



AGENDA

Tuesday, April 30, 2024

5:00 P.M. Open Session

SPECIAL STUDY SESSION MARINA CITY COUNCIL

THIS MEETING WILL BE HELD IN PERSON AND VIRTUALLY (HYBRID).

Council Chambers
211 Hillcrest Avenue
Marina, California

AND

Zoom Meeting URL: <https://zoom.us/j/730251556>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

PARTICIPATION

You may participate in the City Council meeting in person or 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.

The most effective method of communication with the City Council is by sending an email to marina@cityofmarina.org. 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. Council will have the option to modify their action on items based on comments received.

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 Council 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 City Council will provide the leadership in protecting Marina's natural setting while developing the City in 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 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: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)
Jennifer McAdams, Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair Liesbeth Visscher, Mayor/Chair Bruce C. Delgado
5. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
6. STUDY SESSION:
 - a. Receive presentation from Roesling Nakamura Terada Architects regarding proposed new City Facilities and Potential Locations and receive direction from Council.
7. ADJOURNMENT:

CERTIFICATION

I, Anita Sharp, Deputy City Clerk, of the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at City Hall and Council Chambers Bulletin Board at 211 Hillcrest Avenue, Monterey County Library Marina Branch at 190 Seaside Circle, City Bulletin Board at the corner of Reservation Road and Del Monte Boulevard on or before 6:30 p.m., Friday, April 26, 2024.

ANITA SHARP, DEPUTY CITY CLERK

City Council, Airport Commission and Redevelopment Agency meetings are recorded on tape and available for public review and listening at the Office of the City Clerk and kept for a period of 90 days after the formal approval of MINUTES.

City Council meetings may be viewed live on the meeting night and at 12:30 p.m. and 3:00 p.m. on Cable Channel 25 on the Sunday following the Regular City Council meeting date. In addition, Council meetings can be viewed at 6:30 p.m. every Monday, Tuesday and Wednesday. For more information about viewing the Council Meetings on Channel 25, you may contact Access Monterey Peninsula directly at 831-333-1267.

Agenda items and staff reports are public record and are available for public review on the City's website (www.ciytofmarina.org), at the Monterey County Marina Library Branch at 190 Seaside Circle and at the Office of the City Clerk at 211 Hillcrest Avenue, Marina between the hours of 10:00 a.m. 5:00 p.m., on the Monday preceding the meeting.

Supplemental materials received after the close of the final agenda and through noon on the day of the scheduled meeting will be available for public review at the City Clerk's Office during regular office

hours and in a 'Supplemental Binder' at the meeting.

ALL MEETINGS ARE OPEN TO THE PUBLIC. THE CITY OF MARINA DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. Council Chambers are wheelchair accessible. Meetings are broadcast on cable channel 25 and recordings of meetings can be provided upon request. To request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please call (831) 884-1278 or e-mail: marina@cityofmarina.org. Requests must be made at least **48 hours** in advance of the meeting.

Upcoming 2024 Meetings of the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Community Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency and Marina Groundwater Sustainability Agency
Regular Meetings: 5:00 p.m. Closed Session;
6:30 p.m. Regular Open Sessions

Tuesday, May 7, 2024
Tuesday, May 21, 2024

***Wednesday, September 4, 2024**
Tuesday, September 17, 2024

Tuesday, June 4, 2024
Tuesday, June 18, 2024

Tuesday, October 1, 2024
Tuesday, October 15, 2024

Tuesday, July 2, 2024
Tuesday, July 16, 2024 (Cancelled)

*****Wednesday, November 6, 2024**
Tuesday, November 19, 2024

****Wednesday, August 7, 2023**
Tuesday, August 20, 2024 (Cancelled)

Tuesday, December 3, 2024
Tuesday, December 17, 2024

*** Regular Meeting rescheduled due to Monday Holiday**

**** Regular Meeting rescheduled due to National Night Out**

***** Regular Meeting rescheduled due to General Election Day**

C I T Y H A L L 2 0 2 4 H O L I D A Y S **(City Hall Closed)**

Memorial Day ----- Monday, May 27, 2024
Independence Day (City Offices Closed) ----- Thursday, July 4, 2024
Labor Day ----- Monday, September 2, 2024
Veterans Day (City Offices Closed)----- Monday, November 11, 2024
Thanksgiving Day-----Thursday, November 28, 2024
Thanksgiving Break----- Friday, November 29, 2024
Winter Break----- Tuesday, December 24, 2024-Friday, December 31, 2024

