

**UNOFFICIAL MINUTES  
OF THE  
SALINAS PLANNING COMMISSION  
May 5, 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, Farias, Gonzalez, Griffin, Manzo, and McKelvey Daye

ABSENT: None

STAFF: Community Development Director, Megan Hunter; Planning Manager, Courtney Grossman; Associate Planner, Robert Latino; City Clerk, Patricia Barajas

**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:** April 21, 2021

Upon motion by Commissioner Farias, second by Commissioner McKelvey Daye, the minutes of April 21, 2021 were approved. The motion carried by the following vote:

AYES: Chairperson Meeks, Commissioners Donohue, Farias, Manzo and McKelvey Daye

NOES: None

ABSTAIN: None

ABSENT: Commissioners Gonzalez (Joined teleconference at 3:44 p.m.) and Griffin (Joined teleconference at 3:45 p.m.)

## **PUBLIC HEARINGS**

**Conditional Use Permit 2021-005; Request to establish and operate an Off-sale Alcohol Related use (Type 20 Beer and Wine ABC license) at a new 2,492 square foot Convenience Store with Gas Pumps located at 1198 North Main Street in the MX - FG-1 (Mixed Use - Laurel Drive at North Main Street Focused Growth Overlay) Zoning District**

Robert Latino, Associate Planner, presented a PowerPoint presentation, which is on file at the Community Development Department.

Chairperson Meeks opened for public comment at 3:53 p.m.

Chandra Miehle, TAIT & Associates, provided public comment in support of the project.

Chairperson Meeks closed for public comment at 3:54 p.m.

Chairperson Meeks motioned to approve a resolution finding the project exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2021-005. Commissioner Donohue seconded the motion. The motion carried by the following vote:

AYES: Chairperson Meeks, Commissioners Donohue, Farias, Gonzalez, Griffin, Manzo, and McKelvey Daye

NOES: None

ABSTAIN: None

ABSENT: None

## **CONSIDERATIONS**

### **Election of Planning Commission Vice-Chairperson**

Chairperson Meeks nominated Commissioner McKelvey Daye to serve as Vice-Chairperson; the nomination was not seconded.

Commissioner Manzo nominated Commissioner Gonzalez to serve as the Planning Commission Vice-Chairperson for the remainder of the term. Commissioner Farias seconded the nomination. Commissioner Gonzales was elected as Vice-Chairperson with the following vote:

AYES: Chairperson Meeks, Commissioners Donohue, Farias, Gonzalez, Griffin, Manzo, and McKelvey Daye

NOES: None

ABSTAIN: None

ABSENT: None

## **OTHER BUSINESS**

None

## **FOLLOW-UP REPORTS**

Planning Manager, Courtney Grossman, informed that City staff continue to be challenged with design consideration. A Design Review Board package will soon be presented to the Planning Commission and will require participation from both the Planning Commission and the public.

Chairperson Meeks inquired if the alcohol sales license transfer noticed for Food 4 Less would be presented to the Planning Commission. Planning Manager, Courtney Grossman, indicated that this would depend on the type of transfer requested; a request for a name change would not have any zoning implications unless it involves changes affecting the license type or location.

## **FUTURE AGENDA ITEMS**

Mr. Grossman informed that on June 2, 2021, the Planning Commission will receive a presentation regarding the request for a Conditional Use Permit at 1054 University Avenue. City Council remanded the project back to the Planning Commission for further review; the deadline for Planning Commission to be presented with this project is June 16, 2021.

The Planning Commission will receive a presentation at a future meeting, regarding improvements to Carr Lake as proposed by the Big Sur Land Trust. This item will include both a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP).

Zoning Code Amendment 2021-003 for Employee Housing and Extended Stay at Hotels/Motels is also expected for presentation to the Planning Commission in late June or early July 2021.

## **ADJOURNMENT**

Chairperson Meeks adjourned the meeting at 4:05 p.m.

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JOHN MEEKS  
Chairperson

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COURTNEY GROSSMAN  
Executive Secretary