

## **AGENDA**

### **. Planning Commission Agenda August 11, 2022**

Documents:

PC\_AGD\_081122.PDF

## **REGULAR MEETING**

# **AGENDA**

## **PLANNING COMMISSION**

Marin 210 City Center, 4th Floor

Zoom Meeting URL:

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

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

## **PARTICIPATION**

## **AGENDA MATERIALS**

## **VISION STATEMENT**

## **MISSION STATEMENT**

### **1. CALL TO ORDER**

### **2. ROLL CALL & ESTABLISHMENT OF QUORUM**

Chair, Richard A. Richardson, Aedha M. Abadian, Meenal Thodas, Yunsoo Hur, Surinder

### **3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

### **4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM**

## **THE FLOOR**

~~PLANNING COMMISSION MEETING MINUTES JUNE 9, 2022 AND JULY 14, 2022~~ by the Planning Commission.

## **5. CONSENT AGENDA**

~~By the following Consent Agenda items, the Planning Commission hereby approves the following items:~~

- . Draft Planning Commission Meeting Minutes June 6, 2022 And July 14, 2022**

Documents:

PLANNING COMMISSION DRAFT MINUTES JUNE 9, 2022 AND JULY 14, 2022.PDF

## **6. INFORMATIONAL ITEMS**

- . Online Portal Demo**

~~By the following Informational Item, the Planning Commission hereby approves the following item:~~

## **7. PUBLIC HEARINGS**

~~By the following Public Hearing, the Planning Commission hereby approves the following item:~~

## **8. ACTION ITEMS**

~~By the following Action Item, the Planning Commission hereby approves the following item:~~

## **8. OTHER ACTION ITEMS**

## **10. DISCUSSION ITEMS**

## **11. COMMISSIONER COMMENTS AND STAFF INFORMATIONAL REPORTS**

## **12. CORRESPONDENCE**

## **13. ADJOURNMENT**



Thursday, August 11, 2022

6:30 Open Session

**AGENDA**

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

**Zoom Meeting URL: <https://us02web.zoom.us/j/84287578704>**

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

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](mailto: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](http://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](http://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 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**

Chair Nancy Amadeo, Vice Chair Brian McCarthy, Hyunsoo Hur, Surinder Rana, Richard St. John, Audra Walton, Glen Woodson

**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 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.*

- I. Planning Commission Action Minutes
  - a. June 9, 2022
  - b. July 14, 2022

**6. INFORMATIONAL ITEMS**

- I. Staff walk through of the Online Permit Portal, which can be found on the Planning Division's webpage under Forms, Applications and Handouts: <https://www.cityofmarina.org/175/Forms-Applications-and-Handouts>

**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. 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.

- I. The planning commission consider adopting resolution NO. 2022 approving SG 2022-04 for the installation of a sign at 228 Reservation Road (APN: 032-181-017) (Continued from 7/14/22). This project is exempt from CEQA pursuant to Section 15061 of the CEQA Guidelines as it will not have a foreseeable impact on the environment.
- II. Recommendation to open a public hearing, take any testimony from the public and consider adopting a resolution approving the tentative map for a subdivision creating two (2) parcels at 150 Beach Road and Associated Coastal Development permit. This project is exempt from CEQA per Article 15, Section 15315 (Minor Land Divisions).

**8. 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.

**9. OTHER ACTION ITEMS**

**10. DISCUSSION ITEMS**

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

**12. CORRESPONDENCE**

**13. ADJOURNMENT**

**CERTIFICATION:**

I, Karen Nitenson, Administrative Assistant (Job Title) 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, August 5, 2022.

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 2<sup>nd</sup> 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](mailto:marina@cityofmarina.org). Requests must be made at least **48 hours** in advance of the meeting.



Thursday, June 9, 2022

6:30 P.M.