April 26, 2024

Item No. **6a**

Honorable Mayor and Members
Of the Marina City Council

City Council Meeting
of April 30, 2024

**CITY COUNCIL STUDY SESSION TO CONSIDER ASSESSMENT OF
CURRENT FACILITIES, AND PROPOSED NEW CITY FACILITIES AND
POTENTIAL SITE LOCATIONS**

REQUEST:

It is requested that the City Council:

1. Receive presentation from Roesling Nakamura Terada Architects (RNT) regarding an assessment of existing city facilities and potential locations for new city facilities and provide direction to staff.

BACKGROUND:

For the past several years the City Council has held many public meetings discussing the unmet facilities, infrastructure, and public safety needs of the community and possible funding options and strategies to address those needs. Through these meetings, Council has provided direction on an approach to address the short and long-term facility needs. The City's current facilities are decades old and are undersized for City operations, do not meet ADA requirements along with having significant maintenance and repair needs. The existing City Hall, Community Center, City Council Chamber, Police and Fire Stations are all in need of significant repair. Additionally, a second Fire Station needs to be constructed to meet critical fire and medical safety response times. The City has also received a \$1 million dollar grant towards renovation or construction of a Senior Center.

In February, the City Council approved an agreement with Roesling Nakamura Terada (RNT) Architects to assist the City in assessing the condition of existing city facilities, identify potential sites for new Police, Fire and Community facilities; and develop high level conceptual plans for these sites as well as cost estimates for repairing existing facilities and construction of new facilities.

ANALYSIS:

RNT has conducted site inspections and an assessment of current City facilities, gathered input from City departments for current and future organizational needs, and evaluated five site locations for potential new facilities. These potential locations include:

- Existing Community Center site on Hillcrest Avenue
- Locke Paddon Park next to the Library
- Vince DiMaggio Park
- Reservation Road next to the MST transit center
- Cypress Knolls next to California Avenue

RNT will be making a presentation reviewing the assessment of the existing facilities and an estimated cost to repair; reviewing the potential new locations and an assessment of the rating for each site along with an estimated cost. (**EXHIBIT A**)

Staff will be seeking direction from Council regarding the proposed sites and a potential plan to prepare and present in future meetings to the community.

Respectfully submitted,

Cyrah Caburian
Executive Assistant
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina

