



**MINUTES**

Thursday, May 23, 2019

**6:30 P.M.**

**REGULAR MEETING  
PLANNING COMMISSION**

**Council Chambers  
211 Hillcrest Avenue  
Marina, California**

**1. CALL TO ORDER**

Acting Chair Biala called the meeting to order at 6:30 p.m.

**2. ROLL CALL & ESTABLISHMENT OF QUORUM (Planning Commission Members)**

Present: Katherine Biala, David Bielsker, Tom Mann, Brian McCarthy, Jeff Weekley

Absent: David Burnett, Victor Jacobsen

**3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)**

**4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR: None**

**5. CONSENT AGENDA:**

a. 3200 C Imjin Rd

Consider a Site and Architectural Design Review Application (DR 2019-04) for a pre-fabricated fabric aviation structure/tent (produced by Clearspan Fabric Structures) used to conduct aeronautical activities associated with manufacturing and assembly of aircraft, located on the southwest side of the tarmac directly across from Building 507 and approximately 100 feet from the center of the taxiway. The project site is located at 3200-C Imjin Road, Marina (APN: 031-112-001-000). Exempt from CEQA per Article 19, Section 15332.

Senior Planner Mack presented Staff Report which outlined the background and layout for the proposed pre-fabricated fabric aviation structure. Following the presentation, discussion was held between the Commission and Mack.

After council questions and concerns are addressed, the floor was opened for public comment. Seeing none, Vice Chair Biala closed the floor.

Commissioner Weekley motioned to approve the item, Commissioner Bielsker seconded. The motion was passed with a 5-0-2 (Burnett, Jacobsen)-0 vote.

**6. PUBLIC HEARINGS:**

**a. 3156 – 3158 Del Monte Blvd - Las Cazuelas**

Consider Adopting a Resolution Approving Conditional Use Permit UP2019-01 to Allow the Sale of Beer and Wine for Consumption On-Site at a Full-Service Restaurant (Las Cazuelas) at 3156 and 3158 Del Monte Boulevards (APN: 032-181-020-000), subject to conditions. Exempt from CEQA per Article 19 Section 15301.

Assistant Planner Barton presented a staff report. Following the presentation, Vice Chair Biala opened and closed the floor for public comment, after which discussion was held between the Staff, the Applicant and the Commission.

Commissioner Bielsker moved to approve the issuance of the Conditional Use Permit, contingent on Staff accepting the aesthetic quality of any proposed fencing outside of Las Cazuelas.

Commissioner McCarthy expressed hesitation to approve the motion without the Commission seeing fencing before installation and proposed a substitute motion pending more information on the plan to mitigate public safety concerns and the aesthetic design of fencing. He requested Staff return with a fence plan and additional information directly to the Planning Commission rather than Design Review Board.

The substitute motion is not seconded and died.

Commissioner Bielsker repeated his motion to approve and is seconded by Commissioner Weekley. The motion carried with a vote of 4-1 (McCarthy)-2 (Burnett, Jacobsen)-0

**b. Zoning amendment of parcel at southeast corner of Healy Ave and Abdy Way**

Consider adopting a Resolution Recommending City Council Consideration of Zoning Map Amendment ZM 2019-01 to rezone the parcel at the southeast corner of Abdy Way and Healy Avenue (APN: 033-011-006-000) from General Commercial (C-2) to Single-Family Residential (R-1) to align with the General Plan Land Use Designation of Single-Family Residential. Exempt from CEQA per Article 12, Section 15183.

Assistant Planner Barton presented Staff Report for the proposed amendment changing the parcel from C2 Commercial to R1 Residential.

Vice Chair Biala opened and closed the floor for public comment. Discussion of the proposed amendment was held between the Commission and Assistant Planner Barton, after which Vice Chair Biala invited the applicant to share any comments, and Mr. Joseph Torquato, acting on behalf of the property owners, made a statement to the Commission.

Biala opened and closed the floor for public comment.

Motion by Commissioner McCarthy to approve zoning amendment is seconded by Commissioner Mann and carries with a vote of 5-0-2 (Burnett, Jacobsen)-0.

Biala opened and closed the floor for public comment.

Motion by Commissioner McCarthy to approve zoning amendment is seconded by Commissioner Mann and carries with a vote of 5-0-2 (Burnett, Jacobsen)-0.

7. **OTHER ACTION ITEMS:** None

8. **DISCUSSION ITEMS:** None

9. **COMMISSIONER COMMENTS AND STAFF INFORMATIONAL REPORTS:**

- a. Ms. Hopper introduced new Planning Administrative Assistant Erin Fernando
- b. Senior Planner Mack provided updates on Cal-Am, Desalination Plant and Public Water Now

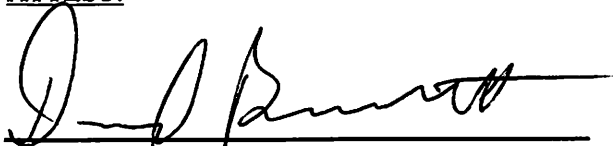
10. **CORRESPONDENCE:**

Commissioner McCarthy mentioned a review of the city's sign ordinance and the value in updating it.

11. **ADJOURNMENT**

The meeting was adjourned by Vice Chair Biala at 7:33 p.m.

**ATTEST:**

  
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David Burnett, Chair

  
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Erin Fernando, Administrative Assistant

June 27, 2019  
Date