

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION**

November 18, 2020

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 Griffin, Anzo, Nohr, Ottone, and Rocamora

ABSENT: Commissioner Manzo

STAFF: Community Development Director, Megan Hunter; Planning Manager, Courtney Grossman; Associate Planner, Bobby Latino; Deputy City Clerk, Elizabeth Soto, and Administrative Aide, Maira Flores

The following public hearing item was continued to the Planning Commission meeting scheduled for January 20, 2020: Appeal of Salinas Selection Committee's Denial of two Commercial Cannabis Business Permits for Distribution (CCP 2020-014) and Manufacturing (CCP 2020-015) Located at 743 Sanborn Place in the IG – GW-5 – AR (Industrial-General – Sanborn at U.S. 101 Gateway Overlay – Airport Overlay) District.

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson Meeks opened for public comment at 3:37 p.m.

No public comments were received.

Chairperson Meeks closed for public comment at 3:38 p.m.

APPROVAL OF THE MINUTES: November 4, 2020.

Upon motion by Commissioner Nohr, second by Commissioner Griffin, the minutes of November 4, 2020 were approved. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Manzo

CONSIDERATIONS

None

PUBLIC HEARINGS

Robert Latino, Associate Planner, presented a PowerPoint presentation regarding Conditional Use Permit 2020-001; Request for Residential Design Review to convert 965 square feet of an existing 1,099 attic into a second story addition within an existing single-family dwelling unit located at 1054 University Avenue in the R-L-5.5 (Residential Low Density) Zoning District. This presentation is on file at the Community Development Department.

Chairperson Meeks opened for public comment at 3:52 p.m.

David Elliot, Principal Architect, submitted a letter via email to the project planner and joined the Zoom webinar live to provide public comment. Due to the costs involved, Mr. Elliot indicated opposition to changes of current façade design as presented by Mr. Latino. Therefore, Mr. Elliot, requested that the existing façade design remain in place without change.

Chairperson Meeks closed for public comment at 3:57 p.m.

Due to the applicant's disagreement with making changes as outlined in the presented plans, Commissioner Nohr inquired if the applicant would be interested in considering yet another alternative design that would be less impactful but just as creative to break up the bulk and mass of the project's façade.

David Elliot welcomed the opportunity to continue the item to a future meeting.

Commissioner Nohr motioned that Conditional Use Permit 2020-001 be continued, therefore, allowing the applicant to further study options for articulation opportunities on the front elevation of the existing dwelling unit. Commissioner Ottone seconded the motion. Planning Manager, Courtney Grossman, suggested continuing the item to the Planning Commission meeting scheduled for December 16, 2020. Mr. Elliot, on behalf of the applicant, consented to the continuation of the item. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Manzo

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OTHER BUSINESS

Community Development Director, Megan Hunter, announced that a steering committee for the General Plan would be established and indicated interest on including a Planning Commissioner and welcomed suggestions.

Mr. Grossman informed that the City Council had approved the Central Area Specific Plan. Ms. Hunter clarified that the Rezone and the Development Agreement would require a second reading.

FUTURE AGENDA ITEMS

Future agenda items were not announced.

ADJOURNMENT

Chairperson Meeks adjourned the meeting at 4:34 p.m.

JOHN MEEKS
Chairperson

COURTNEY GROSSMAN
Executive Secretary