

Regular Meeting Of The Marina Planning Commission

AGENDA

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

Zoom Meeting URL:

[HTTPS://US02WEB.ZOOM.US/S/84287578704](https://us02web.zoom.us/j/84287578704)

**Zoom Meeting Telephone Only Participation: 1-669-
900-9128 - Webinar ID: 842 8757 8704**

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 July 10, 2025, Meeting Action Minutes. Not a project under CEQA per Article 20 Section 15378 and under General Rule Article 5 Section 15061.

Documents:

DRAFT MINUTES REGULAR MEETING PLANNING
COMMISSION JULY 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. Minor Amendment To The Marina Municipal Code – Amend “Male And Female Impersonators”

The Planning Commission to consider adopting Resolution 2025-10 recommending that the City Council adopt the proposed amendment to Section 17.52.020 of the Marina Municipal Code (MMC) removing the phrase “male and female impersonators” from the Definition of “Adult cabaret” thereby removing this form of personal and cultural expression from uses regulated by the Adult Businesses and Massage Therapists section of the MMC. The proposed Ordinance is exempt from environmental review pursuant to Section and 15061(b)(3) of the CEQA Guidelines. Project Planner: Alyson Hunter, Planning Services Manager | 831-884-1251 | AHUNTER@CITYOFMARINA.ORG8

Documents:

PCSR_MINOR ADULT BUS._ORDINANCE_AMEND. 8-14-25.PDF

8. Informational Items

. A. Monterey-Salinas Transit (MST) Mobility Hub Site

The Planning Commission is to receive an informational presentation on the approved Site & Architectural Design Review SAD25-005 for MST to build a mobility hub at its property on 5th Street in Marina. Not a project under CEQA per Article 20 Section 15378 and under General Rule Article 5 Section 15061. Staff Planner: Brian Kim, Assistant Planner | 831-884-1237 | BKIM@CITYOFMARINA.ORG

Documents:

MST MOBILITY HUB.PDF

.. B. Innovative Housing Models In Support Of Housing Element Program

The Planning Commission is to receive an informational presentation from city staff and Rincon Consulting regarding innovative housing models that can be implemented to reduce housing costs and decrease time to occupy housing units in support of Housing Element Program 2.3 (Affordable Housing Development). Not a project under CEQA per Article 20 Section 15378 and under General Rule Article 5 Section 15061. Project Planner: Guido F. Persicone, AICP, Community Development Director | GPERSICONE@CITYOFMARINA.ORG | 831- 884-1289

9. Staff & Major Projects Updates

10. Correspondence

11. Adjournment