



MINUTES

Thursday, June 9, 2016

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)
Katherine Biala, David Bielsker, David Burnett, Margaret Davis, Tim Ledesma, Virgil Piper,
Adam Urrutia

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:

Paula Pelot announced that there would be voter registration at the Preston Park Tenants meeting on Saturday from 11:30 am – 1:00 pm.

Commissioner Urrutia mentioned that plans are underway for the Annual Labor Day Festival and Parade in September.

Chair Burnett commented on free community programs offered by Marina Coast Water District to help conserve water and save money.

5. CONSENT AGENDA:

- a. Minutes for the April 28, 2016 and May 12, 2016 meetings

Vice-Chair Davis made a motion to approve the minutes for April 28. Commissioner Biala made a correction to reflect the correct vote in the last paragraph. The motion was seconded by Commissioner Urrutia and passed by a 7-0-0-0 vote.

Chair Burnett moved to approve the minutes for May 12, 2016. The motion was seconded by Commissioner Urrutia and passed by a 7-0-0-0 vote.

6. PUBLIC HEARINGS:

- a. It is recommended that the Planning Commission:

2. Consider adopting Resolution No. 2016- , recommending that the City Council adopt a Negative Declaration of no significant environmental impact for the Interim Updated Housing Element 2015-2023 to the General Plan, and ;
3. Consider adopting Resolution No. 2016- , recommending that the City Council amend the City of Marina General Plan by adopting an Interim Updated Housing Element 2015-2023) (City-wide);

Mr. Kinison Brown introduced Veronica Tam, consultant for the interim Housing Element update. Ms. Tam described the two-part process of approving the interim document before them tonight in order to qualify for grant monies, and then returning to finalize a more comprehensive document. The second phase will include public outreach such as workshops and meeting with special needs groups.

Commissioners expressed concerns that included impact fees, income levels for affordable units, emergency shelters and governmental constraints.

The public hearing was opened.

Paula Pelot discussed the causes for the changing demographics such as the loss of young families with children and that Marina needs to serve all income levels in the community.

Denise Turley asked for clarification on some definitions such as over-crowding, and expressed a concern about the burden of high rents and credit issues for people spending a high percentage of their income on rent.

Karyn Wolfe commented on possible conflicts with the General Plan, encouraged public outreach for the next phase of approvals and expressed a concern about increased impact fees would be a constraint.

Mark Abrahams spoke about possible conflicts between the General Plan and the Zoning Ordinance.

The public hearing was closed.

Discussion returned to the dais.

Commissioner Biala asked how to better serve Marina residents, and why is there a low ownership rate?

Chair Burnett asked about programs to serve the aging population who may own their homes but are living on a low income.

Commissioner Piper made a motion to adopt the resolution recommending that the City Council adopt a Negative Declaration of no significant environmental impact for the Interim Updated Housing Element 2015-2023 to the General Plan. The motion was seconded by Commissioner Ledesma and passed by a 7-0-0 vote.

Discussion continued on the dais. Commissioner Bielsker asked for clarification of using commercially zoned sites for residential use. Commissioners went on to discuss possible concerns and solutions to be addressed in the next phase of the update. Some issues included local funding, relaxing restrictive zoning, smaller, more dense development, rehabilitating aging housing stock.

The public comment was re-opened.

Paula Pelot discussed adjusting Below Market Rates, tiny houses and manufactured homes as affordable housing.

Mark Abrahams asked about the time line for mitigating local government constraints.

Denise Turley discussed alternative housing types such as shared kitchens among families.

The public comment was closed.

Commissioner Biala made a motion to adopt a resolution recommending that the City Council amend the City of Marina General Plan by adopting an Interim Updated Housing Element 2015-2023) (City-wide). The motion was seconded by Commissioner Piper.

Commissioner Urrutia commented on language in the resolution that were not appropriate for the interim nature of the action. The paragraph reads as follows:

“WHEREAS, the Planning Commission recommends that the City Council find that the Interim Housing Element 2015-2023 ~~fully and accurately~~ documents housing needs for all sectors and income groups within the City of Marina and presents ~~relevant~~ appropriate policies and programs to enable the City to address these needs.”

Commissioner Urrutia also noted the importance of discussing the Affordability Gap Analysis and the associated table was critical in understanding the housing issues of the city.

The makers of the motion agreed to the modification to the resolution an shared his concerns. The motion passed 7-0-0-0.

7. OTHER ACTION ITEMS: None

8. COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:

It was suggested that July 28, 2016 as a possible workshop date for the next phase of the Housing Element.

9. CORRESPONDENCE:

a. None

10. ADJOURNMENT

The meeting was adjourned at 9:19 p.m.

ATTEST:

David Burnett, Chair

Judy Paterson, Planning Services
Administrative Assistant

DATE