

Regular Meeting Of The Marina Planning Commission

AGENDA

REGULAR MEETING OF THE MARINA PLANNING COMMISSION THIS MEETING WILL BE HELD IN PERSON AND VIRTUALLY (HYBRID)

**Marina City Council Chambers
211 Hillcrest Avenue, Marina, CA**

6:00 PM Regular Session

Zoom Meeting URL:

[HTTPS://US02WEB.ZOOM.US/J/84287578704](https://us02web.zoom.us/j/84287578704)

**Zoom Meeting Telephone Only Participation: 1-669-
900-9128 - Webinar ID: 842 8757 8704**

Participation

You may participate in the Planning Commission meeting in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City's home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the "Raise Your Hand" feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only. If you are unable to participate in real-time, you may email to MARINA@CITYOFMARINA.ORG with the subject line "Public Comment Item #_" (insert the item number relevant to your comment) or "Public Comment – Non Agenda Item." Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Planning Commission will have the option to modify their action on items based on comments received.

Persons Addressing the Legislative Body. Any person making impertinent, slanderous or profane remarks, or who becomes boisterous while addressing the legislative body, shall be called to order by the Presiding Officer and, if such conduct continues, may at the discretion of the Presiding Officer be barred from further audience before the legislative during that meeting, unless permission to continue be granted by a majority of the body.

Members of Audience. Any person in the audience who engages in disorderly conduct such as hand clapping, stamping of feet, whistling, using profane language, yelling, and similar demonstrations, which conduct disturbs the peace and good order of the meeting, or who refuses to comply with the lawful orders of the Presiding Officer, shall be guilty of an infraction, and upon instructions from the Presiding Officer, it shall be the duty of the Sergeant at Arms of Peace Officer to remove any such person from the room and place him under arrest or otherwise cause him to be prosecuted under the law.

Agenda Materials

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website WWW.CITYOFMARINA.ORG. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet will be made available on the City of Marina website WWW.CITYOFMARINA.ORG subject to City staff's ability to post the documents before the meeting.

Vision Statement

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 – May 2, 2006)**

Mission Statement

The Planning Commission as an appointed body of the City Council will provide the

leadership in protecting Marina's natural setting while developing the City on a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. (Resolution No. 2006-112 – May 2, 2006)

Land Acknowledgement

The City recognizes that it was founded and is built upon the traditional homelands and villages first inhabited by the Indigenous Peoples of this region - the Esselen and Ohlone/Costanoan, their ancestors and allies - and honors these members of the community, both past and present.

1. Call To Order

2. Roll Call & Establishment Of Quorum

Chair Richard St. John, Vice Chair Glenn Woodson, Surinder Rana, Victor Jacobsen, Galia Baron, Paul Cheng, Michael Simmons

3. Moment Of Silence & Pledge Of Allegiance

4. Special Announcements And Communications From The Floor

Announcements of special events or meeting of interest as information to Board and Public. At this time any person may comment on any item, which is not on the agenda. Please state your name and address for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on the next agenda. Planning Commission members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of three (3) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the Planning Commission.

5. Ex Parte Communications For Quasi-Judicial Matters

On quasi-judicial matters, Councilmembers shall verbally disclose off the record contacts relating to the item, after the item is called and before Council consideration of the matter. Disclosure shall include the identity of an individual(s) with whom the Council Member had contact and the nature of the contact.

Written ex parte communications must be forwarded to the City Clerk so they can be provided to the entire Council and to the public.

6. Consent Agenda

Background information has been provided to the Planning Commission on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the Planning Commission may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.

. A. Approval Of Minutes

Planning Commission to approve March 26, 2026, Meeting Action Minutes. Not a project under CEQA per Article 20 Section 15378 and under General Rule Article 5 Section 15061.

Documents:

MINUTES - REGULAR MEETING PC MARCH 26, 2026.PDF

7. Public Hearings

Time will be set aside during the Public Hearing to receive oral comments on all items listed as Public Hearings. Staff will present the project brought forth for Planning Commission consideration and possible action and answer questions from the Planning Commissioners. Planning Commissioners will disclose any ex parte communication before making comments on each project. The applicant will then have the opportunity to make a presentation. The public will then be invited to approach the podium to provide up to three (3) minutes of public testimony and then the applicant will have a chance for a short rebuttal of any issues raised by the public.

