



Thursday, January 28, 2021

5:00 pm Open Session

AGENDA

**REGULAR MEETING
PLANNING COMMISSION**
Marina City Council Chambers
211 Hillcrest Avenue
Marina, CA

Zoom Meeting URL: <https://us02web.zoom.us/j/88453801683>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 884 5380 1683

In response to Governor Newsom’s Executive Order N.29-20 and City Council Resolution 2020-29 ratifying the Proclamation of a Local Emergency by the City Manager/Director of Emergency Services related to the COVID-19 (coronavirus) pandemic, public participation in the City of Marina City Council and other public meetings shall be electronic only and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. This meeting is being broadcast “live” on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at <https://accessmediaproductions.org/>

PARTICIPATION

You may participate in the Planning Commission meeting in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City’s home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the “Raise Your Hand” feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only. If you are unable to participate in real-time, you may email to marina@cityofmarina.org with the subject line “Public Comment Item#__” (insert the item number relevant to your comment) or “Public Comment – Non Agenda Item.” Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Planning Commission will have the option to modify their action on items based on comments received.

AGENDA MATERIALS

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina’s website www.cityofmarina.org. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet will be made available on the City of Marina website www.cityofmarina.org subject to City staff’s ability to post the documents before the meeting.

VISION STATEMENT

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 – May 2, 2006)**

MSSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the City on a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 – May 2, 2006)**

1. CALL TO ORDER

2. ROLL CALL & ESTABLISHMENT OF QUORUM

Acting Chair Brian McCarthy, Thomas Mann, David Bielsker, Victor Jacobsen, Nancy Amadeo
(Two Vacancies)

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR

Announcements of special events or meeting of interest as information to Board and Public. At this time any person may comment on any item, which is not on the agenda. Please state your name and address for the record. Action will not be taken on any item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on the next agenda. Planning Commission members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of Four (4) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the Planning Commission.

5. CONSENT AGENDA

Background information has been provided to the Planning Commission on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the Planning Commission may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.

- a. Minutes July 9, 2020
- b. Minutes August 13, 2020
- c. Minutes August 27, 2020
- d. Minutes (Adjourned Meeting) September 24, 2020
- e. Minutes September 24, 2020
- f. Minutes January 14, 2021

6. PUBLIC HEARINGS

Time will be set aside during the Public Hearing to receive oral comments on all items listed as Public Hearings. Staff will present the project brought forth for Planning Commission consideration and possible action and answer questions from the Planning Commissioners. The applicant will then have the opportunity to raise any issues. The public will then be invited to approach the podium to provide up to four (4) minutes of public testimony.

- a. None

7. **ACTION ITEMS**

Action listed for each Agenda item is that which is brought forth for Planning Commission consideration and possible action. The Planning Commission may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.

- a. None

8. **OTHER ACTION ITEMS**

- a. None

9. **DISCUSSION ITEMS**

10. **COMMISSIONER COMMENTS AND STAFF INFORMATIONAL REPORTS**

11. **CORRESPONDENCE**

12. **ADJOURNMENT**

CERTIFICATION:

I, **Erin Fernando, Administrative Assistant II** for the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at Marina City Council Chambers bulletin board, 211 Hillcrest Avenue; City Kiosk at the corner of Del Monte Boulevard and Reservation Road; and Monterey County Free Library Marina Branch at 190 Seaside Circle on or before 6:30 p.m. Friday, January 22, 2021.

Signature _____

_____ Date Posted

PLANNING COMMISSION NOTES:

1. The Marina Planning Commission regularly meets at 6:30 P.M. on the second and fourth Thursdays of each month.
2. The Planning Commission follows procedures intended to allow for project applicants and members of the public the fullest possible opportunity to be heard, while enabling the Commission to complete its meetings within a reasonable time.
3. Copies of staff reports are available to the public on the Friday afternoon, prior to the Thursday meetings at the Community Development Department office located at 209 Cypress Avenue.
4. Planning Commission subcommittees include the Marina Design Review Board (DRB) and Tree Committee. The DRB regularly meets at 6:30 P.M. on the third Wednesday of each month and the Tree Committee meets quarterly on the 2nd Wednesday of January, April, July and October... All meetings take place in the Council Chambers unless otherwise noticed... Public notices and agendas are posted at the following locations: Monterey County Library Marina Branch, Kiosk at the corner of Del Monte Blvd. and Reservation Rd., and Marina City Council Chambers Bulletin Board.
5. The public is invited and encouraged to participate in all meetings of the Planning Commission and its subcommittees.
6. ALL MEETINGS ARE OPEN TO THE PUBLIC. THE CITY OF MARINA DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. Council Chambers are wheelchair accessible. Meetings are broadcast on cable channel 25 and recordings of meetings can be provided upon request. To request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please call (831) 884-1278 or e-mail: marina@cityofmarina.org . Requests must be made at least **48 hours** in advance of the meeting.



Thursday, July 9, 2020

6:30 P.M.

**MINUTES
REGULAR MEETING OF
PLANNING COMMISSION**

Marina City Council Chambers
211 Hillcrest Avenue
Marina, CA

1. CALL TO ORDER

Meeting was called to order at 6:32 PM

2. ROLL CALL & ESTABLISHMENT OF QUORUM

Present: Chair David Burnett, Vice Chair Katherine Biala, Thomas Mann, Brian McCarthy, David Bielsker, Victor Jacobsen, Nancy Amadeo

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR

Chair Burnett asked for any special announcements from the commissioners. Commissioner Amadeo discussed Marina Youth Arts' virtual arts programs to be provided to students at the beginning of the school year.

Following the commissioners' announcements, the public was invited to share announcements.

Liesbeth Visscher shared comments on the Cal Am desalinization meeting to be held on September 17, 2020. She then encouraged interested parties to visit CitizensForJustWater.org for more information.

Seeing no others who wished to speak, the floor was closed.

5. CONSENT AGENDA

None

6. PUBLIC HEARINGS

a. Accessory Dwelling Unit Ordinance

Open a Public Hearing, Take any Testimony from the Public and (1) Consider Adopting Resolution Recommending City Council Adopt an Ordinance Governing the Development of Accessory Dwelling Units in the City of Marina

Planning Manager Christy Hopper requested a continuance to the July 23rd meeting as there were legal questions still pending.