City of Marina Community Facility Needs Assessment

Status Report to the City Council

30 April 2024



Process

Assessment

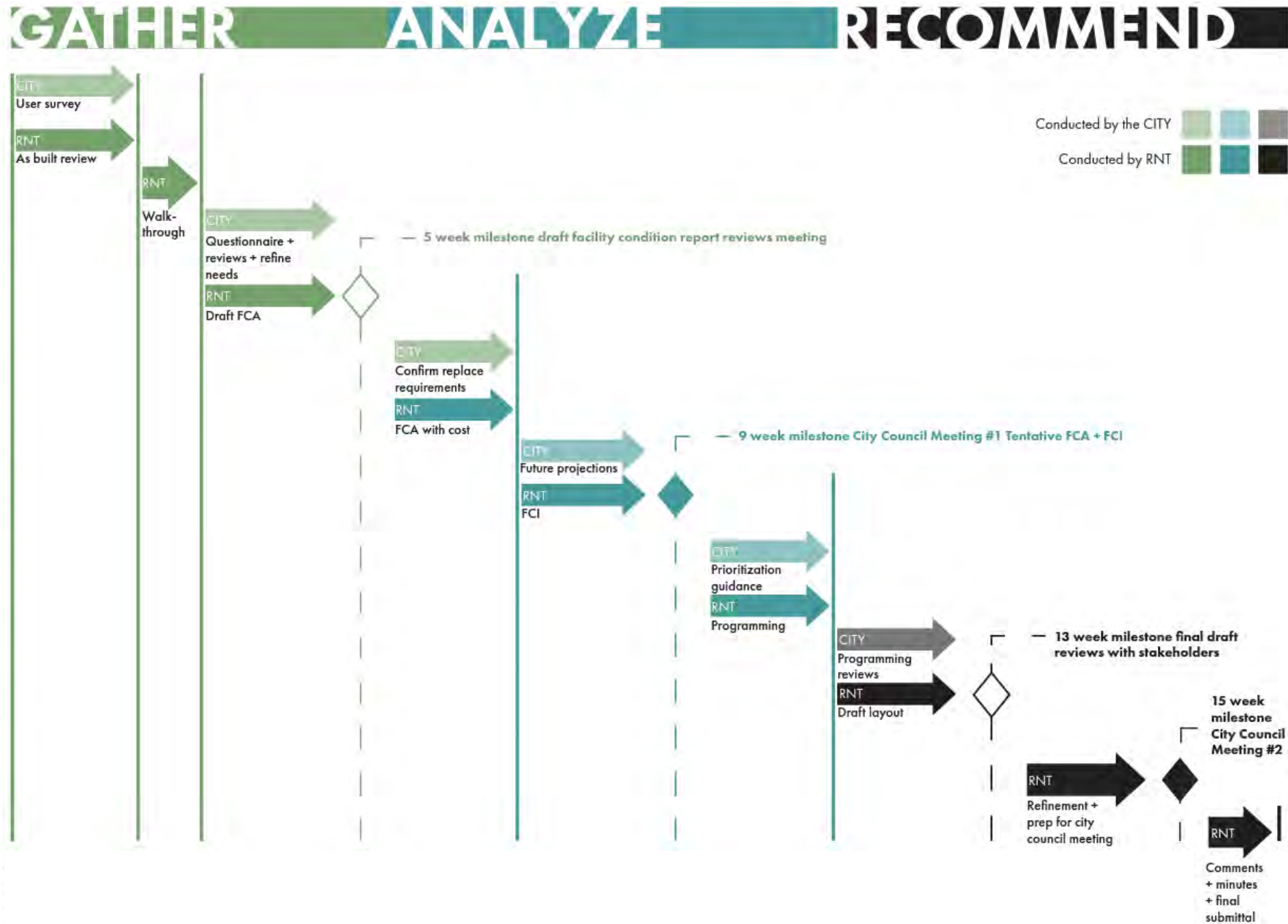
- Facility Capacity
- Facility Condition
- Projected program

Analysis

- Site Analysis
- Functional Analysis
- Feasibility Analysis

Concept

- Functional Suitability
- City Objectives
- Site Response



Assessment

Facility Capacity

- City Hall, Annex and Chamber: Current: 11,000 SF
- Public Safety (PD, FD, no EOC): Current: 14,000 SF

Facility Condition Index (Repair vs. Replacement, no expansion, no occupancy change)

- City Hall: >0.50 (envelope, systems, interior)
- Annex: ~0.25 (envelope repair and upgrades, mold mitigation)
- Chamber: ~0.50 (2020 study plus envelope repair)
- Public Safety: ~0.25 (ESBSSA Compliance)

Projected Program

- City Hall, Annex and Chamber: Current / Projected Need: 25,610 SF
- Public Safety (PD, FD, no EOC): Current / Projected Need: 36,000 SF



