**

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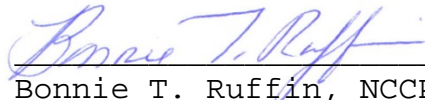
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C E R T I F I C A T E

I, Bonnie T. Ruffin, do hereby certify that the foregoing 67 pages, inclusive, are a true and accurate transcription of the recording submitted to Ruffin Consulting, Inc. from the City of Salinas, CA.

I further certify that I am neither counsel for, related to, nor employed by any of the parties to the action in which this proceeding was heard; and further, that I am not a relative or employee of any attorney or counsel employed by the parties thereto, and am not financially or otherwise interested in the outcome of the action.



Bonnie T. Ruffin, NCCP, CLVS
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