Commissioner Jacobsen motioned to continue the item, and Commissioner Amadeo seconded.

The item was then put to a vote:

Ayes: Burnett, Biala, Mann, McCarthy, Bielsker, Jacobsen, Amadeo

Noes: None

Abstain: None

Absent: None

The motion passed with a unanimous vote, and the item was continued to the July 23, 2020 Planning Commission meeting.

b. Cannabis Business Ordinance

Open a Public Hearing, Take any Testimony from the Public and Consider Recommending that the City Council Submit to the Voters at the November 3, 2020 Election an Ordinance of the City of Marina Amending Provisions of the Municipal Code Relating to the Regulation, Permitting and Taxation of Commercial Cannabis Businesses, Activities and Land Uses.

Ms. Hopper introduced Mark Mandell who presented a PowerPoint slideshow outlining the proposed process changes. Following the presentation, Mr. Mandell addressed questions from the Commission.

Commissioner McCarthy asked whether the 600 ft buffers were common, and if it was possible to go lower than the state-mandated buffer. He also asked if language regarding the buffers had been purposely removed. Mr. Mandell was unsure but stated that he would review the state mandates. He also confirmed that the verbiage had been removed so as not be duplicative of State Laws. Commissioner McCarthy then asked if laws regulating the advertisement of alcohol and tobacco also apply to cannabis, and Mr. Mandell confirmed that they do.

Next, Vice Chair Biala asked if the pre-application lottery was focused on locations and if the issued permits would be tied to a location. Mr. Mandell stated that permits are not tied to locations, but rather to an owner. Permits are awarded to owners/companies since applicants would not be required to purchase a property prior to approval of permit. Vice Chair Biala next inquired about continuations for permits when the business is moving locations and asked for clarification as to what "Extenuating Circumstances" might be in order for an exception to be made. Mr. Mandell said that these situations would need to be reviewed on a case-by-case basis.

Commissioner Jacobsen asked if it was possible to create a graduated scale for taxes in order to avoid having repeated voter initiatives, and also inquired how the 5% tax was decided upon. Mr. Mandell provided background on how the 5% tax was decided on and noted that there was no need for a tax inflator as the 5% tax on total gross income accommodates price increases as they occur.

Commissioner Amadeo inquired about security camera specs and exterior lighting. Police Chief Tina Nieto responded that HD cameras have greater resolution requirements by industry standards, and that lighting was not specified purposely as it is part of the safety plan.

Commissioner Amadeo also asked if applicants would be provided with a list of suitable landscape plants. Chief Nieto stated that applicants would not be provided a list, but that it is possible for the City to dictate the maintenance of plants via Code Enforcement. Commissioner Amadeo then asked if Planning Commission would be reviewing building, landscape and zoning of locations. Chief Nieto said she believe so but deferred to Planning Staff. Mr. Mandell stated that the Commission could make it a condition that an annual review be part of the permit renewal process.

Next, Commissioner McCarthy asked Chief Nieto how many complaints the Police Department cannabis use in public within the last year. Chief Nieto stated that to date, the department had not received any complaints. Commissioner McCarthy also asked if the City would be able to address signage now or if it would be possible to amend at a later date. Mr. Mandell stated that Commissioner McCarthy's inquiry would require further research.

Commissioner Amadeo followed with a question about whether the City could expand on education of cannabis use for youth. Mr. Mandell said it would need to be city run, funded by cannabis tax. It is not advisable to put ownness for education on dispensaries since it can lead to inconsistent information and creates inadvertent advertising.

Following this response, Vice Chair Biala asked if it would be possible to add an additional tax for cannabis education. Mr. Mandell replied that it is possible, but in California law, there is a special tax provision which requires a two-thirds vote on a ballot measure to approve an earmark tax. He then mentioned that there is a potential loophole, in that City Council could approve a program to be funded by certain taxes collected.

Chair Burnett then asked if it was possible to ask that labels on products include language identifying the source material as grown in Monterey County. Mr. Mandell noted that while the question required further research, he believed that doing this could potentially create challenges with interstate commerce.

Once all Commissioner questions were addressed, Chair Burnett opened the floor for public comment.

Grace Silva-Santella commented that she voted no on the ordinance because she believed the process was not the best, not that she is opposed to cannabis. She also shared that she purchases balm from Big Sur Botanicals to use as a sleep aid. Though she does not believe the process is effective, she believes that it has potential to be good with the aid of revisions and amendments.

Not seeing any others who wished to speak, Chair Burnett closed public comment.

When discussion was brought back to the dais, Vice Chair Biala asked if it was possible to rent any property not exceeding fair market value, and who would check on this. Assistant City Manager Matt Mogensen stated that HdL would perform inspections and tax audits annually.

Following Commissioner questions, Chair Burnett entertained a motion. Commissioner McCarthy motioned to approve the item as presented, with additional conditions of approval as follows:

- Language on signage, limiting to two colors and alphanumeric characters
- Increase buffer to 600 ft rather than 500 ft

Chair Burnett seconded, but then withdrew, Commissioner Amadeo seconded.

Commissioner Amadeo then asked staff about the signage condition proposed by Commissioner McCarthy, and City Attorney Bob Rathie stated that it was not addressed in the Municipal Code. Commissioner Amadeo then said her second still held.

Commissioner McCarthy restated his motion to approve as presented with the additional conditions of approval as follows:

- Increase buffer to 600 ft rather than 500 ft
- Letter of recommendation to City Council regarding Planning Commission's discussion of signage for Council consideration\

Commissioner Amadeo seconded the motion. Following the motion, there was further discussion of the motion and proposed conditions. It was discussed that the letter to Council should also include possible City-funded cannabis education and review of signage in order to deter underage youth usage of cannabis products.

Commissioner Amadeo then made a substitute motion to approve as written with additional conditions of approval as follows:

- Increase buffer to 600 ft rather than 500 ft
- Include a separate action stating Whereas a percentage of taxes collected be used for educational programs

Chair Burnett then reminded Commissioners of Robert's Rule which states that the initial motion would be withdrawn if a substitute motion is approved. He then opened the floor for public comments on the motion. Seeing none who wished to speak, the then closed the floor.

