



MINUTES

Thursday, May 28, 2015

6:30 P.M.

**REGULAR MEETING
PLANNING COMMISSION**

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

1. CALL TO ORDER

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

2. ROLL CALL & ESTABLISHMENT OF QUORUM (Planning Commission Members)
David Burnett, Margaret Davis, Eugene Doherty, Tim Ledesma, Virgil Piper, Ken Turgen, (one vacancy).

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:

Jonathan Garcia from the Fort Ord Reuse Authority provided an update of the draft Regional Urban Design Guidelines that are being prepared for the former Fort Ord area.

Commissioner Doherty announced that the Bay Belles singing group will perform at the Marina Library on June 13 from 1-3 p.m.

Commissioner Davis reported that the annual Warhorse event on May 9th at the Equestrian Center was a big success.

Commissioner Ledesma mentioned the work being done by local Boy Scout and Girl Scout troops around the city. The Boy Scouts have beautified the city's entrance monument signs while the Girl Scouts are painting public art on utility boxes.

5. CONSENT AGENDA:

- a. Minutes for the November 13, 2014 Planning Commission meeting

Commissioner Piper made a correction to the minutes regarding two conditions of approval that were eliminated from the Marriot Springhill Suites conditional use permit. No action was taken and the corrected minutes will come before the commission on a future agenda.

6. PUBLIC HEARINGS:

It is requested that the Planning Commission:

- a. Open a public hearing, take any testimony from the public, and consider:

1. Adopting Resolution No. 2015- , recommending that City Council consider GP 2015-01, approving a text amendment to General Plan Policy 2.57 and Table 2.4 to remove the minimum Floor Area Ratio (FAR) for projects within areas designated “Multiple Use” on the General Plan Land Use Map and located within Multiple Use designated areas in existing and subsequent Specific Plans, to provide flexibility to be less than 0.25 FAR, and;

2. Resolution No. 2015- , recommending that City Council consider DR 2015-03, allowing up to ±30,994 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the Dunes on Monterey Bay (formerly University Villages) Specific Plan area (APNs 031-282-024 through -027, formerly the northern portion of APN 031-282-012), subject to conditions.

Mr. Meek gave a staff report. He described the requests before the commission and addressed their questions and concerns including the density of the project, building orientation, pedestrian access, parking, and restrictive leases from adjacent businesses such as Best Buy and Target. He introduced the applicant, Scott Negri, who also addressed the commission’s concerns.

The public hearing was opened.

Sandy Tomkins, Kohl’s Department Store, spoke in support of the project.

Steve Emerson, Marina resident, addressed the economic benefits by providing jobs for students and Marina residents.

Patti Bradshaw described the need for food services in the shopping center to keep customers shopping and to offer CSUMB students a walkable destination.

Lenore Masterson supported the proposed project’s design and location.

David Marsh, Carmel resident representing a potential tenant, commented on how much the food services are needed at The Dunes.

Scott Negri’s Civil Engineer, Carrie Moska, and Architect, Alan Weber, addressed further concerns expressed by the commission regarding site restrictions, such as grade differential, reduced floor area ratios due to lease restrictions, and public access from 2nd Avenue.

In response to a question by Commissioner Davis to the City Manager, Mr. Long, responded that staff had worked extensively with the applicant to overcome many of the obstacles and restrictions of the site and the result of all that discussion was the project that was before them.

Chair Burnett closed the public hearing and brought the discussion back to the dais for a motion.

Commissioner Ledesma made a motion to adopt a resolution recommending that City Council consider GP 2015-01, approving a text amendment to General Plan Policy 2.57 and Table 2.4 to remove the minimum Floor Area Ratio (FAR) for projects within areas designated “Multiple Use” on the General Plan Land Use Map and located within Multiple Use designated areas in existing and subsequent Specific Plans, to provide flexibility to be less than 0.25 FAR.

Commissioner Davis expressed frustration with the project design and the lack of adherence to the Regional Urban Design Guidelines that were a result of the community’s input as to what they want to see in The Dunes area. She commented on the kind of walkable, livable city that is wanted (e.g., buildings facing streets). She opined that there are other options available for the site. She indicated that she would not vote to support the project since the City’s General Plan supports increasing concentration of uses and reducing sprawl.

Chair Burnett had a concern about the General Plan text amendment and the citywide impact to future development. He indicated that the text amendment to allow a FAR less than 0.25 could have long-term implications for the city’s economic growth, and that for future developers to take heed that the City is looking for more intense—and not spread out—development to best utilize land within the Dunes area to ensure long-term economic development.

The motion was seconded by Commissioner Piper and passed by a 4-2 (Burnett, Davis)-0-0 vote.

Vice-Chair Turgen made a motion to adopt a resolution recommending that City Council consider DR 2015-03, allowing up to ±30,994 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the Dunes on Monterey Bay (formerly University Villages) Specific Plan area (APNs 031-282-024 through -027, formerly the northern portion of APN 031-282-012), subject to conditions. The motion was seconded by Commissioner Piper and passed by a 5-1 (Davis)-0-0 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.

Chair Burnett requested election of officers be on the next agenda as well as the reporting of completed projects in 2014.

Commissioner Ledesma asked for a future discussion of the reorganization of the Design Review Board.

- c. Ad Hoc Committee

Commissioner Doherty reported on the May 20 meeting with Commissioner Davis and Chair Burnett. They would like to place on a future Planning Commission agenda the review of site visit regulations as well as a discussion by the commission of their concerns to be addressed by staff. There was also a concern expressed that re-appointed commissioners had not been formally notified or sworn-in.

9. CORRESPONDENCE:

- a. None

10. ADJOURNMENT

The meeting was adjourned at 9:16 p.m.

ATTEST:

David Burnett, Chair

Judy Paterson, Admin. Assistant II

DATE