



City of Salinas

200 Lincoln Ave., Salinas,
CA 93901
www.cityofsalinas.org

Meeting Minutes - Unofficial

City Council

Mayor Joe Gunter

Councilmembers:

Scott Davis, District 1 - Tony Barrera, District 2

Steve McShane, District 3 - Gloria De La Rosa, District 4

Christie Cromeenes, District 5 - John "Tony" Villegas, District 6

Ray E. Corpuz, Jr., City Manager

Christopher A. Callihan, City Attorney

City Clerk's Office: (831) 758-7381

Tuesday, November 5, 2019

4:00 PM

SALINAS ROTUNDA

PLEDGE OF ALLEGIANCE

ROLL CALL

Councilmember Villegas arrived after Roll Call at 5:21 p.m.

Present: 7 - Councilmember Tony Barrera
Councilmember Christie Cromeenes
Councilmember Scott Davis
Councilmember Gloria De La Rosa
Councilmember Steve McShane
Councilmember John Villegas
Mayor Joe Gunter

PROCLAMATION

The City Council proclaimed:

Animal Shelter Appreciation Week, November 4-10, 2019

GENERAL PUBLIC COMMENTS

Received public comment.

CONSIDERATION

[ID#19-568](#)

Alisal Vibrancy Plan

Received report from Planning Manager Lisa Brinton highlighting the Alisal Vibrancy Plan, an action-oriented, comprehensive strategy for Salinas' Alisal (East Salinas) neighborhoods. The AVP's purpose is to communicate the collective vision and of those who live, work, worship, and shop in the Alisal. Over 2,000 residents and community stakeholders participated in a community-led engagement process that resulted in more than 150 strategies. Community recommendations evolved into goals, policies and actions that are the "heart" of the Plan and will inform the update of the City's General Plan, anticipated to begin in 2020.

The following audience members commented on the report:

Leticia Hernandez

Monica Dumilan, Building Healthy Communities

Xago, Baktun 12

Carmen Gil, Monterey County Health Department

Omar Perez, Alisal Vibrancy Plan Steering Committee Member

Veronica Leon, Alisal Vibrancy Plan Steering Committee Member (Spanish/English translation provided by F.A.S.T.)

Rafael Hernandez, Monterey Bay Economic Partnership

Alejandro Chavez, Salinas United Business Association

Rachel Saunders, Big Sur Land Trust

Mia

Juana Alvarez, Ciclovía

Rosa Maria Hidalgo

Matt Huerta, Monterey Bay Economic Partnership

Javier Tamayo, Alisal Center for the Fine Arts

Azucena Barrios, Center for Community Advocacy

Joel Hernandez, Center for Community Advocacy

Audience Member, Center for Community Advocacy

Rafael, Alisal Vibrancy Plan Steering Committee Member

Elsa Otega (Spanish/English translation provided by F.A.S.T.)

Savino Lopez, Center for Community Advocacy

Mrs. Huerta, Resident (Spanish/English translation provided by F.A.S.T.)

The City Council expressed unanimous support of the Alisal Vibrancy Plan.

Upon motion by Councilmember De La Rosa, second by Councilmember Barrera, Resolution accepting the Draft Alisal Vibrancy Plan as a key strategic document was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: RES 21731

ID#19-566

2019 Building Standard Codes and Local Amendments

Received report from Permit Center Manager Joseph DeSante and Battalion Chief/Fire Marshal Samuel Klemek, which adopts specific language, codes and building standards applicable throughout California in order to provide consistent minimum requirements to safeguard public health, safety, and general welfare attributed to the built environment. The most recent documents were published and adopted by the Building Standards Commission on July 1, 2019 and become State law on January 1, 2020.

Upon motion by Councilmember Barrera, second by Councilmember Davis, Ordinance relating to the 2019 California Standard Codes along with the related local amendments was adopted. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: ORD 2621

ADMINISTRATIVE REPORT

[ID#19-569](#)**Permit Center Improvement Update**

Received report from Permit Center Manager Joseph DeSante regarding the Action Plan intended to revise the building plan review and submittal process to eliminate under- and over-processing, improve communications, limit hand-offs between divisions/departments, create new standard operating procedures. The Action Plan includes thirty-seven (37) tasks, of which staff has completed twenty-three (23) and has made substantial progress on thirteen (13). Staff continues our commitment to customers by providing professional and efficient services that support public safety and advance the City's economic prosperity. Staff recognize customer experience and satisfaction is paramount and as a result, the next phase of implementation of the Action Plan will focus on communication and the customer experience.

*The following audience members commented on the report:
Nona J. Childress*

No action is required. Report presented information to the City Council regarding the continuous improvement process of the Permit Center and implementation of the Action Plan for Building Plan Submittal and Review Process.