The motion was then put to a vote:

Ayes: Burnett, Biala, Mann, McCarthy, Bielsker, Jacobsen, Amadeo

Noes: None

Abstain: None

Absent: None

The motion passed with a unanimous vote, and the item was approved.

7. **OTHER ACTION ITEMS**

None

8. **DISCUSSION ITEMS**

None

9. **COMMISSIONER COMMENTS AND STAFF INFORMATIONAL REPORTS**

Chair Burnett brought attention to a Commission Subcommittee for Tobacco Use which was formed but never met. He then inquired if it could be revived or if it was necessary to wait for Council to give direction.

It was determined that the group could be revived without direction from Council. Chair Burnett then proposed to disband the previously formed subcommittee. It was unanimously agreed on by Commissioners.

Chair Burnett then reconstituted the subcommittee, and named Commissioner McCarthy as the lead.

Commissioner Amadeo then inquired about Zoning Ordinance updates being done by Staff, and Ms. Hopper provided an update.

10. CORRESPONDENCE

None

11. ADJOURNMENT

Meeting was adjourned at 9:30 PM

David Burnett, Chair

ATTEST:

Erin Fernando, Administrative Assistant

Date



Thursday, August 13, 2020

6:30 P.M.

**MINUTES
REGULAR MEETING OF
PLANNING COMMISSION**

Marina City Council Chambers
211 Hillcrest Avenue
Marina, CA

1. CALL TO ORDER

Present: Chair David Burnett, Vice Chair Katherine Biala, Thomas Mann, Brian McCarthy, David Bielsker, Victor Jacobsen, Nancy Amadeo

2. ROLL CALL & ESTABLISHMENT OF QUORUM

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR

Chair Burnett opened the floor to the public for special announcements and communications.

Karen Anderson shared the statement regarding the Cemex plant location which she intended to read at the upcoming California Coastal Commission meeting.

Seeing no other participants who wished to speak, Chair Burnett closed the floor and opened to the Commissioners for any announcements or communications they wished to share.

Vice Chair Biala shared the poster distributed by Citizens for Just water which was referenced by Ms. Anderson in her comment.

5. CONSENT AGENDA

None

6. PUBLIC HEARINGS

None

7. OTHER ACTION ITEMS

- a. **A Resolution of the City of Marina Planning Commission approving Sign Permit Application SG 2020-05 to Allow the Installation of One (1) Non-illuminated Freestanding Monument Sign at the Veterans Transition Center Located at 220 12th Street, Marina (APN: 031-251-009).**

Assistant Planner Alec Barton shared a PowerPoint presentation outlining the details of the proposed sign installation.

Following the presentation, Planner Burton addressed questions from the Commission.

Commissioner Amadeo asked about whether the sign would have any lighting to make it more visible when it is dark. Planner Burton responded that there was no lighting proposed in the application for the design.

Commissioner Mann also had the same question as Commissioner Amadeo. Planner Burton reiterated that the applicant did not include any plans for lighting for the sign in the current application.

Commissioner McCarthy inquired if it was possible for the sign to be seen in the evening as people drive by it. Planner Burton deferred to the applicant, but also mentioned that if additional lighting were to be proposed upon installation, the Commission could provide a condition for staff to review and approve administratively. Planning Services Manager Christy Hopper added that it is not required for businesses to provide lighting and mentioned that the location of the sign may have challenges in running power to the sign to light it, which may be why it was proposed as non-illuminated.

Seeing no other Commissioners who wished to ask questions, Chair Burnett opened the floor for public comment and invited the applicant to address the Commission.

Applicant Jon Mata of Monterey Signs spoke on behalf of the Veterans Transition Center and addressed commissioner questions regarding sign lighting & visibility.

Al Max from the Veterans Transition Center shared information regarding the challenges they faced in trying to provide power for a lighted sign and noted that if lighting was to be added in the future, it would likely be solar powered.

Upon completion of the applicants' address to the Commission, Chair Burnett then opened for public comment. Seeing none who wished to speak, he then closed public comment.

Commissioner Mann inquired if solar lighting was something Jon Mata had done with previous projects. Mr. Mata said it was a possibility but depended on the Veterans Transition Center and what their budget can accommodate.

Vice Chair Biala reminded her fellow commissioners that illumination is not a requirement for signs and wanted to be clear that the Commission is not in any way requiring lighting to be part of the sign.

Commissioner McCarthy agreed with Vice Chair Biala and echoed her sentiments while also sharing his appreciation for the Commissioners having the discussion, as it shows how greatly they care about the applicant. He also commented on the design of the sign and how he felt it embodied the military history of the location as well as the people the Veterans Transition Center serves.

Commissioner Amadeo asked if it was possible for the sign to be lighted by solar powered stake lights. She also inquired if Staff if Commission could include in their motion that the applicant be allowed to add solar lighting at a later date without having to return the item to Planning Commission. Ms. Hopper responded that no permits would be required for the installation of solar lighting, so it is not necessary to include it in a motion.

Following discussion of solar lighting, Chair Burnett closed public comment and brought it back to the dais to entertain a motion.

Vice Chair Biala motioned to approve the resolution as presented and was seconded by Commissioner Amadeo.

The motion was then put to a vote:

Ayes: Burnett, Biala, McCarthy, Bielsker, Mann, Jacobsen, Amadeo

Noes: none

Abstain: none

Absent: none

The motion was passed with a unanimous vote.

b. Consider Adopting a Resolution Recommending that the Community Development Director Approve Tree Removal Permit TP2020-02 for the Removal of One (1) 12-Inch Diameter Coast Live Oak at the Seahaven Development, Phase 2. Exempt from CEQA per Article 19, Section 15304.

Ms. Hopper outlined the proposed tree removal in a PowerPoint presentation, and upon completion, addressed questions from Commissioners.

Chair Burnett asked for clarification that the tree is not being removed to improve the view from the home to be built on the lot, but to allow for the development and construction on the parcel. Ms. Hopper confirmed.