Site Analysis - Rating Key

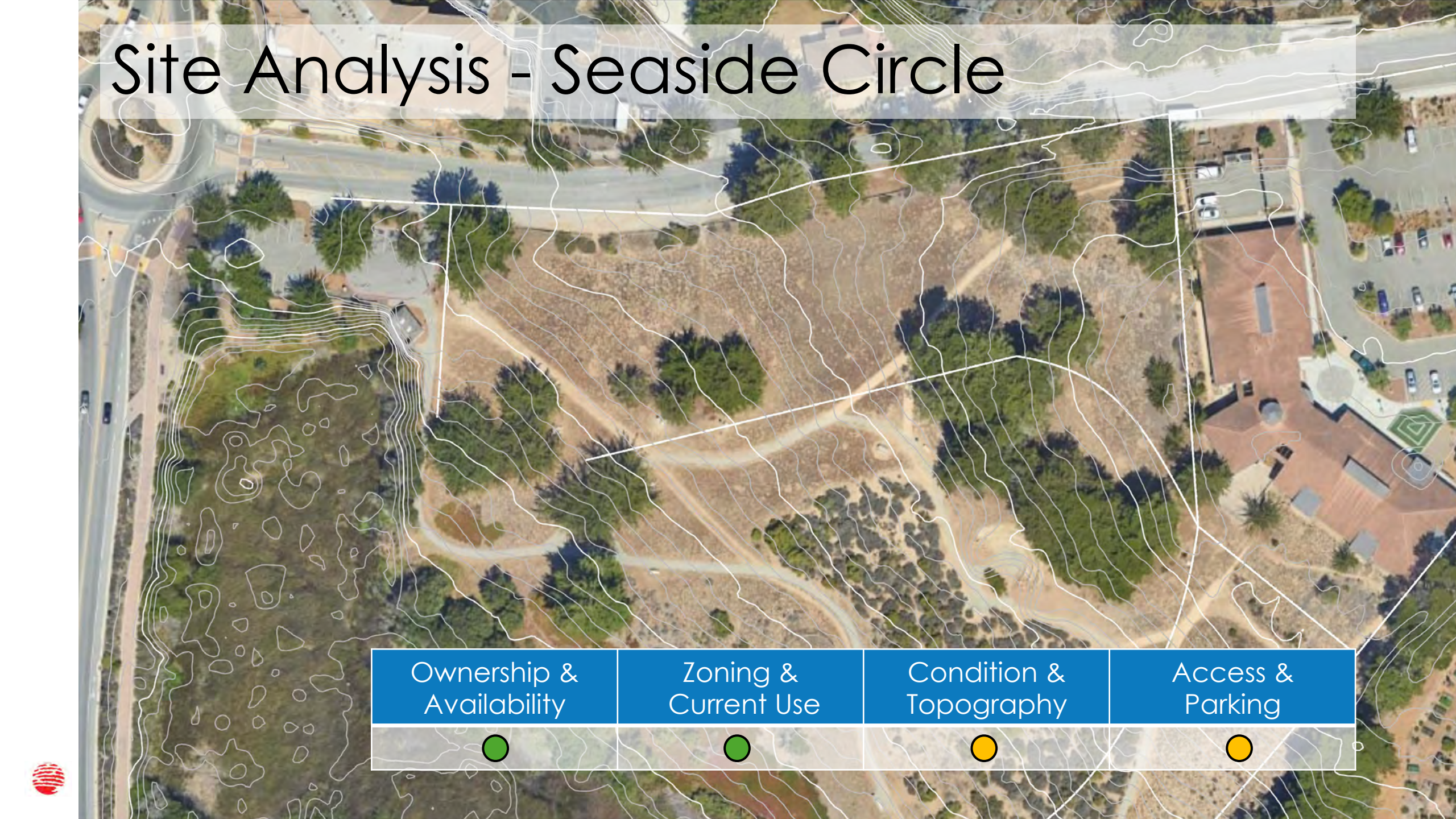
Site Assessment

- Ownership & Availability: Can the City rely that this parcel is available for the intended use?
- Zoning & Current Use: Would the intended use be a good fit for this site and context?
- Condition & Topography: What is the level of effort to prepare this site for construction?
- Access and parking: Is the site conveniently connected for its intended public use?

			
Ownership & Availability	Site is owned by the City of Marina and currently underutilized, no relocation of other utilization required	Site is owned by a public institution or entity and acquisition is possible, relocation of current use feasible	Site is owned by a third party / private entity, availability is not guaranteed, current utilization needs relocation
Zoning & Current Use	Site Zoning and/or current use does not conflict with intended use	Zoning and/or current use deviates slightly from intended use. Zoning Revision would not conflict with adjacent zoning.	Zoning and/or current use deviates significantly from intended use. Revision would conflict with adjacent zoning.
Condition & Topography	• vacant lot • Site is connected to sufficient utilities • Minimal / no grading required	• Existing structures, uninhabited • Utilities are close and sufficient • Moderate grading required	• Existing structures, in use • Utilities require substantial upgrades • Extensive grading
Access & Parking	• Minimal/no adjustment to roadways • Minimal/no impact on adjacent zone • Minimal effort to establish parking	• Moderate adjustment to public roads • Moderate impact on adjacent zone • Moderate effort to establish parking	• Significant adjustment to public roads • Significant impact on adjacent zone • Significant effort to establish parking



