

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION**

April 3, 2019

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

ROLL CALL

PRESENT: Chairperson Nohr, Commissioners Anzo, Meeks, Hernandez (Arrived at 3:35 p.m.), Ottone, Griffin, and Giffin

ABSENT: None

STAFF: Planning Manager, Courtney Grossman; Senior Planner, Thomas Wiles; Associate Planner, Robert Latino; Senior Planner, Jill Miller; Planning Manager, Tara Hullinger; Community Development Director, Megan Hunter; Administrative Aide, Denise Ledezma; and Administrative Aide, Marisa Hernandez

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

APPROVAL OF THE MINUTES: March 6, 2019

Commissioner Meeks motioned to approve the March 6, 2019 meeting minutes. Commissioner Ottone seconded this motion.

AYES: Chairperson Nohr, Commissioners Anzo, Meeks, Ottone, and Griffin

NOES: None

ABSTAIN: Commissioner Giffin

ABSENT: Commissioner Hernandez (Arrived at 3:35 p.m.)

This motion passed with a 5:1:0 vote with Commissioner Giffin abstaining.

CONSIDERATIONS

None

PUBLIC HEARINGS

1. Senior Planner, Thomas Wiles, presented a PowerPoint regarding Variance 2018-002. This presentation is on file at the Community Development Department.

Anthony Lombardo, Attorney representing Taylor Farms, asked to support staff's recommendation.

Chairperson Nohr opened for public comment at 3:40 p.m. No public comments were presented.

Commissioner Hernandez motioned to approve the project. Commissioner Meeks seconded the motion.

AYES: Chairperson Nohr, Commissioners Anzo, Meeks, Hernandez, Griffin, and Ottone

NOES: None

ABSTAIN: Commissioner Giffin

ABSENT: None

The motion passed with a vote 6:0:1 vote with Commissioner Giffin abstaining.

2. Zoning Code Amendment 2019-002

This item is continued indefinitely.

3. Associate Planner, Bobby Latino, presented a PowerPoint regarding SPA 2019-001. This presentation is on file at the Community Development Department.

Bruce Abbott, representing Fosters Freeze, supported approval of the Specific Plan Amendment.

Jared Abbott, representing Fosters Freeze, provided information about the signage.

Chairperson Nohr opened for public comment at 3:57 p.m.

David Mack, resident of Salinas, supported approval of the project but voiced concerns regarding light and glare resulting from project.

Chairperson Nohr closed for public comment at 3:59 p.m.

Commissioner Ottone motioned to adopt a resolution recommending that the City Council adopt Specific Plan Amendment 2019-001 related to Architectural Design, Sign Standards, and Pedestrian Lighting Requirements. Commissioner Anzo seconded the motion.

AYES: Chairperson Nohr, Commissioners Anzo, Meeks, Hernandez, Griffin, Ottone, and Giffin.

NOES: None

ABSTAIN: None

ABSENT: None

The motion passed with a 7:0 vote.

4. Senior Planner, Jill Miller, presented a PowerPoint regarding the Study Session: West Area Specific Plan. This presentation is on file at the Community Development Department.

Brian Finegan, Applicant Representative, spoke in support of the West Area Specific Plan and wanted to clarify any questions that might arise.

Ray Harrod, Applicant Representative, provided additional information regarding the West Area Specific Plan.

Chairperson Nohr, opened for public comment at 4:25 p.m.

David Mack, resident of Salinas, stated concerns regarding potential impacts that could arise with the project; such as sewer hookups.

John Meeks stated that the request made by the public for information to be printed in *The Californian* newspaper be noted by the planning department.

Chairperson Nohr closed for public comment at 4:30 p.m.

OTHER BUSINESS None

FOLLOW UP REPORTS None

FUTURE AGENDA ITEMS

The Alisal Vibrancy Plan will be presented to the Planning Commission on April 17, 2019.

Conditional Use Permit and Variance on 1 and 3 Bridge street will be presented to the Planning Commission on May 1, 2019.

Alisal Vibrancy Plan will be coming to the Planning Commission on May 1, 2019.

A Future Growth Area Specific Plan, Rezone, and Development Agreement for the West Area Specific Plan will be considered by the Planning Commission on June 5, 2019.

ADJOURNMENT

The meeting was adjourned at 4:45

MATT NOHR
Chairperson

COURTNEY GROSSMAN
Executive Secretary