



Thursday, April 10, 2025

6:30 PM Regular Session

MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION

1. **Call to Order:** 6:37 PM
2. **Roll Call & Establishment of Quorum**
Present: Woodson, Walton, St. John, Cheng
Absent: Baron, Jacobsen, Rana
3. **Moment of Silence & Pledge of Allegiance**
4. **Special Announcements and Communications from the Floor**
 - A. **Inclusive Playground Community Build Announcement**
The Planning Commission and members of the public received an announcement on the City's efforts to develop an all-inclusive playground.
5. **Ex Parte Communications for Quasi-Judicial Matters**
6. **Consent Agenda**
 - A. **Approval of Minutes**
Woodson motions (2nd Cheng) to approve the minutes from March 13, 2025. On a 4-0 vote the motion was approved (4-0-0-3).

Ayes (4): Woodson, Walton, St. John, Cheng
Noes (0): None
Recuse (0): None
Absent (3): Baron, Jacobsen, Rana
7. **Public Hearings**
 - A. **3344 Paul Davis Dr. Conditional Use Permit**
Cheng made a motion (2nd: Walton) to adopt PC Resolution 2025-05 approving Conditional Use Permit (CUP) CU25-001 allowing light manufacturing for wine production with incidental wine sales, wine tastings by appointment, and wine events by appointment at 3344 Paul Davis Drive, Units 3 and 4 (APN: 033-281-020), subject to findings, conditions of approval, and a Class 1, Sec. 15301 CEQA Exemption for Existing Facilities. On a 4-0 vote the motion was approved (4-0-0-3).

Ayes (4): Woodson, Walton, St. John, Cheng
Noes (0): None
Recuse (0): None
Absent (3): Baron, Jacobsen, Rana

B. Proposed Changes to the Municipal Code - Inclusionary Housing

St. John made a motion (2nd: Walton) to adopt PC Resolution 2025-06 recommending that the City Council adopt an ordinance amending the Zoning Code (Title 17) and a resolution amending Section 5.7.2 of the 2000 General Plan, both to implement Program 2.4 of the Housing Element. The recommended action is exempt from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines. On a 4-0 vote the motion was approved (4-0-0-3).

Ayes (4): Woodson, Walton, St. John, Cheng
Noes (0): None
Recuse (0): None
Absent (3): Baron, Jacobsen, Rana

C. Proposed Changes to the Municipal Code – Child Care Zoning

Walton made a motion (2nd: Cheng) to adopt PC Resolution 2025-04 recommending that the City Council adopt the proposed amendments to Title 17, Article 1, by amending Sections 17.06 and 17.12 allowing Day care centers as Conditional uses in residential zones and Sections 17.18, 17.20, 17.22, and 17.24 to allow same in certain commercial zones as principally Permitted uses. The Ordinance also amends section 17.42.135.1 by removing the concentration restriction for small and large family child care homes. The proposed Ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines. On a 4-0 vote the motion was approved (4-0-0-3).

Ayes (4): Woodson, Walton, St. John, Cheng
Noes (0): None
Recuse (0): None
Absent (3): Baron, Jacobsen, Rana

8. Informational Items

A. Targeted Amendments to the Zoning Ordinance

The Planning Commission received an informational presentation on proposed targeted amendments to Marina Municipal Code Title 17.

B. Community Development Block Grant (CDBG) Summary

The Planning Commission received a presentation on the summary of Planning Commission's dot voting.

9. Staff & Major Projects Update

10. Correspondence

11. Adjournment: 9:05 PM