Site Analysis - Seaside Circle



Ownership & Availability	Zoning & Current Use	Condition & Topography	Access & Parking
●	●	●	●



Site Analysis - Reservation Road



Ownership &
Availability



Zoning &
Current Use



Condition &
Topography



Access &
Parking



Site Analysis - V. DiMaggio Park

Ownership &
Availability



Zoning &
Current Use



Condition &
Topography



Access &
Parking



Site Analysis - Hillcrest Avenue

Ownership &
Availability



Zoning &
Current Use



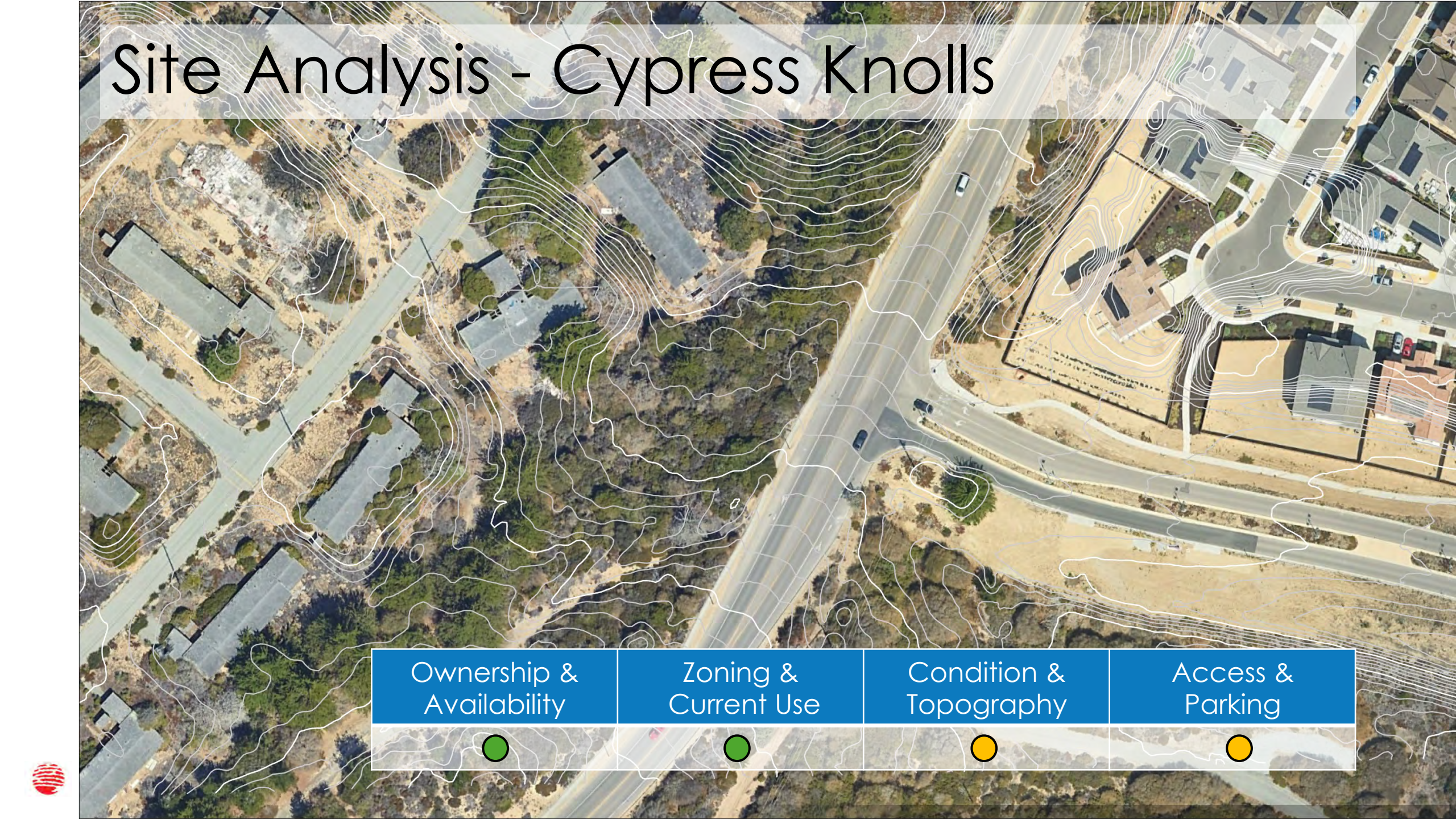
Condition &
Topography



Access &
Parking



Site Analysis - Cypress Knolls



Ownership & Availability	Zoning & Current Use	Condition & Topography	Access & Parking
●	●	●	●



Site Analysis - Summary

	Ownership & Availability	Zoning & Current Use	Condition & Topography	Access & Parking
Seaside Circle	●	●	●	●
Reservation Rd	●	●	●	●
Del Monte Blvd.	●	●	●	●
Hillcrest Ave	●	●	●	●
Cypress Knolls	●	●	●	●



Functional Analysis

	Available	Zoning	Feasible	Access	Option	Option	Option
Seaside Circle	●	●	●	●	Community Center	Community Center EOC/Training	
Reservation Rd	●	●	●	●	Community Center	Community Center EOC/Training	Community Center EOC/Training Police
Del Monte Blvd.	●	●	●	●	Community Center	Community Center EOC	
