

Corrected Zoom Link

Zoom Meeting URL:

[HTTPS://US02WEB.ZOOM.US/J/86925883638](https://us02web.zoom.us/j/86925883638)

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

Webinar ID: 869 258 83638

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

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