**DRAFT  
REGULAR MEETING MINUTES OF  
PLANNING COMMISSION**

Marina City Council Chambers  
211 Hillcrest Avenue  
Marina, CA

**1. CALL TO ORDER**

**2. ROLL CALL & ESTABLISHMENT OF QUORUM**

Present: Chair Nancy Amadeo, Vice Chair Brian McCarthy, Hyunsoo Hur, Richard St. John, Audra Walton, Glenn Woodson

Absent: Surinder Rana

**3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

**4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR**

Mike Owen showed a video on the Dunes Public Park

Vice Chair Brian McCarthy spoke about the attending League of California Cities planning meetings. He reminded the audience that several bills are being proposed that would allow residential uses in commercial zoning districts as a by right use. These bills are pending before the legislature at the moment. He also attended a Sixth Cycle Housing Element training and wants to ensure our Housing Element is certified in a timely manner.

**5. CONSENT AGENDA**

**I. Planning Commission Action Minutes January-March 2022**

Motion (McCarthy-Woodson) Motion to approve the Action Minutes for January-March 2022

The motion was then put to a vote.

**Ayes (6):**

**Noes (0):** None

**Recuse (0):** None

**Absent (1):**

**Abstain (0):** None

The motion passes with 6-0-0-1-0 vote

6. **INFORMATIONAL ITEM**

7. **PUBLIC HEARINGS**

- A. The Planning Commission of the City of Marin recommends City Council adoption of amendments to Title 17 of the Marina Municipal Code adding section 17:45 and 17:49 for reasonable accommodation for persons with disabilities and low-barrier navigation centers, respectively. Presented by Senior Planner Alyson Hunter

Motion (McCarthy-St. John) Motion to approve City Council adoption of amendments to Title 17 of the Marina Municipal Code adding section 17:45 and 17:49 for reasonable accommodation for persons with disabilities and low-barrier navigation centers, respectively.

The motion was then put to a vote.

**Ayes** (6):

**Noes** (0): None

**Recuse** (0); None

**Absent** (1):

**Abstain** (0): None

The motion passes with 6-0-0-1-0 vote

- B. Recommendation to open a public hearing, take any testimony from the public, and consider adopting a resolution recommending that the Community Development Director approve the removal of an additional three (3) trees with the option for two (2) potential trees based on input from the project arborist and project manager at the proposed city park (APN 031-221-008) at The Dunes due to deeper soil remediation requirements for the blight removal. All healthy trees to be replaced at a 2:1 ratio. Exempt from CEQA per Article 19, Section 15304 (minor alterations to land). Presented by Associate Planner Nick McIlroy and Project Manager Elvie Camacho

Public comments

Mike Owen spoke regarding the need for an after report to the Commission for this permit

Tina Walsh spoke about the permit and how Mike Owen stated her thoughts on the project.

Motion (St. John-Hur) Adopt a resolution recommending that the Community Development Director approve the removal of an additional three (3) trees with the option for two (2) potential trees based on input from the project arborist and project manager at the proposed city park (APN 031-221-008) at The Dunes due to deeper soil remediation requirements for the blight removal. All healthy trees to be replaced at a 2:1 ratio. The project is exempt from California Environmental Quality Act (CEQA) per Article 19, Section 15304 (minor alterations to land) of the CEQA Guidelines.

The motion was then put to a vote.

**Ayes** (5):

**Noes** (0): None

**Recuse** (0); None

**Absent** (1):

**Abstain** (1): None

The motion passes with 5-0-0-1-0 vote

8. **ACTION ITEMS**

None

9. **DISCUSSION ITEMS**

Project Manager Elvie Camacho discussed the start of the Pump Track Project based on a question from Commissioner Woodson and Chair Amadeo

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

11. **CORRESPONDENCE**

None

12. **ADJOURNMENT**

Meeting was adjourned at 8:29 PM





Thursday, July 14 2022

6:30 P.M.