Hillcrest Ave	●	●	●	●	Recreation	Recreation Community Center	Recreation Community Center Police
Cypress Knolls	●	●	●	●	Fire Department	Fire EOC/Training	Fire EOC/Training Police



Functional Analysis - Options

CC Community Center
PD Police Department
EOC Emergency Operation Center

	Available	Zoning	Feasible	Access	A: Only Fire @ Cypress Knolls			B: Fire & PD @ Cypress Knolls			C: CC & Rec @ Hillcrest		
					A1	A2	A3	B1	B2	B3	C1	C2	C3
Seaside Circle	●	●	●	●	CC			CC					
Reservation Rd	●	●	●	●	PD	PD	CC PD		CC		PD	PD EOC	
Del Monte Blvd.	●	●	●	●		CC				CC			
Hillcrest Ave	●	●	●	●	Rec	Rec	Rec	Rec	Rec	Rec	CC Rec EOC	CC Rec	CC Rec
Cypress Knolls	●	●	●	●	Fire	Fire	Fire	Fire PD	Fire PD	Fire PD	Fire	Fire PD	Fire PD EOC

Options with high Feasibility



Feasibility Analysis

City Objectives	A: Only Fire @ Cypress Knolls			B: Fire & PD @ Cypress Knolls			C: CC & Rec @ Hillcrest		
	A1	A2	A3	B1	B2	B3	C1	C2	C3
Synergy: City functions co-located, operational synergy, collaboration	●	●	○	●	○	●	●	●	●
Attainability: Impact of factors beyond City control (ownership, intended use)	●	●	●	●	●	●	●	●	●
Construction Feasibility: Site conditions (topo, demolition), phasing	●	●	●	●	●	●	●	●	●
Community Development: Compliance Downtown Vitalization Specific Plan	●	●	●	●	●	●	●	●	●
Funding & Bond Measure Compliance:	○	○	○	○	○	○	○	○	○



