

**UNOFFICIAL MINUTES  
OF THE  
SALINAS PLANNING COMMISSION**

**January 6, 2021**

The teleconference meeting per State of California Executive Order No. N-29-20 was called to order at 3:35 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**WELCOME AND STAFF INTRODUCTIONS**

PRESENT: Chairperson Meeks, Commissioners Donohue (left meeting at 4:59 p.m.), Gonzalez, Manzo, and Nohr

ABSENT: Commissioners Griffin and Lutes

STAFF: City Attorney, Chris Callihan, Community Development Director, Megan Hunter; Planning Manager, Courtney Grossman; Senior Planner, Thomas Wiles; Deputy City Clerk, Elizabeth Soto, and Administrative Aide, Maira Flores

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

Chairperson Meeks opened for public comment at 3:36 p.m.

No public comments were received.

Chairperson Meeks closed for public comment at 3:36 p.m.

**APPROVAL OF THE MINUTES:** December 16, 2020.

Upon motion by Commissioner Donohue, second by Commissioner Manzo, the minutes of December 16, 2020 were approved. The motion carried by the following vote:

AYES: Chairperson Meeks, Commissioners Donohue, Gonzalez, Manzo, and Nohr

NOES: None

ABSTAIN: None

ABSENT: Commissioners Griffin and Lutes

## **CONSIDERATIONS**

None

## **PUBLIC HEARINGS**

Conditional Use Permit 2020-002; Request to construct and operate a Major Telecommunications Facility consisting of a 60-foot high stealth facility (Monopine) located at an existing shopping center at 17 Navajo Drive in the Commercial Retail (CR) District.

Due to questions regarding the status of the application for Conditional Use Permit 2020-002, Courtney Grossman, Planning Manager, informed of staff's recommendation that the item be continued to the meeting on February 3, 2021.

Upon motion by Commissioner Nohr, second by Commissioner Manzo, Conditional Use Permit 2020-002 was continued to the Planning Commission meeting scheduled for February 3, 2021. The motion carried by the following vote:

AYES: Chairperson Meeks, Commissioners Donohue, Gonzalez, Manzo, and Nohr

NOES: None

ABSTAIN: None

ABSENT: Commissioners Griffin and Lutes

Zoning Code Amendment 2020-002; Ordinance to permit one renewal of a Temporary Use of Land Permit for Temporary Employee and Interim Housing in existing properties developed as a hotel or motel.

Megan Hunter, Community Development Director, presented a PowerPoint presentation, which is on file at the Community Development Department.

Chairperson Meeks opened for public comment at 3:56 p.m.

No public comments were received.

Chairperson Meeks closed for public comment at 3:36 p.m.

Commissioner Nohr motioned to approve a resolution recommending the City Council adopt an ordinance to permit one renewal of a Temporary use of Land Permit for Temporary Employee and Interim Housing in existing properties developed as a hotel or motel. Commissioner Donohue seconded this motion. The motion carried by the following vote:

AYES: Chairperson Meeks, Commissioners Donohue, Gonzalez, Manzo, and Nohr

NOES: None

ABSTAIN: None

ABSENT: Commissioners Griffin and Lutes

Conditional Use Permit 2020-008; Request to establish and operate an Employee Housing – Medium Project with a maximum of 10 employees within an existing 2,038 square-foot single-family detached dwelling unit with a two (2) space (67%) Parking Reduction located 13464 Pierce Street in the Residential Low Density (R-L-5.5) Zoning District.

Thomas Wiles, Senior Planner, presented a PowerPoint presentation, which is on file at the Community Development Department.

Chairperson Meeks opened for public comment at 4:36 p.m.

Maria Lizaola, Salinas Resident, provided public comment in opposition of the proposed project at 13464 Pierce Street. Ms. Lizaola voiced concerns with overcrowding of homes in the neighborhood and community safety.

Josue Rodriguez, JR Harvesting Representative, provided public comment in support of the proposed project. Mr. Rodriguez provided information regarding expectations and responsibilities for employees as well as information regarding regulations in place to ensure employee safety and safe living conditions.

Maureen Wruck, JR Harvesting Representative, provided public comment in support of the proposed project and informed of the rigorous clearance employees must pass for employment eligibility.

Chairperson Meeks closed for public comment at 4:51 p.m.

Commissioner Nohr questioned the compatibility of employee housing uses in residential neighborhoods. Ms. Hunter clarified that the proposed use is allowable and encouraged the Planning Commission to identify clear and concise compatibility issues that can be identified and addressed in the Conditional Use Permit requirements.

Commissioner Manzo inquired if restricting the number of vehicles could be included as a condition in the Conditional Use Permit. City Attorney, Chris Callihan informed that restricting the number of vehicles could not be a legally defensible action; therefore, advised against this restriction as a condition of the permit.