**DRAFT  
REGULAR MEETING MINUTES OF  
PLANNING COMMISSION**

Marina City Council Chambers  
211 Hillcrest Avenue  
Marina, CA

**1. CALL TO ORDER**

**2. ROLL CALL & ESTABLISHMENT OF QUORUM**

Present: Chair Nancy Amadeo, Vice Chair Brian McCarthy, Hyunsoo Hur, Richard St. John, Audra Walton, Glenn Woodson, Surinder Rana

**3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

**4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR**

**5. CONSENT AGENDA**

- I. Planning Commission Action Minutes
  - a. April 14, 2022
  - b. April 28, 2022
  - c. May 12, 2022

Motion (St. John/Walton) Motion to approve the Action Minutes for April 14, 2022, April 28, 2022 and May 12, 2022 with the modification that Commissioner Hur's name be spelled correctly in the agenda.

The motion was then put to a vote.

**Ayes (7):**

**Noes (0):** None

**Recuse (0):** None

**Absent ():**

**Abstain (0):** None

The motion passes with 7-0-0-0-0 vote

**6. INFORMATIONAL ITEM**

- I. Informational update on the status of the release of a Request for Proposals (RFP) to obtain consulting services for the preparation of a comprehensive General Plan update and Associated Environmental Compliance and Zoning Ordinance update tasks presented by Senior Planner Alyson Hunter

Question from Commissioner St. John about budget

Question from Vice Chair McCarthy with feedback on the chapters and the pros and cons  
Chair Amadeo asked about the process to get additional elements added to the General Plan.  
Senior Planner Hunter indicated a historic element focused on Fort Ord can be added.

- II. Community Development Director's Designee to report the facts and circumstances for an emergency tree removal at 181 Paddon Pl. (APN 033-134-001) to (033-134-008). Exempt from CEQA per Article 19, Section 15304 (minor alterations to land) presented by Associate Planner Nick McElroy

Question from Commissioner St. John regarding saving the tree

Question from Vice Chair McCarthy regarding the property and ownership of the property

Question from Commissioner Rana regarding the cause of the failing tree

Question from Commissioner Walton with respect to the replacement trees and when will they be planted and placed

Question from Chair Amadeo regarding the average citizen making emergency arrangements to remove a tree immediately

Senior Planner Hunter answered that residents can contact the Police Department

## 7. **PUBLIC HEARINGS**

- I. The planning commission consider adopting resolution NO. 2022 approving SG 2022-04 for the installation of a sign at 228 Reservation Road (APN: 032-181-017) presented by Contract Planner Alec Barton

Question from Vice Chair McCarthy regarding the color of the sign

Community Development Director spoke on the need to update the Sign Ordinance to these types of signs can be approved by the city staff

Question from Chair Amadeo on how others in the community designed their signs. Did this shopping center have a sign program and do they need to match the other signs in the shopping center?

Question from Commissioner Walton would like to see what the other signs in the shopping center look like

Question for Commissioner St. John would like to make a trip to see what the other signs in the shopping center look like

Commissioner Woodson regarding the magenta background is to highlight the lettering on the sign and that T-Mobile tends to rebrand every 18 months and is this going to be a revolving door

Question from Commissioner Hur stated that Walgreens has a red backer board so the coloring is not inconsistent with the other signs in the shopping center

Question from Commissioner Walton can a representative from T-Mobile come and address Chair McCarthy's concerns

Question from Chair Amadeo stated that other signs in the shopping center are individual letters vs a whole word being in one box. Can we maintain the lettering and not be a box sign while maintaining the magenta color

Public hearing closed

Motion (MrCarthy/St.John/) Motion to table the sign to return to the Planning Commission on August 11, 2022 to ask for alternatives to the sign without a backer board but be able to keep the magenta color and have the applicant be present

The motion was then put to a vote.

**Ayes (7):**  
**Noes (0):** None  
**Recuse (0):** None  
**Absent (0):**  
**Abstain (0):** None

The motion passes with 7-0-0-0-0 vote

8. **ACTION ITEMS**

None

9. **DISCUSSION ITEMS**

None

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

CDD Director Persicone mentioned the Housing Element Update, the Objective Standards Project and the General Plan Update.

Vice Chair McCarthy mentioned the ILG's Planning Commissioner Training in Monterey next week.

11. **CORRESPONDENCE**

None

12. **ADJOURNMENT**

Meeting was adjourned at 7:39PM