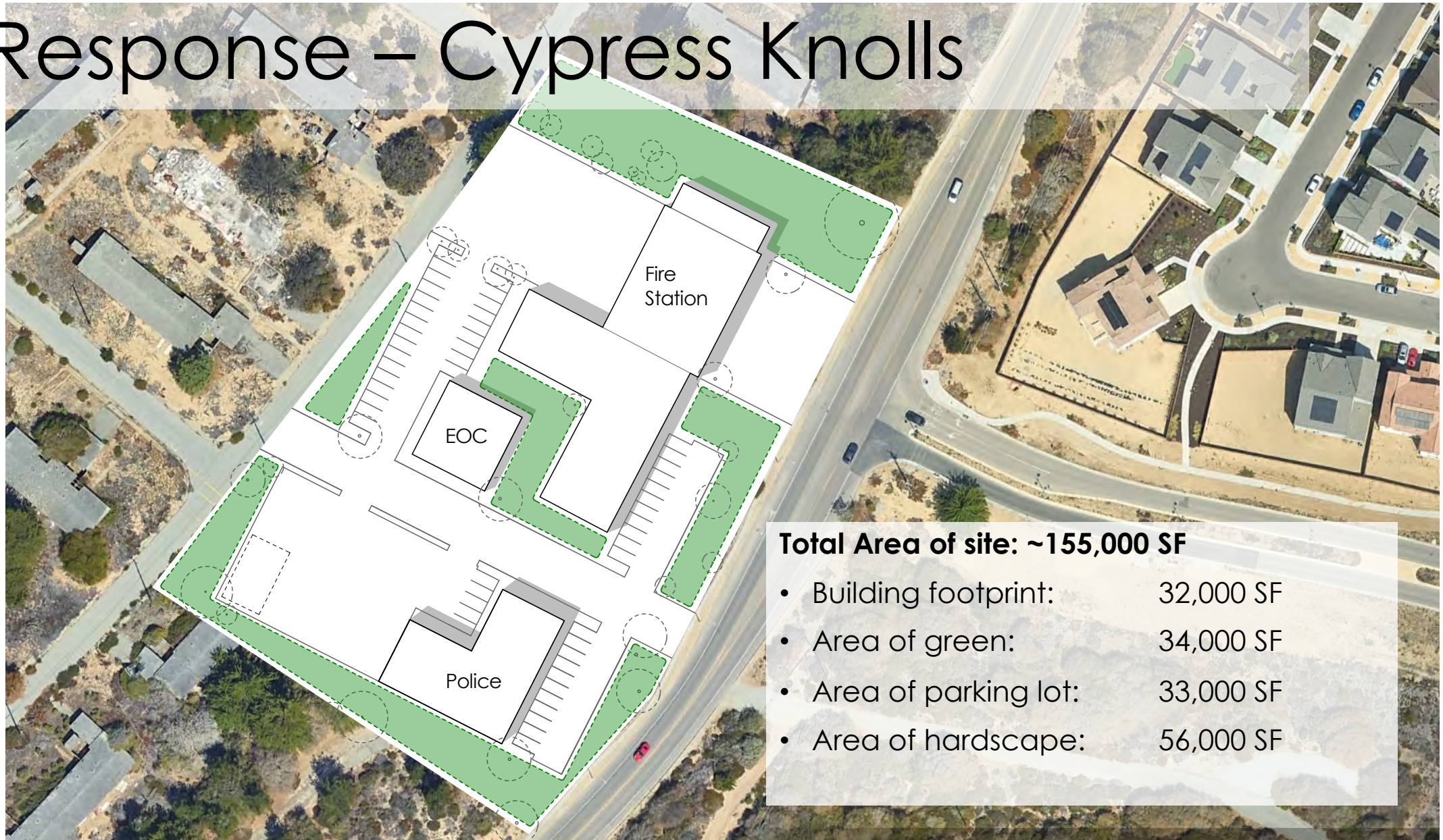
Site Response – Reservation Road

Total Area of site: ~95,000 SF

- Building footprint: 23,000 SF
- Area of green: 20,000 SF
- Area of parking lot: 38,000 SF
- Area of hardscape: 14,000 SF



