

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION**

December 18, 2019

The meeting was called to order at 3:34 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Chairperson Griffin, Commissioners, Anzo, Hernandez (Arrived at 3:38 p.m.), Meeks, Nohr, Ottone, and Rocamora

ABSENT: None

STAFF: Community Development Director, Megan Hunter; Economic Development Manager, Andrew Myrick; Planning Manager, Courtney Grossman; Traffic Engineer, Andrew Easterling; Senior Planner, Thomas Wiles; and Administrative Aide, Maira Flores

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson Griffin opened for public comment at 3:35 p.m.

No public comment received.

Chairperson Griffin closed for public comment at 3:35 p.m.

APPROVAL OF THE MINUTES: December 4, 2019

Upon motion by Commissioner Meeks, second by Commissioner Rocamora, the minutes of December 4, 2019 were approved. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Hernandez (Arrived at 3:38 p.m.)

CONSIDERATIONS

None

PUBLIC HEARINGS

Thomas Wiles, Senior Planner, presented a PowerPoint presentation regarding the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed Salinas Airport Development Lease Project. This presentation is on file at the Community Development Department.

Megan Hunter, Community Development Director, indicated removal of construction criteria listed as G and N in Exhibit 1, under the Air Quality Category of the Revised Mitigation Monitoring and Reporting Program document. Mitigation criteria outlined in letter K of the same category, would be modified as follows: Pave all roads, driveways, and parking areas, at the earliest point feasible of the construction schedule. Ms. Hunter indicated these changes were necessary to ensure consistency with other Mitigated Negative Declarations.

Commissioner Ottone inquired if further environmental review would be required in the event of future leasing to other applicants. Mr. Wiles indicated that future leases would be subject to the agreements for the review of this project and further environmental review would occur as necessary, depending on the scope of work proposed for future projects.

Commissioner Meeks requested that the current zoning designation and the proposed land uses be identified. Mr. Wiles indicated that this City owned property is designated as Public/Semipublic in the Airport Overlay. Andy Myrick, Economic Development Manager, indicated that the proposed uses include a public works corporation yard, limited industrial, warehousing, indoor vehicle storage, laboratories and research and development. All which were selected due to their low traffic count.

Commissioner Nohr presented concerns with recommending the environmental document for approval without a conceptual site plan for the project. Ms. Hunter stated that it was not unusual to review and approve an environmental document prior to having a design for the proposed project. Ms. Hunter also indicated that the project will have to meet the development and IBP standards of the City.

Commissioner Nohr also inquired about the mitigation measures related to traffic regarding the impact of this project in addition to that of the Salinas Travel Center on the intersection of the Highway 101 ramp and Roy Diaz street. Andrew Easterling, Traffic Engineer, indicated that a sensitivity analysis was performed and stated that the impact requiring mitigation measures is isolated to phase two of the Salinas Travel Center. Mr. Easterling added that although this project will add trips to the intersection, the level of service will not deteriorate to a level that would require a mitigation measure during phase one of the Salinas Travel Center.

Chairperson Griffin opened for public comment at 3:55 p.m.

No public comment received.

Chairperson Griffin closed for public comment at 3:55 p.m.

Commissioner Ottone motioned to approve a resolution recommending that the City Council adopt the proposed Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed Salinas Airport Development Lease Project. Commissioner Hernandez seconded this motion. The motion carried by the following vote:

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

NOES: Commissioner Meeks

ABSTAIN: None

ABSENT: None

Thomas Wiles, Senior Planner, presented a PowerPoint presentation regarding the proposed Vacation of an unused portion of Work Street right-of-way in the IGC (Industrial General – Commercial) District. This presentation is on file at the Community Development Department.

Commissioner Meeks inquired regarding the definition of the proposed street vacation. Mr. Myrick indicated that this means declaring that this portion of the street is no longer a right-of-way.

Chairperson Griffin opened for public comment at 4:04 p.m.

No public comment received.

Chairperson Griffin closed for public comment at 4:04 p.m.

Commissioner Meeks motioned to approve a resolution finding that the proposed vacation of Work Street conforms with the City of Salinas General Plan and recommend City Council approval. Commissioner Anzo seconded this motion. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

OTHER BUSINESS

None

FOLLOW UP REPORTS

Ms. Hunter informed the Planning Commission that both the Chinatown Revitalization Plan and the West Area Specific Plan were approved by City Council. The Development Agreement and the Rezone of the West Area Specific Plan will require a second reading to City Council on January 7, 2020; at which time, a unanimous vote to approve is expected.

Courtney Grossman, Planning Manager, informed that staff continues to review models for the Design Review Board committee; a proposal will be presented early in the upcoming year.

FUTURE AGENDA ITEMS

No specific agenda items were identified.

ADJOURNMENT

The meeting was adjourned at 4:08 p.m.

BRAD GRIFFIN
Chairperson

COURTNEY GROSSMAN
Executive Secretary