[ID#19-573](#)**Funding Opportunities for Parks, Recreation and Libraries Master Plan**

Received report from Library and Community Services Director Kristan Lundquist and Finance Director Matt Pressey identifying funding options and discussion surrounding the \$176 million capital improvement plan identified in the Master Plan. Staff proposes a parcel tax of \$10 per month; \$120 per year as funding for the plan poses financial challenges. The City has a positive track record of planning, funding and developing facilities and improvements. To take the next step toward implementing the Master Plan, staff recommends proceeding with scientific polling of the community's thoughts on a parcel tax.

*The following audience members commented on the report:
Rachel Saunders, Big Sur Land Trust
Abram Ortiz, City of Salinas Parks Maintenance Worker*

No action is required. The report presented information to the City Council regarding funding Opportunities for Parks, Recreation and Libraries Master Plan.

CONSENT AGENDA[ID#19-596](#)**Minutes**

Upon motion by Councilmember Cromeenes, second by Councilmember Davis, the minutes of October 22, 2019 were approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

[ID#19-594](#)**Financial Claims**

Upon motion by Councilmember Cromeenes, second by Councilmember Davis, the financial claims report was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

ID#19-554

On-Call Job Order Contract for Sidewalk Improvements

Upon motion by Councilmember Cromeenes, second by Councilmember Villegas, Resolution awarding the On-Call Job Order Contract for Sidewalk Improvements to Hemi's Landscape & Concrete Inc., Golz Construction Inc., and C2 Builders Inc. for a minimum contract amount of \$50,000 with a maximum contract amount of \$2,000,000 to each contractor. The maximum contract amount is a not to exceed limit and is not guaranteed was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: RES 21732

ID#19-558

Standard Agreement with the County of Monterey for the California Department of Housing and Community Development California Emergency Solutions and Housing Program

Upon motion by Councilmember De La Rosa, second by Councilmember Davis, Resolution authorizing the Mayor to enter into a Standard Agreement with the County of Monterey to accept and administer California Department of Health Care Services matching funds, accessed through the County Whole Person Care Program, for the California Department of Housing and Community Development California Emergency Solutions and Housing Program was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: RES 21733

ID#19-561

Purchase of 2019 Multiquip Backup Generator

Upon motion by Councilmember Cromeenes, second by Councilmember Davis, Resolution authorizing the direct purchase of one Multiquip Generator from Multiquip Government Sales at a total cost of \$52,938.60 and approve a supplemental appropriation of \$53,000 from the Sanitary Sewer Fund 6400 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: RES 21734

ID#19-567

Surplus Vehicles and Equipment for Disposal

Upon motion by Councilmember De La Rosa, second by Councilmember Davis, Resolution declaring vehicles and equipment surplus and authorizing their

disposal was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: RES 21735

ID#19-571

Agreement with Monterey-Salinas Transit

Upon motion by Councilmember McShane, second by Councilmember Cromeenes, Resolution authorizing the Mayor to enter into an Agreement with Monterey-Salinas Transit to apply to the Federal Transit Administration's Pilot Program for Transit-Oriented Development Planning Grant and approving the leveraging of the City's California SB 2 grant funds as the City's local match was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: RES 21736

ID#19-585

El Gabilan Library Opening Day Collection

Upon motion by Councilmember De La Rosa, second by Councilmember Davis, Resolution authorizing the direct purchase of materials for the opening of El Gabilan Library from Ingram Library Services, Inc. was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: RES 21737

ID#19-551

Ordinance regarding the collection of assessments for the Salinas United Business Association (SUBA) Business Improvement Area (BIA)

Upon motion by Councilmember Barrera, second by Councilmember Davis, Ordinance regarding the collection of assessments for the Salinas United Business Association Business Improvement Area was adopted. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: ORD 2622

ID#19-548

Zoning Code Amendments 2019-002, 2019-003, 2019-004, 2019-005, and 2019-006 - Introduce and Adopt Ordinances considering a Class 5 Categorical Exemption from the California Environmental Quality Act (CEQA) and approve Zoning Code Amendments for Employee Housing, Housing in PS Districts, Parcel Maps in the Future Growth Area, ADU Replacement Parking in the Front Yard Setback, and Modification of Driveway Width