Commissioner McCarthy inquired if staff had received any written comments regarding the tree removal. Ms. Hopper commented that Community Development Director Fred Aegerter and Planner Barton met with members of the Tree Committee on site to review the tree, and no comments were made regarding the tree in question.

Commissioner McCarthy then inquired if Staff or the Applicant could provide information on Estate Lots and what the financial impact would be. Ms. Hopper replied that the lots are 10,000+ sq. ft. lots and the intent is to maximize the utilization of as much of the property as possible.

Vice Chair Biala then asked for clarification as to the replacement ratio since the developers are proposing to replace at a 5:1 ratio rather than the required 3:1 ratio. Ms. Hopper then provided an explanation for the logic and confirmed that the decision was made by the developers and not required by the City. Vice Chair Biala then inquired about the survey done on the tree and the findings, which made her feel “uncomfortable” about the proposed removal of the tree. Ms. Hopper then provided information about the requirements and standards practiced by arborists when assessing trees. She then noted that the arborist who performed the tree survey is an arborist who the City has worked with on many occasions and has proven to be reliable.

Commissioner Amadeo shared her concern about planting healthy trees in a place where there is currently an infestation, and she hoped the developer would do a survey of the area proposed for urban foresting to ensure the trees will be in a healthy environment. She also asked if the current phase is a landscape phase or housing phase. Ms. Hopper replied that the current phase is a housing one, but that landscaping plans are required to be submitted.

Commissioner McCarthy shared information he recently learned regarding the survival rate of the Coastal Live Oak trees and asked if there could be discussion later as to how best to ensure the replacement trees thrive when planted.

Seeing no other Commissioner questions, Chair Burnett invited the applicant to speak. Dan Garson from Wathens-Castanos Homes then shared some history of the project and how they came to the decision to request the tree removal.

Chair Burnett opened the floor for public comment.

Mike Owen then shared his support for the tree removal and shared his positive experiences in working with the Arborist who performed the survey. He also thanked Staff for their thoroughness in report and the discussion of the item. He also inquired the item which had been removed from the agenda would be returned to the Planning Commission in a future meeting.

Liesbeth Visscher shared that she had gone in person to look at the tree proposed for removal and asked if anyone had the name of the tree movers who moved the trees which are in the roundabouts as the community association is trying to develop a tree care plan.

Ms. Hopper then addressed the public's questions.

Chair Burnett then closed public comment.

Commissioner McCarthy motioned to adopt the resolution as written and was seconded by Vice Chair Biala. Commissioner McCarthy then encouraged the applicant to reach out to local organizations to share information about the tree replacement process.

Following the motion there was a discussion of the requirements for replacement trees, the process by which replanting is performed and the maintenance of the replacement trees.

Next, Chair Burnett opened for public comment on the motion.

Mike Owen thanked the Commission for their discussion of the item, and also shared his experience with replacement trees in the City and the lack of follow-up.

Seeing no others who wished to speak, Chair Burnett closed public comment.

The motion was then put to a vote:

Ayes: Burnett, Biala, McCarthy, Bielsker, Mann, Jacobsen, Amadeo

Noes: none

Abstain: none

Absent: none

The motion was passed with a unanimous vote.

8. DISCUSSION ITEMS

None

9. COMMISSIONER COMMENTS AND STAFF INFORMATIONAL REPORTS

Administrative Assistant Erin Fernando shared information regarding the City's program for Temporary Outdoor Use Permits for local businesses being affected by the pandemic.

10. CORRESPONDENCE

11. ADJOURNMENT

David Burnett, Chair

ATTEST:

Erin Fernando, Administrative Assistant

Date



Thursday, July 27, 2020

6:30 P.M.

**MINUTES
REGULAR MEETING OF
PLANNING COMMISSION**

Marina City Council Chambers
211 Hillcrest Avenue
Marina, CA

1. CALL TO ORDER

2. ROLL CALL & ESTABLISHMENT OF QUORUM

Present: Chair David Burnett, Vice Chair Katherine Biala, Thomas Mann, Brian McCarthy, David Bielsker, Victor Jacobsen, Nancy Amadeo

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR

Commissioner Amadeo announced that Marina in Motion would be hosting Candidate debates on October 3, 2020 at 10:00 AM via Zoom, and shared information on how to submit questions and that there will be modified rules as the meeting will be virtual.

Seeing no other Commissioners who wished to share, Chair Burnett then opened the floor to the public.

Tina Walsh spoke on behalf of Citizens for Just Water, explaining their opposition to the Cal Am Desalinization project. She also shared that the Coastal Commission would be holding a special meeting via Zoom on Thursday, September 17, 2020. Ms. Walsh then invited members of the community to attend and speak out during public comment.

Seeing no other public wishing to make comments, Chair Burnett closed the floor.

5. CONSENT AGENDA

6. PUBLIC HEARINGS

a. Tentative Map – 3320 Abdy Way (Continue to September 10, 2020 Regular Meeting)

Open a Public Hearing, Take Any Testimony from the Public, and Consider Recommending City Council Consideration of a Tentative Map for the Subdivision of a 1.6 Acre Lot into Nine (9) Single-Family Parcels Located at 3320 Abdy Way (APN 033-011-006). (Exempt from CEQA per Section 15332)

Planning Services Manager Christy Hopper requested the item be continued to the next regular Planning Commission meeting due to incorrect noticing.

Commissioner Amadeo motioned to continue to item to the September 10, 2020 meeting, and was seconded by Vice Chair Biala.

The item was then put to a vote:

Ayes: Burnett, Biala, McCarthy, Bielsker, Mann, Jacobsen, Amadeo

Noes: None

Abstain: None

Absent: None

The motion passed with a unanimous vote.

b. Zoning Ordinance Amendments (Continue to Sept 24, 2020 Regular Meeting)

Open a Public Hearing, Take Any Testimony from the Public, and Consider Adopting a Resolution Recommending City Council Consider Adopting an Ordinance Amending Title 17, known and cited as “The Zoning Ordinance of the City of Marina.” Amendment includes the elimination of obsolete zoning districts or provisions, including: Chapters 17.08 – U or Unclassified Districts; 17.12 – K or Agricultural-Residential District; A or Limited Agricultural Uses Combining District; 17.38 – X or Camp Combining District; 17.40 – B or Site and Yard Area Combining District; and, 17.42 – T or Transitional District, along with eliminating all references to these Chapters in other portions of the ordinance. Additionally, the remaining portions of said ordinance will be reorganized, but will not include any changes to the existing text. (Exempt from CEQA per Section 150616(b)(3))

Community Development Director Fred Aegerter requested item to be continued to September 24, 2020 meeting.

