



Thursday, March 10, 2022

6:30 P.M.

**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 Brian McCarthy, Nancy Amadeo 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**

Mike Owen - City Award from American Public Works Association for Project of the Year for 2022 for the environment

Sherry-Conservation of Marina's Natural resources. Spoke about saving the trees

Tina Walsh-Member of Tree and Garden Club. Cutting Day on Sunday March 20, 2022 from 10am-2pm

5. **CONSENT AGENDA**

6. **INFORMATIONAL ITEM**

Update on Dunes on Monterey Bay; project presented by Doug Yont of the Wallace Group

7. **PUBLIC HEARINGS**

- a. Seahaven / Marina Heights Tree and Plant Palette Update; The planning commission shall receive a presentation and provide a recommendation to the Director on the changes to the Seahaven (previously Marina Heights) tree and plant palette.

Project Planner: Nick McIlroy,

Owner/Applicant: Dan Garson for Marina Developers, Inc.

Commissioner Hur and St. John recused themselves due to living in the Sea Haven Development

Motion: (McCarthy/Amado) City Staff will meet and confer with Marina Garden Club and Grace Silva Santella prior to the community development director approving the modified plant palette list
The motion was then put to a vote.

Ayes (5):

Noes (0): None

Recuse (2): None

Absent (0): None

Abstain (0): None

The motion passes with 5-0-2-0 vote

- b. City Park and Cypress Knolls Tree Removal Permit; 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 34 trees at the proposed City Park at the Dunes location and 5 trees at the Cypress Knolls location in order to remove blighted buildings. All healthy trees to be replaced at 2:1 ratio. Exempt from CEQA per article 19, section 15304 (minor alterations to land).

Planner: Nick McIlroy; Owner/Applicant: City of Marina

Motion: (McCarthy/Amado) Adopt a resolution of the Planning Commission of the City of Marina Recommending that the Community Development Director approve the removal of 32 trees to be removed at the City Park at the Dunes, based on the following conditions of approval;

- To take a picture of the trees that will be removed and a complete photo log of said trees will be kept by the project arborist and to make this available on the City website
- The project arborist shall monitor the landscaping plan based on the current drought conditions in California
- Site1 (Dunes): 68 replacement trees will be incorporated into the city park landscaping plan when it is prepared of comparable size and species based on the conceptual design plans approved by the City Council
- Site 2: 10 replacement trees will be required as part of the Development Agreement for Cypress Knolls of comparable size and species. Replacement of Cypress Knolls trees shall be delayed until the development of the project is given final direction by the City Council. *(McCarthy, Amadeo, Woodson, Walton, Rana, Hur, St. John)*

The motion was then put to a vote.

Ayes (7):

Noes (0): None

Recuse (0): None

Absent (0): None

Abstain (0): None

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

- c. Dunes on Monterey Bay Master Sign Program Planner: Owner/Applicant: marina Community Partners

Consider Adopting a Resolution Approving a Master Sign Program (SG2021-15) for the Dunes on Monterey Bay (approved as the University Villages Specific Plan). Exempt from CEQA per Article 19, Section 15311, Class 11.

Move to adopt a resolution (Amadeo-McCarthy) approving a Master Sign Program (SG 2021-15) for The Dunes on Monterey Bay, referred to as Signage Standards, subject to revisions and additions based on the modifications recommended by city staff at the March 10, 2022 Planning Commission meeting:

- a) Any additional Type A Signs, other than the one sign delineated on Imjin Parkway east of the Highway 1 interchange, shall require approval by the Design Review Board/Planning Commission prior to installation.
- b) Amend the General Sign Design Guidelines (page 26) to include the **lighting standards**:
 - The use of high intensity, unshielded or undiffused lights shall not be permitted.
 - Lights or illumination shall be shielded, oriented and/or diffused to eliminate undue glare onto adjacent properties.
 - Lights shall be shielded or diffused in such a manner as to eliminate the possibility of conflict with safe traffic movement.
 - The site and architectural design review board or planning commission and city council, on appeal, shall retain the right to require reduction in the intensity of illumination after the installation of any illuminated sign if said illumination creates any undue public nuisance per the Marina Nuisance Ordinance.
- c) Amend the General Sign Design Guidelines to include **Location** to include:
 - The use of up-lighting shall be avoided or minimized in accordance with dark sky principles.
 - No signage shall be located within 200 feet of Highway 1 right-of- way (Add to **Sign Type A: Retail Community Project Identification** provisions as well)
 - Signage adjacent to streets, sidewalks, bike paths and/or horse trails be located to avoid obstructing lines of sight between motorists, bicyclists, pedestrians and equestrians
 - Window signs are discouraged, but in no case no more than **10%** of the window area can be blocked by window signage for future tenants and future developments after the adoption of the Master Sign Program.

The motion was then put to a vote.

Ayes (7):

Noes (0): None

Recuse (0): None

Absent (0): None

Abstain (0): None

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

8. **ACTION ITEMS**

None

9. **OTHER ACTION ITEMS**

Election of Chair and Vice Chair

Chair: Motion: Nominate Amadeo (McCarthy-Walton)-Motion passes

Ayes (7):

Noes (0): None

Recuse (0): None

Absent (0): None

Abstain (0): None

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

Vice Chair: Motion-Nominate-McCarthy (Amadeo-Rana)-Motion passes

Each commission shall elect a chair and vice-chair from among its members who shall serve for a term of one year. Term of chair shall not exceed two successive years.

Ayes (7):

Noes (0): None

Recuse (0): None

Absent (0): None

Abstain (0): None

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

10. **DISCUSSION ITEMS**

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

12. **CORRESPONDENCE**

None

13. **ADJOURNMENT**

Meeting was adjourned at 10:17 PM

Brian McCarthy, Chair

ATTEST:

Karen Nitenson, Administrative Assistant

Date