

PLANNING AND HISTORIC  
PRESERVATION COMMISSION  
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The Marysville Planning and Historic Preservation Commission met in a Regular Session on Wednesday, February 25, 2026, at 6:00 p.m., in the Council Chambers, City Hall, 526 C Street, Marysville. Chair Bramer opened the meeting and, upon call of the roll, the following members were present: Valerie Sutton, Rosemary Daoust, Steve Kroeger, Mary Langsdorf, Vice Chair Mike Mahler, and Chair Ben Bramer. Absent: Ben Deal.

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Sutton

**CONSENT AGENDA**

APPROVAL OF THE MINUTES OF REGULAR MEETING JANUARY 28, 2026

**Action:** **Moved/Seconded:** Vice Chair Mahler / Commissioner Langsdorf  
**Ayes:** Commissioners Daoust, Sutton, Langsdorf, Vice Chair Mahler, Chair Bramer  
**Noes:** None  
**Absent:** Commissioner Deal  
**Abstain:** Commissioner Kroeger

**PUBLIC HEARING**

- a. Conduct Public Hearing and recommend that the City Council approve Ordinance modifying existing section 18.63 of the Marysville Municipal Code for outdoor dining.

Kevin Payne, MAS Consultant and Mike Luken, MAS Consultant, recapped staff report, provided a power point and answered questions from the staff.

Chair Bramer opened the public hearing. No one came forward. Chair Bramer closed the public hearing.

Following discussion, moved to recommend the city council approve the proposed ordinance as written with the following changes:

1. **Section 18.63.B Definitions.** The Commission felt that a definition of and “Eating and Drinking Establishment” needed to be added to the definitions.
  - **Response:** Staff indicated that this definition is provided as part of the overall definitions section of the City’s Zoning Ordinance. Staff will update this section of the ordinance to include the same definition that is contained in the Zoning Ordinance.

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2. **Section 18.63.B (2), (3) Definitions** The Commission recommended that this section, and elsewhere in the document, that “eating and drinking establishments” should read “eating **and/or** drinking establishments”.
  - **Response:** Staff will identify where this exists within the document and reflect the change in the ordinance.
3. **Section 18.63.E (8a.) Hours of Operation.** The Planning Commission discussed the hours of operation, listed as occurring between 7 a.m. and 10 p.m., and whether this was appropriate.
  - **Response:** Staff indicated that the original intent was for the hours of operation to reflect the hours associated with the business. This section will be modified to reflect that the hours of operation will coincide with the operating hours of the business/permittee.
4. **Section 18.63.F (3.) No Permanent Attachments.** The Commission pointed out that the title of this section should remove “No”, clarifying the ability to install permanent attachments.
  - **Response:** Staff will remove “No” from the title of this section.
5. **Section 18.63.G (9) Prohibited Design Elements and Section 18.63.G (11) Walls.** The Commission expressed concern with the use of K-rail that was not architecturally screened or enhanced. They did not want to preclude an applicant from utilizing this type of barrier but wanted it to be screened or enhanced to improve its appearance from the streetscape.
  - **Response:** Staff will provide language in both sections G (9) and (11) to address the Commission’s concerns.
6. **Section 18.63.H (3) Maintenance.** The Commission requested that additional language be added to notify the business owners that they are responsible for all costs incurred following City inspection.
  - **Response:** Staff will add additional language to address this prior to City Council review.
7. **Smoking.** The Commission discussed the use of sidewalk seating and dining decks as “smoking areas” for the various businesses, but more specifically bars. Although State Law regulates restaurants and would prohibit the use of these facilities for smoking areas, bars are not subject to the same restrictions.
  - **Response:** Staff explained that there are numerous jurisdictions in California that have passed “No Smoking Ordinances” to regulate smoking areas associated with bars. Most of these jurisdictions incorporate these provisions in their Health and Safety code not the Zoning Code. Following

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a significant amount of discussion the Commission gave staff direction to incorporate a provision prohibiting smoking as part of sidewalk seating or dining deck improvements. Staff will incorporate language for the City Council's consideration.

**Action:** **Moved/Seconded:** Vice Chair Mahler / Commissioner Sutton  
**Ayes:** Commissioners Sutton, Daoust, Kroeger, Langsdorf, Vice Chair Mahler, Chair Bramer  
**Noes:** None  
**Abstain:** None  
**Absent:** Commissioner Deal

### **WORKSHOP**

- a. Matthew Gerken, AECOM and Kathy Pease, AICP, provided power point and opened discussion for recommendations on changes to the zoning codes outside of the Downtown Specific Plan and answered questions from the commission.

Matthew also advised the commission that the Marysville Downtown Specific Plan has won a State Association of Environmental Professional Outstanding Planning Award with a ceremony being in held in San Diego in April.

### **COMMISSIONER COMMENTS**

Commissioner Kroeger

- Missed last meeting congratulations to new Chair and Vice Chair
- Acknowledged staff for business cards
- Rotary Club meeting and discussion of all the great things happening in Marysville

Chair Bramer

- Update Bylaws in 2026

### **STAFF COMMENTS**

Mike Luken, Consultant, provided update on upcoming projects, reminder of 700 forms and ethic training.

### **ADJOURNMENT**

There being no further business to come before the Commission at this time, the meeting was adjourned at 7:52 p.m.

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CHAIR

SECRETARY