Commissioner Jacobsen motioned to continue the item to the September 24, 2020 meeting and was seconded by Commissioner Bielsker.

The item was then put to a vote:

Ayes: Burnett, Biala, McCarthy, Bielsker, Mann, Jacobsen, Amadeo

Noes: None

Abstain: None

Absent: None

The motion passed with a unanimous vote.

7. ACTION ITEMS

8. OTHER ACTION ITEMS

9. DISCUSSION ITEMS

10. COMMISSIONER COMMENTS AND STAFF INFORMATIONAL REPORTS

a. Accessory Dwelling Units – Changes to Draft Ordinance

Assistant Planner Alec Barton explained the changes that were to be made to the previously presented Draft Ordinance. The City worked closely with the State while drafting the ordinance and had received clarification from the State which only requires the City to permit (1) Accessory Dwelling Unit and (1) Junior Accessory Dwelling Unit per Single Family lot with a Single Family home in all circumstances instead of the (2) Accessory Dwelling Units stated in the previous draft.

Chair Burnett then disclosed, that he, Vice Chair Biala, Community Development Director Fred Aegerter and Ms. Hopper had met the day before to discuss the agenda, as well as some of the items related to the amendments to the ordinance. He then invited Commissioners to ask any questions.

Vice Chair Biala asked if a vote was required or if the item was presented as an informational item. Ms. Hopper replied that no vote was required, and that Staff's intention was to bring this back before the Planning Commission so there would be an understanding of what was to go before the City Council, and so that Commissioners would have a chance to review and discuss the amendments.

Commissioner Amadeo then inquired as to why Planning Commission did not need to vote on the item when the text that would be presented to City Council differs from what was previously approved. Ms. Hopper responded that the amendments are clarifying language and not actual changes to content of the ordinance.

Chair Burnett then inquired of Staff if there was a threshold for when an item would be brought back to Commission for re-approval. Ms. Hopper explained that if changes had been made to limits or if the development standards previously approved had been changed.

Commissioner Amadeo thanked Staff for the clarification and shared her previous experiences in dealing with clean up bills.

11. COMMISSIONER COMMENTS AND STAFF INFORMATIONAL REPORTS

Chair Burnett asked Ms. Hopper to discuss the two upcoming meetings. Ms. Hopper then reiterated the two items which were continued to the September meetings.

Ms. Hopper proceeded to share that Staff is inadequate to handle the tasks coming into the department and asked for understanding since it may take longer for Staff to work through items.

Chair Burnett proceeded to remind Commissioners of Clause 383 of the Commissioner Assignments which states that Commissioners are subject to other duties as assigned and expressed Commission's willingness to help in any way.

Vice Chair Biala expressed concern for the staffing situation and inquired as to what would be done regarding projects, especially those that require project streamlining.

Ms. Hopper proceeded to explain that incoming projects include housing developments which would likely need to be outsourced as the Planning Department "has no staff".

Chair Burnett then discussed the challenges the City faces due to the COVID-19 pandemic and encouraged everyone to show appreciation and encouragement to all City staff for the work they do.

Ms. Hopper interjected that it would be possible to encourage applicants to assist by funding contract planners to assist Staff in reviewing incoming projects. A discussion of the process ensued, with Director Aegerter providing additional information regarding the process involved in utilizing contract Planning staff and Ms. Hopper talking about previous projects handled by Staff.

Following the discussion, the Commission shared their appreciation for Staff and agreed to support Staff by helping to fund contract staff and by speaking at City Council or sending letters to the Council members.

12. **CORRESPONDENCE**

13. **ADJOURNMENT**

Meeting was adjourned at 7:34 PM

David Burnett, Chair

ATTEST:

Erin Fernando, Administrative Assistant

Date



Thursday, September 24, 2020

6:30 P.M.

**MINUTES
ADJOURNED MEETING OF
PLANNING COMMISSION**

Marina City Council Chambers
211 Hillcrest Avenue
Marina, CA

1. CALL TO ORDER

2. ROLL CALL & ESTABLISHMENT OF QUORUM

Present: Chair Kathy Biala, Brian McCarthy, Tom Mann, David Bielsker, Victor Jacobsen, Nancy Amadeo (One Vacancy)

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR

Chair Biala opened the floor for public comment.

Council Member Burnett addressed the Planning Commission to thank them for the time he shared as their Chair, for their service to the City and wished them well moving forward. He also invited them to remain in contact and encouraged members to reach out.

Commissioner Amadeo shared information regarding Marina in Motion's Candidate Debates to be held via Zoom on October 4, 2020 beginning at 10:00 AM.

Commissioner McCarthy then shared a point of order from Robert's Rules which allows for Chair Biala to be called as such rather than "Acting Chair" as she has acceded to the position. Chair Biala agreed.

Seeing no other who wished to speak, the floor was closed.

5. CONSENT AGENDA

None

6. PUBLIC HEARINGS

a. Tentative Map – 3320 Abdy Way (Continued from August 27, 2020 Meeting)

Open a Public Hearing, Take Any Testimony from the Public, and Consider Recommending City Council Consideration of a Tentative Map for the Subdivision of a 1.6 Acre Lot into Nine (9) Single Family Parcels Located at 3320 Abdy Way (APN 033-011-006). (Exempt from CEQA per Section 15332)

Commissioner Amadeo recused herself from the item as she lives within the 500' buffer zone of the project. She then excused herself and noted that she would participate as a member of the community.

At this point, Planning Services Manager Christy Hopper experienced difficulties with her laptop and was unable to share her PowerPoint presentation. She requested the Commission move on to the Action Item to allow her time to correct the situation and the Commissioners consented.