Upon motion by Councilmember McShane, second by Councilmember Villegas, Ordinance considering a Class 5 Categorical Exemption from the California Environmental Quality Act (CEQA) and approve Zoning Code Amendment 2019-002 (ZCA 2019-002); amend Zoning Code Sections 37-10.290, 37-10.300, 37-10.330, 37-10.360, 37-30.020, 37-30.060, 37-30.110, and 37-50.075 concerning small and medium employee housing in Residential Low Density (R-L) and Residential Medium Density (R-M) districts; and Ordinance considering a Class 5 Categorical Exemption from the California Environmental Quality Act (CEQA) and approve Zoning Code Amendment 2019-003 (ZCA 2019-003); amend Zoning Code Section 37-30.390, Table 37-30.170 to allow residential uses in the PS District subject to approval of a Conditional Use Permit; and Ordinance considering a Class 5 Categorical Exemption from the California Environmental Quality Act (CEQA) and approve Zoning Code Amendment 2019-004 (ZCA 2019-004); amend Zoning Code Section 37-30.420 to allow up to a four (4) lot subdivision in the Future Growth Area (FGA) prior to Specific Plan adoption; and Ordinance considering a Class 5 Categorical Exemption from the California Environmental Quality Act (CEQA) and approve Zoning Code Amendment 2019-005 (ZCA 2019-005); amend Zoning Code Sections 37-50.250 and 37-50.350 to allow front yard setback replacement parking for Accessory Dwelling Units (ADU) pursuant to State of California regulations; and Ordinance considering a Class 5 Categorical Exemption from the California Environmental Quality Act (CEQA) and approve Zoning Code Amendment 2019-006 (ZCA 2019-006); amend various portions of the Zoning Code concerning driveway width increase, subject to approval of a Conditional Use Permit (CUP) were adopted. The motion carried by the following vote:

Ayes: 7 - Councilmember Barrera, Councilmember Cromeenes, Councilmember Davis, Councilmember De La Rosa, Councilmember McShane, Councilmember Villegas and Mayor Gunter

Enactment No: ORD 2623; ORD 2624; ORD 2625; ORD 2626; ORD 2627

COUNCILMEMBERS' REPORTS, APPOINTMENTS AND FUTURE AGENDA ITEMS

Councilmember Davis reported that the Transportation Agency for Monterey County (TAMC) held a meeting to discuss the rail to Salinas and encountered pushback from Monterey Salinas Transit (MST) regarding moving the transfer station to the Intermodal Transportation Center. He reported that sea levels are predicted to increase between three to five inches over the next 10-20 years. As a precaution, TAMC is researching alternative options to protect or raise the rail line adjacent to Elkhorn Slough. Councilmember Davis announced the Veteran's Memorial Signs unveiling taking place on November 7 at the Salinas City Center. He added that he is working with BlueZones to integrate the Parks Master Plan to the BlueZones Project plan. He requested staff revisit the Memorandum of Understanding between the City and County to relocate the skate park to E. Laurel Drive.

Councilmember Barrera requested the City Manager meet with Carl Sedoryk, General Manager for Monterey-Salinas Transit to discuss the relocation of the transfer station to the Internodal Transportation Center. He added that MST is willing to work with the City or TAMC on the sale and terms for relocating the station. Councilmember Barrera commended Cheryl Ancog and Emmanuel Cauntay for their service upon retiring from the City of Salinas.

Councilmember De La Rosa reported that Monterey One Water approved a resolution in support of the desalination project. She reported that the City has also taken a position

on the relocation of the Sun Street Transfer station and there has been ongoing conversation with Salinas Valley Solid Waste Authority (SVSWA) regarding the City's withdrawal notice. She requested direction from the City Manager regarding a request from the Authority regarding the 1-year withdrawal notice extension. Councilmember De La Rosa announced the Veteran's Day Parade taking place on November 11.

Councilmember Cromeenes reported that Salinas Valley Solid Waste Authority requested a letter from the City Manager or formal action by the City Council taking a position to extend the 1-year withdrawal notice beyond December 31, 2019.

Councilmember Villegas added that SVSWA is requesting an extension on the notice to June 30, 2020 via written notice. He added that SVSWA is also aware that the W. Market Street property is not in line with the City's plan to relocate the transfer station and are actively looking at other options. Councilmember Villegas requested the City Manager revisit the Future Citizens Foundation - First Tee Monterey County Agreement. Request was second by Councilmember Cromeenes.

Councilmember McShane reported there is a Traffic Calming Meeting on Villa Street on November 7. He stated he is looking forward to the Veteran's Day parade and on November 11 the Vietnam Memorial is also having an event.

Mayor Gunter reported he attended the Monterey Park and Mission Park Harvest festival and the Neighborhood Cleanup at Madison Lane. He stated the City has met with First Tee Monterey County and staff will report back to Council at a future date. Mayor Gunter stated that SVSWA is aware the City's position and will work with staff to prepare a letter in response to their request.

ADJOURNMENT

Meeting adjourned at 9:02 p.m.

APPROVED:

Joseph Gunter, Mayor

ATTEST:

Patricia M. Barajas