



MINUTES

Thursday, June 19, 2014

6:30 P.M.

**SPECIAL MEETING
PLANNING COMMISSION**

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

1. CALL TO ORDER

Vice-Chair Turgen called the meeting to order at 6:30 p.m.

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

Eugene Doherty, Greg Furey, Tim Ledesma, Virgil Piper, Vice-Chair Ken Turgen

Members absent: Chair David Burnett, Margaret Davis (both excused)

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR: None

5. CONSENT AGENDA:

- a. Minutes for the May 22, 2014 Planning Commission meeting

Commissioner Doherty made a motion to approve the consent agenda. The motion was seconded by Commissioner Piper and passed by a 3-0-2(Burnett, Davis)-1(Furey) vote.

6. PUBLIC HEARINGS:

It is requested that the Planning Commission:

- a. Consider adopting Resolution No. 2014- , approving Conditional Use Permit UP 2014-05, to allow a hotel use within the Retail Business (C-1) Zoning District, and approving Site and Architectural Design Review DR 2013-08 for the Site Plan, Building Elevations, Landscape Plan, Retaining Walls, and Colors and Materials for a 50' high, four story ±60,000 square foot hotel with 90 hotel units on a ±1.96 acre

project site located at 120 Reservation Road (APN 033-111-033), subject to conditions.

Ms. Szymanis gave a staff report.

Tony Lombardo, representing the applicant, was available to answer commissioners' questions and indicated that the applicant accepted the conditions of approval.

Commissioners expressed concerns about emergency vehicle access, parking and ingress and egress from Beach Rd.

The public hearing was opened.

Patti Bradshaw, Marina resident, encouraged the applicant to provide a pet area within the landscaping as an amenity for people traveling with their pets.

The public hearing was closed.

Commissioner Ledesma made a motion to adopt the resolution approving Conditional Use Permit and Architectural Design Review for the Hampton Inn at 120 Reservation Road. The motion was seconded by Commissioner Furey and passed by a 5-0-2(Burnett, Davis)-0 vote.

b. Consider adopting Resolution No. 2014- , approving an amendment to Conditional Use Permit UP 2007-15, to allow for parking of motor vehicles over 20 feet in length associated with a service commercial use within the designated parking area on a ±1.85 acre project site at 742 Neeson Road (APN 031-112-034), subject to conditions.

Ms. Szymanis gave a staff report.

Mike Ross, project applicant, provided a history of the project site and was available to respond to commissioners' questions and concerns. In addition to the request before the commission, he indicated a desire for outside storage of roofing materials.

Staff indicated that there were issues of fire vehicle access and the possible loss of required parking if the outdoor storage were pursued without the benefit of a parking demand study provided by the applicant.

The public hearing was opened. Hearing no one, the public hearing was closed.

It was the commission's recommendation to the applicant that he meet with City Fire and Planning staff to work on possible solutions to the storage issues he is experiencing.

Commissioner Furey made a motion to approve the resolution was presented. The motion was seconded by Commissioner Ledesma and passed by a 5-0-2(Burnett, Davis)-0 vote.

7. OTHER ACTION ITEMS:

- a. None

8. COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:

Staff reported on:

- a. City Council, Design Review Board, Tree Committee and other meetings of note.
- b. Upcoming items scheduled for future meetings.
- c. Ad Hoc Committee

9. CORRESPONDENCE:

- a. None

10. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

ATTEST:

Kenneth Turgen, Vice-Chairman

Judy Paterson, Administrative Assistant II

DATE