Upon completion of the Action Item, Staff and Commission returned to the item. Ms. Hopper remained unable to share her presentation but was able to share the informational report verbally. Following her report she addressed questions from the Commissioners.

Commissioner Jacobsen shared that he believed the use was well suited for the lot, but did wonder if there were any proposed changes to the Noise Ordinance to help alleviate noise that may occur at the neighboring Legion hall on the weekends. He also asked about the Cypress trees which line the property and whether there were plans to leave or remove them, and if a sound wall is being considered. Ms. Hopper noted that the current proposal does not request to remove the trees and deferred to the applicant regarding the sound wall.

Commissioner Mann noted that the East side of the property may be eligible for a sound wall as well. He then asked if a sidewalk would be installed around the whole property. Ms. Hopper replied that all Local Improvements are required around the property, as well as a new street which would be offered for dedication to the City.

Commissioner McCarthy asked for clarification as what the factors are for City streets versus a private street. Ms. Hopper explained that all homes are required to front a City street. Commissioner McCarthy then asked what dictates that a street must be a public street or if it will be allowed to remain private. Ms. Hopper stated that the Subdivision Ordinance requires all new subdivisions to front a public street. Community Development Director Fred Aegerter then elaborated on the history of private streets, and how public streets help further the City's desire to maintain ease of finding a home or location.

Vice Chair Biala then shared her appreciation to the developer's accommodation for potential to add Accessory Dwelling Units to homes which would be built on the parcels. She also asked for more information about stormwater runoff - what it means and the origins of the standard. She also asked about how many of the existing utility poles would need to go underground. Ms. Hopper provided a little information regarding Accessory Dwelling Units and what is allowed by the City. She then noted that there is a condition of approval for the project which required overhead lines from across the street that come across the street be undergrounded, as well as the rest of utilities on the corner. Ms. Hopper then addressed stormwater runoff. Per the improvement agreement for the project states that any stormwater that comes off the sidewalks into the street will run into the storm drains. Per State law, each lot created will also need to maintain and infiltrate its own stormwater, which must stop at property lines and not run onto the sidewalk or into the street.

Seeing no more Commissioners with questions, Chair Biala then invited the applicant to address the Commission and offered her apologies for the delays in hearing the project. Peter Taormina then shared further background and information on the project.

Following the applicant statements, Mr. Taormina accepted Commissioner questions. Commissioner McCarthy then shared that he currently lives in a neighborhood which was designed in partnership with Mr. Taormina and attested to the thought and quality of the development. He then went on to ask if homes built on these parcels could be counted towards the City's housing stock, which Ms. Hopper confirmed.

Commissioner Jacobsen inquired of the applicant if the issue of the noise from the American Legion and if it would be an “Owner Beware” issue or of the applicant has intention to build or work in coordination with the American Legion to build a sound barrier. Mr. Taormina stated that he has worked with the Legion on past projects and that he was confident they will continue to work together, but it would be something that was disclosed to potential buyers.

Chair Biala then asked the applicant how many ADUs he anticipates to be built on these properties, and if any incentives are being offered to interested buyers. Mr. Taormina expressed the ownership groups’ intention to build ADUs on the property and addressed the potential housing price point for ADUs. Ms. Hopper then added more information regarding ADUs and affordability, as well as the work being done by the City to work through and interpret the new State Law regarding ADUs.

Following the discussion, Chair Biala opened the floor for public comment.

Nancy Amadeo then provided statements as a member of the public. She shared her concern regarding noise, not so much from the American Legion but from the creamery. She then shared her personal experience with noise from the creamery, as she lives within the 500’ buffer from the project. She also inquired about a tree on Healy Ave in front of the creamery, whose roots may be affected by development of the street and if any protection would be afforded to the root system.

Mr. Taormina then addressed Ms. Amadeo’s questions and noted that a fence would be built and trees would be planted to buffer the visual of the neighboring property’s side wall, which he anticipated to help buffer some noise. He then noted that the tree on the corner is in the right of way, but about 14’ from where grading for the project will occur, and if it becomes an issue during development it will be addressed at that time.

Seeing no other who wished to speak, Chair Biala closed the floor.

Chair Biala motioned to approve the resolution as presented and was seconded by Commissioner Jacobsen.

Commissioner McCarthy shared his concerns over lack of deed-restricted affordable housing and “affordable by design”. He also expressed that though he is not inclined to oppose the project, he does have serious concern and hopes the Commission and City will look further into this in future.

Chair Biala agreed with Commissioner McCarthy and noted that though the Commission is not able to address these concerns on the project being presented, it would be a good item for discussion at a later date.

The motion was then put to a vote:

Ayes: Biala, McCarthy, Mann, Bielsker, Jacobsen

Noes: None

Abstain: Amadeo

Absent: None

The motion passed with a 6-0-1-0 vote.

7. ACTION ITEMS

a. **Seahaven Master Sign Plan**

Consider Adopting a Resolution Approving Sign Permit Application SG 2020-04 for the Sea Haven Master Sign Plan Consisting of 14 Externally Illuminated Freestanding Monument and Directional Signs in the Sea Haven Residential Development. (Exempt from CEQA per Section 15311)

Assistant Planner Alec Barton presented a PowerPoint outlining the proposed Sign Plan, and upon completion of his presentation, addressed questions from the Commissioners.

Commissioner Amadeo inquired about the single backlit sign and what the desired illumination is. She likened them to the signs at the Dunes Shopping Center and asked if it would be similar. Planner Barton stated that there are currently no requirements, but the concern is more about not being too bright or disruptive as the sign would be in a residential area.

Commissioner McCarthy asked if the lighted signs are a photo electric cell, timer or both. Planner Barton deferred to the applicant.

Seeing no other Commissioner questions, Chair Biala invited the applicant to speak. Bianca Koenig, Landscape Architect, addressed the Commission and provided background information regarding the sign package development and design. She also addressed the lighting questions posed by Commissioners. The backlit sign was proposed for one sign in particular as the location did not allow adequate space for uplighting, so it was changed to be backlit, which also was less light intensive. She also noted that the lettering would not be as brightly lit as the signs at shopping center and would be on a timer in order to conserve energy. Ms. Koenig also noted that the design of the signs was intentional, as it was an homage to the area - each monument sign faces in the direction of the prevailing wind in each location.

