



Thursday, January 27, 2022

7:31 P.M.

**REGULAR MEETING MINUTES OF  
PLANNING COMMISSION**

Marina City Council Chambers  
211 Hillcrest Avenue  
Marina, CA

1. **CALL TO ORDER**

2. **ROLL CALL & ESTABLISHMENT OF QUORUM**

Present: Chair Brian McCarthy, Vice Chair David Bielsker, Nancy Amadeo, Hyunsoo Hur, Surinder Rana, Glenn Woodson; Absent: Audra Walton,

3. **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

4. **SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR**

Michael Owen spoke about windbreaks for trees

Sarah spoke about the need for more grocery stores due to the growing housing developments and hotels and Imjin Pkwy being a dangerous stretch of road. There is a need for more stop lights and street lights

5. **CONSENT AGENDA**

6. **PUBLIC HEARINGS**

a. **3320 Abdy Way Tree Removal**

Open a Public Hearing, Take Any Testimony from the Public, and Consider Adopting a Resolution Recommending that the Community Development Director Approve the Removal of 22 Trees including 12 Cypress in poor health and 10 Eucalypti in fair health to be replaced at 2:1 ratio on the adjacent property owned by American Legion. Exempt from CEQA per Article 19, Section 15304 (Minor Alterations to Land). Presented by Associate Planner Nick McIlroy; Applicant Frank Coda and Client Doug Murphy

Motion (Amadeo/ Bielsker); Move to adopt a resolution to recommend that the Community Development Director approve the removal of 20 Trees including 11 Cypress and 9 Eucalypti to be replaced at a 2:1 ratio on the adjacent property owned by American Legion. Exempt from CEQA per article 19, Section 15304

The motion passes with 5-0-1-1-0 vote

**Ayes (5):**  
**Noes (0):** None  
**Recuse (1);** None  
**Absent (1):** None  
**Abstain (0):** None

**b. 200 Reservation Road – Starbucks Design Review**

Open a Public Hearing, Take Any Testimony from the Public, and Consider Site and Architectural Design Review Board Recommendation to Approve the Site and Architectural Design Review Application (DR 2021-14) to convert the existing Burger King building and site to a Starbucks including sign upgrades and exterior refreshes of the façade located at 200 Reservation Road, Marina (APN: 031-181-019-000). Exempt from environmental review in accordance with Article 19, Section 15301 (Existing Facilities). Presented by Associate Planner Nick McIlroy

Motion (Amadeo/ Rana) Move to adopt a resolution approving site and architectural design review DR 2021-14 to allow exterior façade upgrades, building elevation improvements and lighting changes for the Starbucks to be located at 200 Reservation Road (APN: 031-181-019-000), subject to recommended conditions of approval as submitted and stated in the staff report.

Standard conditions for approval;

1. Add outdoor seating be made available to the public
2. Landscaping shall be modified by up to 50% along the easterly elevation for a patio area;
3. Higher quality wood tone material consistent with other Starbucks in the area that provides an articulation to the exterior elevations;
4. The parking queuing shall remain on the “new Starbucks” lot;
5. Bicycle parking shall be provided per the Green Building code standards

The motion passes with 6-0-0-1-0 vote

**Ayes (6):**  
**Noes (0):** None  
**Recuse (0);** None  
**Absent (1):** None  
**Abstain (0):** None

**c. Reservation Road - Hampton Inn Temporary Sign**

Open a Public Hearing, Take Any Testimony from the Public, and Consider adopting a Resolution to approve Conditional Use Permit UP 2021-04 to permit a temporary monument sign along Reservation Road for the Hampton Inn at 120 Reservation Road. Exempt from CEQA per Article 19, Section 15311. Presented by Associate Planner Nick McIlroy

Motion (Amadeo/ Hur) due to inaccessibility to the meeting and public not able to join

The motion passes with 6-0-0-1-0 vote

**Ayes (6):**  
**Noes (0):** None  
**Recuse (0);** None  
**Absent (1):** None  
**Abstain (0):** None

7. **ACTION ITEMS**

None

8. **OTHER ACTION ITEMS**

The Planning Commission will to elect a Chair and Vice Chair.  
Vote will be pushed back to February 24

9. **DISCUSSION ITEMS**

Introduction of Guido Persicone

10. **COMMISSIONER COMMENTS AND STAFF INFORMATIONAL REPORTS**

Chair Brian McCarthy; Pacific Roots dba Catalyst Project update

11. **CORRESPONDENCE**

None

12. **ADJOURNMENT**

Meeting was adjourned at 10:43 PM

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Brian McCarthy, Chair

ATTEST:

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Karen Nitenson, Administrative Assistant

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Date