

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION**

December 16, 2020

The teleconference meeting per State of California Executive Order No. N-29-20 was called to order at 3:34 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Chairperson Meeks, Commissioners Donohue, Gonzalez, Griffin (joined teleconference at 3:48 p.m.), Lutes, Manzo, and Nohr

ABSENT: None

STAFF: City Attorney, Chris Callihan, Community Development Director, Megan Hunter; Planning Manager, Courtney Grossman; Associate Planner, Bobby Latino; 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 3:37 p.m.

No public comments were received.

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

APPROVAL OF THE MINUTES: November 18, 2020.

Upon motion by Commissioner Nohr, second by Commissioner Lutes, the minutes of November 18, 2020 were approved. The motion carried by the following vote:

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

NOES: None

ABSTAIN: Commissioner Gonzalez

ABSENT: Commissioner Griffin (joined teleconference at 3:48 p.m.)

CONSIDERATIONS

None

PUBLIC HEARINGS

Courtney Grossman, Planning Manager, 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.

Megan Hunter, Community Development Director mentioned of the City's request that the applicant compromise with a solution for addressing the concerns with the façade massing. Ms. Hunter informed the Planning Commission of the Applicant's desire to plant vines; but cautioned that this approach would be setting a precedent for similar applications.

Upon request of the Planning Commission, the applicant's architect, David Elliot, provided a statement. Mr. Elliot fortified the applicant's effort to address the massing issues with vines and added that his proposal is typical for mitigating large mass of commercial buildings.

Eduardo Couttolenc, Applicant, provided a supporting statement regarding the project.

Chairperson Meeks opened for public comment at 4:20 p.m.

No public comments were received.

Chairperson Meeks closed for public comment at 4:21 p.m.

Commissioner Nohr requested that the applicant demonstrate good faith in addressing the Planning Commission's concerns with the large mass of the project's façade and suggested that the applicant submit alternate proposals in an effort to find an equitable solution.

Ms. Hunter inquired if it would be appropriate for Commissioner Nohr to serve as liaison between the City and the Applicant to reach a consensual agreement for possible modifications to the façade of the building. City Attorney, Chris Callihan, advised against this suggestion as Commissioner Nohr is part of the Commission that will be voting on the item.

After clarification was received for compliance with the Permit Streamlining Act requirements, the applicant's representative, David Elliot welcomed an additional opportunity to continue the item to a future meeting and agreed to submit a written request for continuance.

Commissioner Manzo motioned that Conditional Use Permit 2020-001 be continued allowing the applicant to further study options for articulation opportunities on the front elevation. Commissioner Griffin seconded the motion. Planning Manager, Courtney Grossman, suggested continuing the item to the Planning Commission meeting scheduled for January 20, 2021. 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 Donohue, Gonzalez, Griffin, Lutes, Manzo, and Nohr

NOES: None

ABSTAIN: None

ABSENT: None

OTHER BUSINESS

Mr. Grossman welcomed the new Planning Commissioners.

FUTURE AGENDA ITEMS

Mr. Grossman announced that the Employee Housing projects for CUP2020-008, CUP2020-009, and CUP2020-010, as well as a project for a Major Telecommunications Facility, are expected for presentation to the Planning Commission on January 6, 2021.

ADJOURNMENT

Chairperson Meeks adjourned the meeting at 4:48 p.m.

JOHN MEEKS
Chairperson

COURTNEY GROSSMAN
Executive Secretary