Following Ms. Koenig's comments, Chair Biala opened the floor for public comment. Seeing none that wished to speak, the floor was closed. She then expressed her appreciation for the design of the sign and noted that it was a very clever way to pay tribute to the area. Chair Biala then inquired of Staff if Design Review Board was permanently disbanded. Planner Barton and Administrative Assistant Erin Fernando explained that any non-decision making groups were only temporarily disbanded due to the current pandemic.

Commissioner Amadeo motioned to approve the item as presented with a condition of approval that the lighted sign come back to Staff for Administrative approval, Commissioner Mann seconded. Chair Amadeo then proposed a friendly amendment to include the word "Temporarily" to the language pertaining to disbandment of Design Review Board.

The item was then put to a vote:

Ayes: Biala, McCarthy, Mann, Bielsker, Jacobsen, Amadeo

Noes: None

Abstain: None

Absent: None

The motion passed with a unanimous vote.

Upon completion, Chair Biala requested Commission return to the previous item.

8. **OTHER ACTION ITEMS**

None

9. **DISCUSSION ITEMS**

Chair Biala asked Staff when the vacant seat on the Planning Commission would be noticed to the public. Ms. Hopper shared that the Deputy City Clerk would be putting out a notice of vacancy, and expanded on the process of filling the seat.

10. **COMMISSIONER COMMENTS AND STAFF INFORMATIONAL REPORTS**

None

11. **CORRESPONDENCE**

None

12. **ADJOURNMENT**

Meeting was adjourned at 8:10 PM

David Burnett, Chair

ATTEST:

Erin Fernando, Administrative Assistant

Date



Thursday, September 24, 2020

6:30 P.M.

**MINUTES
REGULAR MEETING OF
PLANNING COMMISSION**

Marina City Council Chambers
211 Hillcrest Avenue
Marina, CA

1. CALL TO ORDER

Meeting was called to order at 8:11 PM

2. ROLL CALL & ESTABLISHMENT OF QUORUM

Present: Chair Kathy Biala, Brian McCarthy, Tom Mann, David Bielsker, Victor Jacobsen, Nancy Amadeo (One Vacancy)

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR

None

5. CONSENT AGENDA

None

6. PUBLIC HEARINGS

a. Zoning Ordinance Amendments (Continued from August 27, 2020 Regular Meeting)

Open a Public Hearing, Take Any Testimony from the Public, and Consider Adopting a Resolution Recommending City Council Consider Adopting an Ordinance Amending Title 17, known and cited as "The Zoning Ordinance of the City of Marina." Amendment includes the elimination of obsolete zoning districts or provisions, including: Chapters 17.08 – U or Unclassified Districts; 17.12 – K or Agricultural-Residential District; A or Limited Agricultural Uses Combining District; 17.38 – X or Camp Combining District; 17.40 – B or Site and Yard Area Combining District; and, 17.42 – T or Transitional District, along with eliminating all references to these Chapters in other portions of the ordinance. Additionally, the remaining portions of said ordinance will be reorganized, but will not include any changes to the existing text. (Exempt from CEQA per Section 150616(b)(3))

Community Development Director Fred Aegerter presented a PowerPoint which outlined changes and updates proposed for the Zoning Ordinance, as well as why these changes were made. Following the presentation, Director Aegerter addressed Commissioner questions.

Commissioner Amadeo noted that items which were removed from the Zoning Ordinance were still present in the definitions. She also shared some history of the Zoning Ordinance and how it came to be adopted by the City.

Following the discussion, Chair Biala opened the floor for public comment. Seeing none that wished to speak, the floor was closed.

Commissioner Amadeo motioned to approve the resolution as presented and was seconded by Commissioner Jacobsen.

The motion was then put to a vote:

Ayes: Biala, McCarthy, Mann, Bielsker, Jacobsen, Amadeo

Noes: None

Abstain: None

Absent: None

The motion was passed with a unanimous vote.

7. **ACTION ITEMS**

None

8. **OTHER ACTION ITEMS**

None

9. **DISCUSSION ITEMS**

Commissioner McCarthy acknowledged Council Member Dr. Lisa Berkeley who was in attendance and thanked her for attending the meeting as the newly appointed Council Liaison.

Chair Biala then asked Ms. Hopper to outline what other projects will be coming up at the next meeting. Ms. Hopper noted that contract project managers were being hired to manage the Marina Station and Dunes projects.

Dr. Berkeley then greeted the Commission and congratulated Chair Biala on a successful first meeting as Chairperson.

10. **COMMISSIONER COMMENTS AND STAFF INFORMATIONAL REPORTS**

None

11. **CORRESPONDENCE**

None

12. **ADJOURNMENT**

Meeting was adjourned at 9:13 PM

Kathy Biala, Chair

ATTEST:

Erin Fernando, Administrative Assistant

Date



Thursday, October 22, 2020

6:30 P.M.

**MINUTES
REGULAR MEETING OF
PLANNING COMMISSION**

Marina City Council Chambers
211 Hillcrest Avenue
Marina, CA

1. CALL TO ORDER

Meeting was called to order at 6:34 PM

2. ROLL CALL & ESTABLISHMENT OF QUORUM

Present: Chair Kathy Biala, Brian McCarthy, David Bielsker, Victor Jacobsen, Nancy Amadeo

Absent: Tom Mann (Excused)

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR

Commissioner Amadeo shared that the recordings of Candidate Debates hosted by Marina in Motion were not available to watch on Comcast Channel 25, via the AMP website and on the group's Facebook page.

5. CONSENT AGENDA

None

6. PUBLIC HEARINGS

a. 212 Cypress Avenue

Open a Public Hearing, Take Any Testimony from the Public, and Consider Adopting a Resolution Approving Conditional Use Permit UP2020-02 to Permit the Operation of a Distilled Spirits Rectifying Facility (Doc Pepe's Lab) at 212 Cypress Avenue (APN: 032-312-028), Subject to Conditions

Assistant Planner Alec Barton presented a PowerPoint which outlined the proposed use at 212 Cypress Ave. Following his presentation, he answered questions from the Commissioners.

