



Thursday, April 14, 2022

6:31 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, Surinder Rana, Richard St. John, Glenn Woodson

Absent: Audra Walton

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR

None

5. CONSENT AGENDA

6. Planning Commission Action Minutes approved on April 14, 2022

Vice Chair McCarthy mad a motion to approve the minutes, Commissioner St. John 2nd the motion

7. INFORMATIONAL ITEM

- a. California State University Monterey Bay Master Plan Presentation

8. PUBLIC HEARINGS

- a. **3345 Paul Davis Drive – Sign Permit**

THE PLANNING COMMISSION CONSIDER ADOPTING RESOLUTION NO. 2022-, APPROVING SG 2022-01 FOR THE INSTALLATION OF A SINGLE-SIDED WALL SIGN AT SAKATA SEED AMERICA, INC. (3345 PAUL DAVIS DRIVE). EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15311, CLASS 11

Project Planner: Alec Barton, Contract Planner

Vice Chair McCarthy motioned to adopt a resolution approving the project as presented and 2nd by Commissioner Hurr

General direction was given to review the Sign Ordinance thresholds to bring these items back as a staff level approval but to also review the commissions/committee issue

The motion was then put to a vote.

Ayes (6): Amadeo, McCarthy, Hur, St. John, Rana, Woodson

Noes (0): None

Recuse (0): None

Absent (1): Walton

Abstain (0): None

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

b. 3125 De Forest Road – Permit Extension

PLANNING COMMISSION OF THE CITY OF MARINA OPEN A PUBLIC HEARING, TAKE TESTIMONY FROM THE PUBLIC AND CONSIDER ADOPTING RESOLUTION 2022- APPROVING A TIME EXTENSION FOR AN ADDITIONAL TWENTY-FOUR (24) MONTHS OF A COMBINED DEVELOPMENT PERMIT CONSISTING OF A CONDITIONAL USE PERMIT (CUP) FOR A MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT EXCEEDING 25 UNITS PER ACRE AND SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-011) FOR A NEW FIVE-STORY, FIFTY-EIGHT (58) UNIT APARTMENT COMPLEX, AS CURRENTLY SITED AND DESIGNED AT 3125 DEFOREST ROAD (APN: 032-171-018). CEQA DETERMINATION: NEGATIVE DECLARATION.

Project Planner: Christy Hopper, City of Marina

Commissioner Rana recused himself because he lives within 500 of the site;

Vice Chair McCarthy motioned to adopt a resolution approving the project as presented and 2nd by Commissioner Hurr

The motion was then put to a vote.

Ayes (4): Amadeo Hur, McCarthy, St. John

Noes (1): Woodson

Recuse (1) : Rana

Abstain (1): Rana

Absent (1): Walton

The motion passes with 4-1-1-1-1 vote

c. TM Amendment Review #2, Promenade (Linear Park)

PLANNING COMMISSION OF THE CITY OF MARINA OPEN A PUBLIC HEARING, TAKE TESTIMONY FROM THE PUBLIC AND CONSIDER ADOPTING RESOLUTION 2022- APPROVING A TENTATIVE SUBDIVISION MAP AMENDMENT WITHIN PHASE 1B OF THE DUNES ON MONTEREY BAY (FORMERLY UNIVERSITY VILLAGES) SPECIFIC PLAN. CEQA DETERMINATION: ENVIRONMENTAL IMPACTS ANALYZED IN PRIOR EIR.

Project Planner: Brad Evanston, RGS Consulting

Vice Chair McCarthy motioned to approve with conditions of adopting a resolution of approving amendments 1 through 7 as listed in the staff packet and further depicted in the phase 1B tentative map subject to findings and conditions of approvals provided in the draft resolutions

Rana motioned to adopt a resolution approving the project as presented and 2nd by St. John

The motion was then put to a vote.

Ayes (6): Amadeo, Hurr, McCarthy, St. John, Rana, Woodson

Noes (0):

Recuse (0): Rana

Abstain (0):

Absent (1): Walton

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

9. **ACTION ITEMS**

None

10. **DISCUSSION ITEMS**

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

12. **CORRESPONDENCE**

None

13. **ADJOURNMENT**

Meeting was adjourned at 8:32 PM

Nancy Amadeo, Chair

ATTEST:

Karen Nitenson, Administrative Assistant

Date



Thursday, April 28, 2022

6:36 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, Richard St. John, Glenn Woodson
Absent: Audra Walton, Surinder Rana, Hyunsoo Hur

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR

None

5. CONSENT AGENDA

- I. Planning Commission Action Minutes April 14, 2022
Motion to approve the minutes (McCarthy-St. John) 4-0. Motion approved.

