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Zoom Meeting Telephone Only Participation: 1-669-900-9128 -

Webinar ID: 869 258 83638

. AGENDA

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**REGULAR MEETING OF THE MARINA PLANNING COMMISSION
THIS MEETING WILL BE HELD IN PERSON AND VIRTUALLY
(HYBRID)**

**Marina City Council Chambers
211 Hillcrest Avenue, Marina, CA**

6:30 PM Regular Session

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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.

Persons Addressing the Legislative Body. Any person making impertinent, slanderous or profane remarks, or who becomes boisterous while addressing the legislative body, shall be called to order by the Presiding Officer and, if such conduct continues, may at the discretion of the Presiding Officer be barred from further audience before the legislative during that meeting, unless permission to continue be granted by a majority of the body.

Members of Audience. Any person in the audience who engages in disorderly conduct such as hand clapping, stamping of feet, whistling, using profane language, yelling, and similar demonstrations, which conduct disturbs the peace and good order of the meeting, or who refuses to comply with the lawful orders of the Presiding Officer, shall be guilty of an infraction, and upon instructions from the Presiding Officer, it shall be the duty of the Sergeant at Arms or Peace Officer to remove any such person from the room and place him under arrest or otherwise cause him to be prosecuted under the law.

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)**

Mission Statement

The Planning Commission as an appointed body of 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)

Land Acknowledgement

The City recognizes that it was founded and is built upon the traditional homelands and villages first inhabited by the Indigenous Peoples of this region - the Esselen and Ohlone/Costanoan, their ancestors and allies - and honors these members of the community, both past and present.

1. Call To Order

2. Roll Call & Establishment Of Quorum

Chair Glenn Woodson, Vice Chair Audra Walton, Surinder Rana, Victor Jacobsen, Galia Baron, Richard St. John, Paul Cheng

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 an 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 three (3) 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. Ex Parte Communications For Quasi-Judicial Matters

On quasi-judicial matters, Councilmembers shall verbally disclose off the record contacts relating to the item, after the item is called and before Council consideration of the matter. Disclosure shall include the identity of an individual(s) with whom the Council Member had contact and the nature of the contact.

Written ex parte communications must be forwarded to the City Clerk so they can be provided to the entire Council and to the public.

6. 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. Approval Of Minutes**

Planning Commission to approve the April 10, 2025, Meeting Action Minutes. Not a project under CEQA per Article 20 Section 15378 and under General Rule Article 5 Section 15061.

Documents:

MINUTES PLANNING COMMISSION APRIL 10 2025.PDF

7. 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. Planning Commissioners will disclose any ex parte communication before making comments on each project. The applicant will then have the opportunity to make a presentation. The public will then be invited to approach the podium to provide up to three (3) minutes of public testimony and then the applicant will have a chance for a short rebuttal of any issues raised by the public.

• **A. Medical Facility Site-Tree Removal Permit**

The Planning Commission shall open a public hearing and adopt PC Resolution 2025- determining that approximately eleven trees within Opportunity Area 4.3 (Op 4.3) may be removed to make the site suitable for medical facility use in the near term.

Find that any environmental impacts from the recommended action have been previously reviewed in the environmental impact report for the University Village Specific Plan EIR (EIR NO. 2004091167. Project Planner: Guido F. Persicone, AICP, Community Development

Director; GPERSICONE@CITYOFMARINA.ORG; 831-884-1289

Documents:

DRAFT STAFF REPORT MEDICAL FACILITY USE (SDP EDITS 6-2-25_ RAO REVIEW 6-4-25)(1924060.2).PDF

ATTACHMENT 4-SHEA HOMES LETTER, OP TREE REMOVAL BIFURCATION REQUEST.PDF

ATTACHMENT 5-FIGURE 2A TREE SURVEY RESULTS.PDF

ATTACHMENT 6-CUT AND FILL SUMMARY.PDF

ATTACHMENT 7-STOCKPILING OF DIRT ON CAR DEALERSHIP SITE.PDF

ATTACHMENT 8- APRIL 18, 2025-ARBORIST REPORT FOR THE DUNES ON MONTEREY BAY PROJECT, PHASE 3 (OP3, OP4, AND L5.5.1) 4-21-25_R 1.PDF

. B. Public Hearing-Accessory Structure/Fence Ordinance

The Planning Commission will hold a public hearing and consider adopting Resolution No. 25-07 recommending that the City Council adopt an ordinance to amend Title 17 adding Section 17.04.305 (Garden Structures), Section 17.42.060 (Fences), and Chapter 17.55 (Staff Approvals and Procedures) and amending Sections 17.42.020 (Use Regulations), 17.42.055 (Height), and 17.42.070 (Yards) with corresponding updates to residential districts (17.06, 17.08, 17.10, and 17.12) in the Marina Municipal Code. The proposed amendments are exempt from environmental review per Section 15061(b)(3) of the CEQA Guidelines. Project Planner: Nicholas McIlroy, AICP, Senior Planner | 831-884-1217 | NMCILROY@CITYOFMARINA.ORG

Documents:

PC SR AND RESO - FENCE AND ACC STRUCTURES
ORDINANCE.PDF
EXHIBIT A - PROPOSED DRAFT ORDINANCE.PDF

8. Informational Items

. A. Informational Item – 219-221 Hillcrest Ave Objective Design Review

The City of Marina Planning Commission to receive an informational update from staff on the ministerially approved Downtown Vitalization Specific Plan (DVSP) Objective Design Review (ODR25-001) for 219-221 Hillcrest Ave (APNs 032-303-035 & -036). Not a project under CEQA per Article 20 Section 15378 and under General Rule Article 5 Section 15061. Project Planner: Nicholas McIlroy, AICP, Senior Planner | 831-884-1217 | NMCILROY@CITYOFMARINA.ORG

Documents:

INFORMATIONAL ITEM - ODS ODR25-001 SR 219-221 HILLCREST
AVE.PDF

9. Staff & Major Projects Updates

10. Correspondence

11. Adjournment