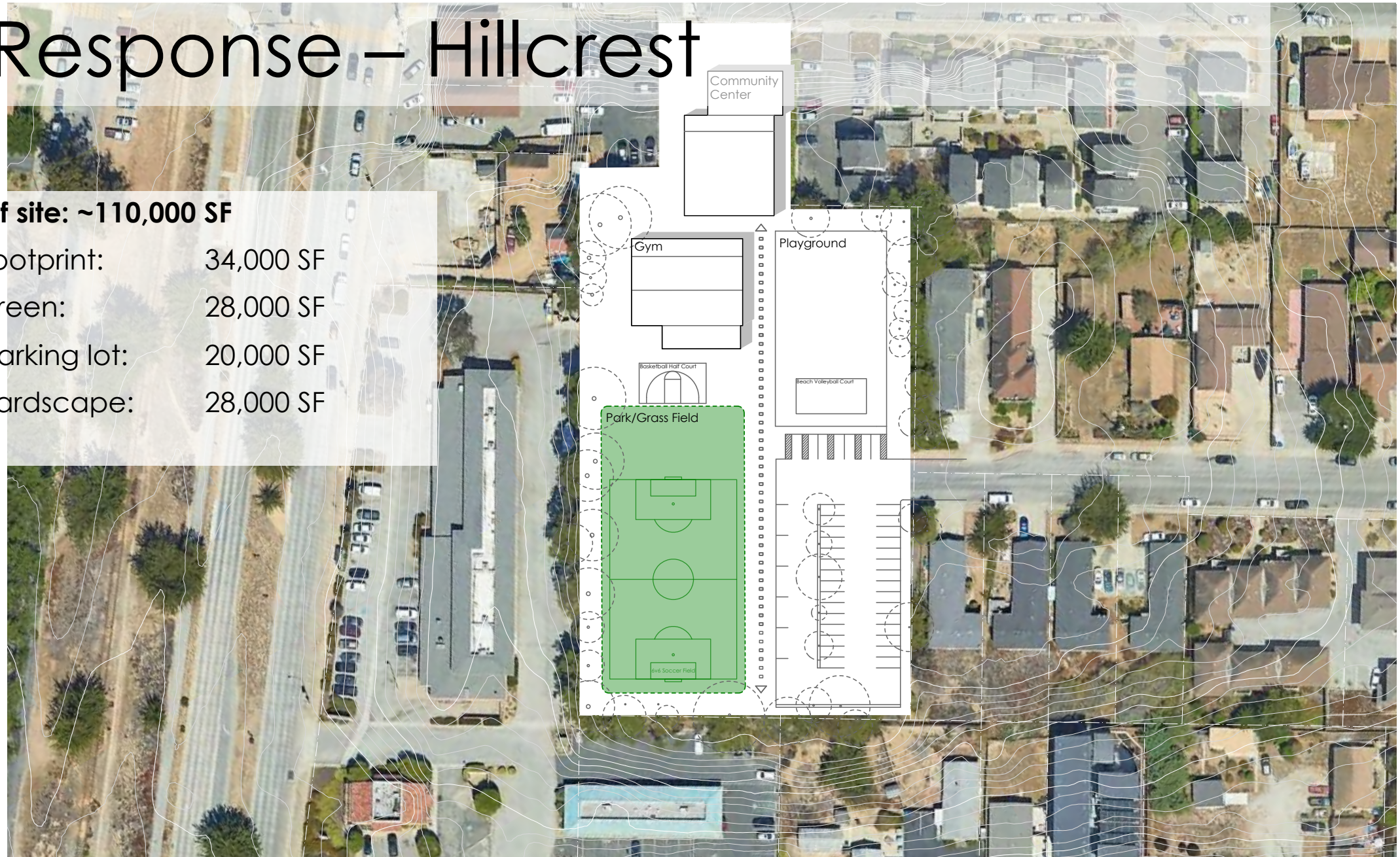
Site Response – Cypress Knolls



Site Response – Hillcrest

Total Area of site: ~110,000 SF

- Building footprint: 34,000 SF
- Area of green: 28,000 SF
- Area of parking lot: 20,000 SF
- Area of hardscape: 28,000 SF



211 Hillcrest Ave

Cost Opinion - Summary

	Site Prep. & Landscaping	New Building Construction	Retrofit & Renovation	Total
Community Center	\$4.0M	\$17.5M	n/a	\$21.5M
Police Department	\$2.0M	\$15.5M	n/a	\$17.5M
Fire Station Cypress Knolls	\$4.0M	\$12.0M	n/a	\$16.0M
Recreational Campus Hillcrest	\$3.5M	n/a	\$4.0M	\$7.5M
Total	<u>\$13.5M</u>	<u>\$45.0M</u>	<u>\$4.0M</u>	\$62.5M