Commissioner Nohr motioned to approve Conditional Use Permit 2020-008, a request to establish and operate an Employee Housing – Medium Project at 13464 Pierce Street. Commissioner Gonzalez seconded this motion. The motion carried by the following vote:

AYES: Commissioners Gonzalez, Manzo, and Nohr

NOES: Chairperson Meeks

ABSTAIN: None

ABSENT: Commissioners Donohue (left teleconference meeting at 4:59 p.m.), Griffin and Lutes

Conditional Use Permit 2020-009; Request to establish and operate an Employee Housing - Medium Project with a maximum of 14 employees within an existing two-story, 2,579 square-foot single-family detached dwelling unit with a two (2) space (67%) Parking Reduction located at 1569 Verona Court in the Residential Medium Density - Mountain Valley Specific Plan Overlay - Airport Overlay (R-M-3.6-SP-5-AR) Zoning District.

Thomas Wiles, Senior Planner, presented a PowerPoint presentation, which is on file at the Community Development Department.

Chairperson Meeks opened for public comment at 5:19 p.m.

Rosa Gonzalez, Salinas Resident, provided public comment in opposition of the proposed project at 1569 Verona Court. Ms. Gonzalez voiced concerns with employee housing in a residential neighborhood and the safety of residents.

Josue Rodriguez, JR Harvesting Representative, provided public comment in support of the proposed project. Mr. Rodriguez assured project compliance with state and local requirements and informed that these employee housing projects are only temporary while long-term housing is established for employees.

Commissioner Nohr inquired if the applicant would be amenable to including a sunset clause in the Conditional Use Permit that would indicate that upon completion of the permanent employee housing project at Spence Road, the use of the properties revert to single-family use. Mr. Rodriguez agreed.

Ms. Hunter requested input from the City Attorney regarding the proposed sunset clause. Mr. Callihan informed that a sunset clause cannot be included in the Conditional Use Permit; however, the property owner may enter a voluntary deed restriction that indicates the use will revert to a single-family dwelling unit when the need for the H2A use ends.

Ms. Hunter requested that the applicant confirm and state for the record that they agreed with entering a voluntary deed restriction for the intended temporary employee housing use for all three Conditional Use Permits on the agenda.

Mr. Rodriguez confirmed agreement. Mr. Callihan clarified that a revote on the previous agenda item would not be necessary due to the consent verbally stated by Mr. Rodriguez.

Chairperson closed for public comment at 5:29 p.m.

Commissioner Manzo motioned to approve Conditional Use Permit 2020-009, a request to establish and operate an Employee Housing – Medium Project at 1569 Verona Court with an amendment to include a deed restriction agreement. Commissioner Nohr seconded this motion. The motion carried by the following vote:

AYES:	Chairperson Meeks, Commissioners Gonzalez, Manzo, and Nohr
NOES:	None
ABSTAIN:	None
ABSENT:	Commissioners Donohue (left teleconference meeting at 4:59 p.m.), Griffin and Lutes

Conditional Use Permit 2020-010; Request to establish and operate an Employee Housing - Medium Project with a maximum of 14 employees within an existing two-story, 2,044 square-foot single-family detached dwelling unit with a one (1) space (33%) Parking Reduction located at 999 Rockrose Street in the Residential Medium Density - Williams Ranch Specific Plan Overlay (R-M-3.6-SP-2) Zoning District.

Thomas Wiles, Senior Planner, presented a PowerPoint presentation, which is on file at the Community Development Department.

Chairperson Meeks opened for public comment at 5:39 p.m.

No public comments were received.

Chairperson Meeks closed for public comment at 5:40 p.m.

Commissioner Nohr motioned to approve Conditional Use Permit 2020-010 a request to establish and operate an Employee Housing – Medium Project at 999 Rockrose Street with an amendment to include a deed restriction agreement. Commissioner Manzo seconded this motion. The motion carried by the following vote:

AYES:	Chairperson Meeks, Commissioners Gonzalez, Manzo, and Nohr
NOES:	None
ABSTAIN:	None

ABSENT: Commissioners Donohue (left teleconference meeting at 4:59 p.m.), Griffin and Lutes

## **OTHER BUSINESS**

Courtney Grossman, Planning Manager, presented the Planning Commission meeting schedule for 2021. No questions were received regarding the meeting schedule. The meeting calendar was accepted as presented.

## **FUTURE AGENDA ITEMS**

Mr. Grossman informed that revised plans were received for 1054 University Drive and the project was expected to return to the Planning Commission on January 20, 2021. A Cannabis appeal for a project on Sanborn Place is also expected for presentation on January 20, 2021.

## **ADJOURNMENT**

Chairperson Meeks adjourned the meeting at 5:48 p.m.

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JOHN MEEKS  
Chairperson

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COURTNEY GROSSMAN  
Executive Secretary