

**UNOFFICIAL MINUTES  
OF THE  
SALINAS PLANNING COMMISSION  
October 20, 2021**

The meeting was called to order at 3:31 p.m. in the City Council Chamber Rotunda.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**WELCOME AND STAFF INTRODUCTIONS**

**PRESENT:** Chairperson Meeks, Commissioners Donohue, Farias, and McKelvey Daye

**ABSENT:** Commissioners Gonzales, Griffin, and Manzo

**STAFF:** Community Development Director, Megan Hunter; Planning Manager, Courtney Grossman; Planning Manager, Lisa Brinton; Senior Planner, Jill Miller; Associate Planner, Oscar Resendiz; Administrative Aide, Maira Robles

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

Chairperson Meeks opened for public comment at 3:33 p.m.

No public comments were received.

Chairperson Meeks closed for public comment at 3:33 p.m.

**APPROVAL OF THE MINUTES:** September 15, 2021

Upon motion by Commissioner Donohue, second by Commissioner Farias, the minutes of September 15, 2021 were approved. The motion carried by the following vote:

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Commissioners Gonzales, Griffin, and Manzo

## **ADMINISTRATIVE REPORTS**

None

## **PUBLIC HEARINGS**

### **Planning Commission Investigation of a School Site Acquisition by Santa Rita Union School District for a New Public-School Facility Located at 86 San Juan Grade Road, APN 211-011-002-222 (M 2021-004)**

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

Chairperson Meeks opened for public comment 3:41 p.m.

No public comments were received.

Chairperson Meeks closed for public comment at 3:41 p.m.

Commissioner Donohue motioned to approve a resolution indicating the Planning Commission's conditional support of the proposed acquisition of an approximate 10-acre site for the future development of a public-school facility located at 86 San Juan Grade Road. Commissioner Farias seconded the motion. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioners Gonzales, Griffin, and Manzo

### **Zoning Code Amendment 2021-005; An Ordinance Amending Chapter 37 of the Salinas Municipal Code (Zoning Code) to permit certain residential uses in the Commercial Thoroughfare (CT) Zoning District with a Conditional Use Permit (CUP)**

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

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

Kevin Dayton, Salinas Valley Chamber of Commerce, provided public comment in support of the project and added that this project is a good step forward in providing affordable housing. Chairperson Meeks closed for public comment at 3:53 p.m.

Commissioner McKelvey Daye motioned to approve a resolution recommending that the City Council: 1) find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305; and 2) then adopt an Ordinance amending Chapter 37 of the Salinas Municipal Code (Zoning Code) to permit certain residential uses in the Commercial Thoroughfare (CT) Zoning District with a Conditional Use Permit (CUP). Commissioner Farias seconded the motion. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioners Gonzales, Griffin, and Manzo

**General Plan Amendment 2021-002 (GPA 2021-002) and Rezone 2021-002 (RZ 2021-002); Request to Amend the General Plan to change the General Plan Designation of six (6) sites to Mixed Use and Rezone the same six (6) sites from Public/Semipublic (PS) or Commercial Retail (CR) to Mixed Use (MX) and expand the Downtown Core Area (DC) Overlay District to include the Intermodal Transportation Center (ITC)**

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

Chairperson Meeks requested information on parking requirements for future mixed-use developments. Mr. Resendiz informed that parking would have to be identified through an Administrative Site Plan Review, however, mixed use would allow for off-site parking and, downtown development would encourage pedestrian friendly communities with access to public transportation. Lisa Brinton, Planning Manager, added that in 2016, Kimley Horn conducted a housing market assessment and traffic study which acknowledged the parking reduction resulting from the rezone, however, the intent was that parking would be consolidated in a structure at other potential downtown locations. Ms. Brinton added that the City is currently in early discussions with the County to identify a joint parking structure. Other options are in-lieu fees, reducing parking requirements, and looking creatively at reciprocal parking agreements.

Chairperson Meeks opened for public comment 4:12 p.m.

Kevin Dayton, Salinas Valley Chamber of Commerce, provided public comment in support of the project and stressed the need for the Downtown Plan Vibrancy Plan to be circulated for public review and input.

Steve Ish, Taylor Farms Representative, requested clarification on the firehouse easement for Lot 8 and requested that all changes be clearly identified before moving the item to City Council.

Chairperson Meeks closed for public comment at 4:16 p.m.

Commissioner Donohue inquired if additional parking structures would require additional changes to zoning or would mixed-use allow for it. Ms. Hunter clarified that this project would allow for the structures, however, these developments would have to meet all design guidelines.

Chairperson Meeks closed for public comment at 4:16 p.m.

Commissioner McKelvey Daye motioned to approve a resolution recommending that the City Council: 1) adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; 2) approve General Plan Amendment changing the General Plan Land Use Designations of six (6) sites to Mixed Use; and 3) adopt an Ordinance to rezone the same six (6) sites to Mixed Use (MX) and expand the Downtown Core Area (DC) Overlay to include the Intermodal Transportation Center (ITC) site. Commissioner Farias seconded the motion. The motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioners Gonzales, Griffin, and Manzo

## **OTHER BUSINESS**

General Plan Steering Committee

Chairperson Meeks provided an update on the progress made by the committee. Commissioner McKelvey Daye informed she attended the meeting held for District 3. Ms. McKelvey Daye valued the input from public attendees.

## **FOLLOW UP REPORTS**

None

## **FUTURE AGENDA ITEMS**

Mr. Grossman informed that there are future projects that will be presented to the Planning Commission soon, however, specifics of these projects, were not yet available.

Ms. Hunter made a request that Chairperson Meeks provide an update regarding General Plan Steering Committee.

## **ADJOURNMENT**

Chairperson Meeks confirmed attendance for the next meeting and adjourned at 4:23 p.m.

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JOHN MEEKS  
Chairperson

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COURTNEY GROSSMAN  
Executive Secretary

DRAFT