. A. 2101 1st Ave – Mercedes Benz Car Dealership

Planning Commission to open a public hearing and adopt resolution 2026-X- recommending that the City Council approve a design review permit and a tree removal permit for a new Mercedes Benz car dealership at Opportunity Area 3.2 of the Dunes Development (University Village Specific Plan) (2101 First Avenue) and find this action was adequately addressed in EIR NO. 2004091167, certified for the University Village Specific Plan. Project Planner: Guido F. Persicone, Community Development Director, AICP, 831-884-1289; GPERSICONE@CITYOFMARINA.ORG

Documents:

1-MERCEDES BENZ CAR DEALERSHIP PC HEARING (SMW EDITS 4-9-26) V2.0.PDF
2- CAR DEALERSHIP PLANNING COMMISSION RESOLUTION (SMW EDITS 4-9-26).PDF
3-CAR DEALERSHIP EXHIBIT A-FINDINGS OF FACT (SMW EDITS 4-9-26).PDF
4- CAR DEALERSHIP EXHIBIT B-CONDITIONS OF APPROVAL (SMW EDITS 4-9-26) (002).PDF
5-EXHIBIT C-MERCEDES-BENZ SITE PLAN.PDF
6-EXHIBIT D-PROJECT NARRATIVE.PDF
7-EXHIBIT E-ARBORIST REPORTS.PDF
EXHIBIT 7_PRELIM LS PLANS ALT_2026-04-02.PDF
7A QUESTIONS - 2101 1ST AVE MERCEDES BENZ CAR DEALERSHIP.PDF
ITEM 7A MERCEDES BENZ CAR DEALERSHIP CUP - MST COMMENTS W ATTACHMENTS.PDF
CAR DEALERSHIP REVISED COAS.PDF

. B. 3001 2nd Ave – Gas Station Drive Thru Conditional Use Permit

Planning Commission to open a public hearing and adopt a resolution (2026-X) recommending approval of a drive thru use for an previously approved gas station, convenience store and car wash at the northwest corner of Del Monte

Blvd and Imjin Parkway, subject to findings, conditions, and the determination that the proposed uses and improvements will not result in new significant environmental impacts or effects or a substantial increase in the severity of significant effects previously identified in EIR No. 2004091167 which was certified for the University Villages Specific Plan. Project Planner: Brad Evanson, Contract Planner, AICP, 831-884-1289; BEVANSON@RGS.CA.GOV

Documents:

- 1-GAS STATION DRIVE-THRU PC HEARING STAFF REPORT (SMW EDITS 4-15-26).PDF
- 2- DRIVE-THRU LANE PLANNING COMMISSION RESOLUTION (SMS EDITS 4-15-26).PDF
- 3-DRIVE-THRU LANE EXHIBIT A-FINDINGS OF FACT.PDF
- 4- DRIVE-THRU LANE EXHIBIT B-CONDITIONS OF APPROVAL.PDF
- 5-SITE PLAN-EXHIBIT C-3001 2ND AVE- CUP-DR1.PDF
- 7B QUESTIONS - 3001 2ND AVE GAS STATION DRIVE THRU.PDF
- ITEM 7B 2ND AVE GAS STATION DRIVE THRU CUP - MST COMMENTS.PDF

8. Informational Items

. A. 3116 Lake Dr – Emergency Tree Removal

City staff to report to the Planning Commission per Section 17.62.040(d) of the Marina Municipal Code

Documents:

TR26-000003 - 3116 LAKE DR - EMERGENCY TREE REMOVAL.PDF

. B. Pro Housing Designation

The City of Marina received its Pro Housing Designation from HCD on March 2, 2026

Documents:

PDP AWARD LETTER - MARINA.PDF

. C. Planning Commission Meeting Time

City staff request input from the Planning Commission regarding starting the meetings at either 5:30 PM or 6:00 PM

9. Announcements

10. Correspondence

11. Adjournment