

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION
February 3, 2021**

The teleconference meeting per State of California Executive Order No. N-29-20 was called to order at 3:32 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Chairperson Meeks, Commissioners Donohue, Gonzalez, Lutes, Manzo, and Nohr

ABSENT: Commissioner Griffin

STAFF: City Manager, Steve Carrigan; 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 3:38 p.m.

No public comments were received.

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

APPROVAL OF THE MINUTES: January 20, 2021.

Upon motion by Commissioner Lutes, second by Commissioner Manzo, the minutes of January 20, 2021 were approved. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Griffin

PUBLIC HEARINGS

Conditional Use Permit 2020-001; Request for Residential Design Review to convert 965 square feet of an existing 1,099 square feet 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.

Courtney Grossman, Planning Manager, presented a PowerPoint presentation, which is on file at the Community Development Department.

Commissioner Donohue requested that staff clarify the result of denying or approving the project. Mr. Grossman indicated that any decision made by the Planning Commission could be appealable to City Council within 10 days.

David Elliot, Principal Architect, provided comment in support of the project and voiced concerns with consequential costs should the project be denied. Mr. Elliot also provided information regarding efforts made to address both the articulation of the front mass of the building and the concerns with the privacy of neighboring properties.

Commissioner Manzo inquired about the approval process for the attic addition. Community Development Director, Megan Hunter, informed that the construction of attic space was completed through an administrative review process, and due to a loophole in the zoning code, approval for construction of the attic occurred.

Chairperson Meeks opened for public comment at 4:30 p.m.

Eduardo Couttolenc, Applicant, provided public comment in support of the project and spoke regarding the current and proposed use of the attic space should the project be approved.

Chairperson Meeks closed for public comment at 4:35 p.m.

Commissioner Lutes motioned to deny Conditional Use Permit 2020-001 and requested that staff review the zoning codes to properly address future projects. Commissioner Nohr seconded the motion for denial. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Griffin

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.

This item was continued to the Planning Commission meeting of February 17, 2021.

OTHER BUSINESS

Mr. Grossman informed the Planning Commission of the availability of the City Council Chamber Rotunda for attending Planning Commission meetings in person. It is expected that Commissioners opting to attend in-person will follow CDC guidelines for safety. Mr. Grossman also informed that the public will continue to join meetings via teleconferencing means.

FUTURE AGENDA ITEMS

Mr. Grossman informed that on February 17, 2021, the Planning Commission will receive a PowerPoint presentation by Planning Manager, Lisa Brinton, regarding the General Plan Update Steering Committee. Recommendations for Planning Commissioner nominees will be submitted for selection at the following meeting.

Mr. Grossman also announced that in addition to the Major Telecommunications Facility project on 17 Navajo Drive, the following projects are also expected for presentation to the Planning Commission on February 17, 2021: A Residential Design Review at 37 Pine Street and a Parcel Map in the Future Growth Area.

ADJOURNMENT

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

JOHN MEEKS
Chairperson

COURTNEY GROSSMAN
Executive Secretary