6. INFORMATIONAL ITEM

- a. Planning Commissioner Training (Staff: CDD Director Guido Persicone, AICP)
- a. Welcome to Marina Planning Commission Part I – Presented by Chair Amadeo
 - i. The Commission’s Duties
 - ii. Areas of Responsibility
 - iii. Public Service Ethics
 - iv. The Effective Planning Commission
 - v. The Working Relationship
 - vi. Q & A: None
 - b. Welcome to Marina Planning Commission Part II – Presented by Vice Chair McCarthy
 - i. Planning Commission Meetings
 - ii. Prepare for Meetings
 - iii. Conflict of Interests
 - iv. Basic Meeting Format (follows the agenda)
 - v. Commissioner Comments Should be Brief!
 - vi. Q & A:
 - 1. Question and discussion from Vice Chair, Brian McCarthy about Ex-Parte Communications.

- c. Welcome to Marina Planning Commission Part III – Presented by Guido Persicone
 - i. Community Design & Application Review
 - 1. Urban Building Façade
 - ii. Q & A:
Vice Chair McCarthy asked about ministerial permits and what makes them not ministerial. Guide Persicone responded that ministerial permits are building permits and accessory dwelling units (ADU)’s. If you meet ministerial requirements, the permits must be given out.
- d. Welcome to Marina Planning Commission Part IV – Presented by Commissioner Biala
 - i. The importance of Public Participation
 - ii. Open Meeting Requirements
 - iii. The Publics Right and Expectation to Unbiased and Fair Hearings
 - iv. Applicants as Members of the Public
 - v. Commissioners are Members of the Public
 - vi. Posting and Following the Agenda
 - vii. How to Encourage Public Participation
 - viii. How Should We Evaluate Public Comments: Too Much of a Good Thing?
 - ix. New Commissioner Tip # 1: Educate Yourself and Do Your Homework
 - x. New Commissioner Tip # 2: Ask Questions
 - xi. New Commissioner Tip # 3: Keep Your Patience and Civility!
 - xii. New Commissioner Tip # 4: Contribute and Make a Difference in Marina!
 - xiii. Q &A:
 - 1. Commissioner St. John thanked all of the commissioners for the presentation and appreciates all the hard work
 - 2. Chair Amadeo commented to be careful in talking to another commissioner so as to not create a cause a daisy chain conversation.
 - 3. Vice Chair McCarthy commented that there are a lot of resources out there to be utilized

7. **PUBLIC HEARINGS**

8. **ACTION ITEMS**

None

9. **DISCUSSON ITEMS**

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

11. **CORRESPONDENCE**

None

12. **ADJOURNMENT**

Meeting was adjourned at 8:21 PM

Nancy Amadeo, Chair

ATTEST:

Karen Nitenson, Administrative Assistant

Date



Thursday, May 12, 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, Surinder Rana, Richard St. John, Audra Walton,

Absent: Glenn Woodson

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR

- Public comment by Michael Owes regarding tree removal requests at the Dunes.
- Comment by Vice Chair McCarthy
 - Happy about the new agenda format.
 - braverangels.org from the Institute of Local Governments. Helps communication of opposing views
 - Would like to advocate to bring back the Tree Committee
- Comment by Commissioner Walton
 - Women's Mark is having a rally on Saturday at 10 at Windows on the bay in support of reproductive rights
 - Saturday, May 21st from 11:30am-2pm there will be a Celebration of Life for Recreation and Cultural Director Terry Siegrist at Vince Dimaggio Park. Light food will be provided.

5. CONSENT AGENDA

- I. Planning Commission Action Minutes May 12, 2022
Motion to approve the minutes (St. John-McCarthy) 6-0; 1 absent. Motion approved.

6. INFORMATIONAL ITEM

- a. ADU (Staff: Planner Alec Barton)
 - a. ADU Streamlining
 - i. Timeline
 - ii. Why ADU's Are Important

- iii. What is the City Doing?
 - iv. What's Next
 - v. Q & A:
- b. ABODU Housing (Anne Brask)
 - i. Why Are We Here?
 - ii. What's Our City Process Like?
 - iii. Next Steps
 - iv. Q&A
 - c. Habitat for Humanity (Satish Rishi)
 - i. Background
 - ii. Habitat Loan
 - iii. Requirements for Application
 - iv. How Can the City Help
 - v. Q&A

7. **PUBLIC HEARINGS**

8. **ACTION ITEMS**
None

9. **DISCUSSION ITEMS**

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

- a. Guido Persicone; there was a city council meeting about trees that were removed at the Dunes without permits. There will be an onsite meeting with city council or joint meeting with planning to walk the site of the Dunes. June 9th is the next planning meeting
- b. Vice Chair McCarthy; Coastal commission unanimously rejected the project for a desalinization plant in Huntington Beach. It is worth while to check out why they rejected the project in relation to projects going on in Marina

11. **CORRESPONDENCE**
None

12. **ADJOURNMENT**
Meeting was adjourned at 8:29 PM