Commissioner Amadeo asked if Staff or the applicant could provide more information about what rectified spirits are. Planner Barton deferred to applicant for the specifics of the process.

Chair Biala then invited the applicants to provide comment. Mr. Rich Pepe then provided a brief history of the company and expressed his excitement at bringing his operations to Marina. Mr. Richard Pepe then stated that he was in full support of having the gates open during operation hours and would have an emergency lock box installed as well.

Mr. Christian Pepe then addressed Commission and provided information on the development of the product and the process by which it was made. He also shared that he would not be selling product directly to the public, as his license as issued by the ABC permitted him to sell to distributors and licensees only. Following his comments, Mr. Christian Pepe addressed questions from the Commission.

Commissioner McCarthy asked if there would be any noticeable odors coming from the facility, to which Mr. Christian Pepe responded there would not.

Chair Biala then opened the floor for public comment, but seeing none who wished to speak, the floor was closed and discussion brought back to the dais.

Commissioner Amadeo motioned to approve the resolution as presented, adding a condition of approval that the gates on property remain open during business hours, and a lock box be installed.

Commissioner McCarthy proposed the addition of a friendly amendment which stating that there should be no noticeable odors outside the facility. Commissioner Amadeo was unsure of the condition was necessary and requested Staff guidance. Ms. Hopper then stated that issuance of a Conditional Use permit did not include any requirements as to odor. She then elaborated that while it is not unusual for there to be occasional odors emitted from businesses of any type, it is not of great concern and is not necessary to be addressed as a condition of approval.

Commissioner Amadeo respectfully declined the addition of the friendly amendment, noting her hesitation to put restrictions on odors when there is no call for concern.

Chair Biala agreed with Commissioner Amadeo and shared her hesitance to add the condition.

Commissioner Amadeo's motion remained as initially stated and was seconded by Commissioner Jacobsen.

The motion was then put to a vote:

Ayes: Biala, McCarthy, Bielsker, Jacobsen, Amadeo

Noes:

Abstain: None

Absent: Mann

The motion was approved with a unanimous vote.

7. ACTION ITEMS

a. **225 10th Street**

Consider Adopting a Resolution Approving Site and Architectural Review DR 2019-30 for the Site Plan, Building Elevations, Landscape Plan, Lighting Plan, and Colors and Materials; and a Tree Removal Permit for the Removal of 13 Monterey Pine Trees for a New Four-Story, 63,850 Square Foot 94 Unit Hotel on a 2.05 Acre Site Located at 225 10th Street (APN 031-251-047), within the Dunes on Monterey Bay Specific Plan Area (Formerly University Villages), Subject to Conditions

Planning Services Manager Christy Hopper presented a PowerPoint Outlining the proposed project. Following the presentation, she addressed staff questions.

Commissioner Amadeo appreciated the design of the proposed building and how it fit well with the existing hotel. She went on the express her concern regarding Coast Cypress trees, their roots and the damage they can cause, and suggested that other trees may be a better choice given. She then asked if

Staff would be able to provide suggestions for alternative trees which would not have a negative impact on the development or the surrounding buildings. Ms. Hopper stated that it was possible for the Commission to add a condition of approval that the landscape architect work with Staff to find an appropriate palette of trees.

Commissioner McCarthy inquired about the lighting proposed for the new hotel is similar to the bi-level lighting in place at the existing Springhill Suites. He also asked about the hotel brand and its accommodations and whether it would offer community meeting space similar to the Springhill Suites. Ms. Hopper deferred to the applicant but noted that on the plans it appeared there would be some type of community space or meeting rooms.

Commissioner Jacobsen asked why the hotel was being placed behind the parking lot rather than closer to 10th Street. Ms. Hopper explained that there were concerns about the height and the impact on the housing development across the street. She also expanded on other factors which influenced the placement including circulation with consideration to Fire, as well as the specific plan for the area.

A discussion regarding landscaping took place, with Commissioners reiterated their hopes that the landscape architect would work with Staff regarding plant and tree selection.

Chair Biala then invited the applicant to provide Comments. Adriana Cook from Arris Architects introduced herself and provided further information about the project and addressed Commissioner questions. She shared that ownership is happy to look into any tree or landscape recommendations from Staff. Next, she addressed the lighting and stated that the bi-level lighting at the Springhill Suites would be the same lighting used for the proposed hotel. She then shared background on the decision-making process used to determine where to place the hotel.

Upon completion of Ms. Cook's comments, Chair Biala then opened the floor for public comment.

Mike Owen requested the Commissioners consider in their conditions of approval to reduce the number of required replacement trees from 28 to 18 and provided reasoning for his request.

Seeing no other members of the community who wish to speak, Chair Biala closed the floor and brought discussion back to the dais.

Commissioner Amadeo motioned to approve the resolution as presented, with an additional condition of approval stating the landscape plan be returned to Staff for review in order to deal with the issue of trees as discussed in the meeting. Commissioner Bielsker seconded the motion.

Chair Biala opened the floor for public comment on the motion.

Mike Owen offered an invitation to the applicant, Commissioners and members of the community to reach out to him if they wished to see his garden, and also shared his appreciation for the Commission's discussion and consideration of trees.

The motion was then put to a vote:

Ayes: Biala, McCarthy, Bielsker, Jacobsen, Amadeo

Noes:

Abstain: None

Absent: Mann

The motion was approved with a unanimous vote.

8. **OTHER ACTION ITEMS**

None

9. **DISCUSSION ITEMS**

None

10. **COMMISSIONER COMMENTS AND STAFF INFORMATIONAL REPORTS**

Administrative Assistant Erin Fernando shared a Save the Date for the City's Virtual Tree Lighting ceremony to be held on December 4, 2020.

11. **CORRESPONDENCE**

None

12. **ADJOURNMENT**

Meeting was adjourned at 8:31 PM

Kathy Biala, Chair

ATTEST:

Erin Fernando, Administrative Assistant

Date

Meeting Minutes for the Regular Meeting of the Planning Commission
held Thursday, January 14, 2021 will go here upon completion.