

RESOLUTION 2018-141

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL APPROVING A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; 2) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 4) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, the applicant has applied for a General Plan Amendment (GP 2016-03) to reclassify the land use designation from "Single Family Residential" to "Multiple-Family Residential" which would allow the development of multi-family apartment style residential units; and

WHEREAS, the overall project application is a Combined Development Permit consisting of:

- A Conditional Use Permit (CUP) for a multiple family residential development exceeding 25 units per acre;
- Site and Architectural Design Review (DR2016-05) for a new three-story, seventy-one (71) unit apartment complex; and
- Tree Removal Permit (TP 2016-02) to allow the removal of nine (9) trees; and

WHEREAS, the project is subject to Site and Architectural Design Review per City Code Section 17.59.040 (A); and

WHEREAS, on April 20, 2016, the Design Review Board (DRB) considered the Site and Architectural Design Review portion (DR2016-05) of the Combined Development Permit and adopted a Resolution recommending Planning Commission approval of the site plan design and overall building layout (DRB Resolution No. 2016-05); and

WHEREAS, development standards and design guidelines pertaining to multi-family residential dwellings have been incorporated into the proposed project; and

WHEREAS, on April 20, 2016, the Tree Committee considered the Tree Removal Permit (TP 2016-02) portion of the Combined Development Permit and adopted a Resolution recommending Planning Commission approval (TC Resolution No. 2016-02); and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider a Combined Development Permit to allow the development of a new three-story seventy-one (71) unit multifamily residential apartment complex, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing to consider a Combined Development Permit to allow the development of a new three-story seventy-one (71) unit multifamily residential apartment complex, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared and publicly circulated for a period of 30 days (June 12, 2018 through April 13, 2018) and has been submitted for review and consideration by the Planning Commission.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby approves the Veteran Transition Center (VTC) Combined Development consisting of a Conditional Use Permit (CUP) for a multiple family residential development exceeding 25 units per acre and Site and Architectural Design Review (DR 2016-05) for a new three-story, seventy-one (71) unit apartment complex and Tree Removal Permit (TP 2016-02) for a project located on a $\pm$ 2.4-acre project site (APN 032-171-018) located at 229-239 Hayes Circle (APN: 031-021-040).

FINDINGS:

1. The project must be consistent with the General Plan and Zoning Ordinance.

The project is consistent with requested General Plan Land Use designation of Multi-family residential and the R-4 zoning designation in that the project proposed a multi-family development of 35 units per acre.

General Plan Goals and Policies

Community Goals

- Goal 1.17 states:
“The overall goal of the Marina General Plan is the creation of a community which provides a high quality of life for all its residents; which offers a broad range of housing, transportation, and recreation choices; and which conserves irreplaceable natural resources.”
- Goal 1.18.1 states:
“Housing within the means of households of all economic levels, ages and lifestyles, and therefore, a diversified and integrated housing supply in which new residential development emphasizes a mix of housing types and lot sizes at the neighborhood level.
- Goal 1.18.5 states:
“A city designed for and attractive to pedestrians, in which most of the housing, shops, businesses, and community facilities are within easy walking distance of each other.”
- Goal 1.18.8 envisions:
“A city physically and visually distinguish-able from the other communities of the Monterey Bay region, with a sense of place and identity in which residents can take pride.”
- Goal 1.18.15 requires:
“Attractive, distinctive residential neighborhoods and commercial districts which contribute to the overall vitality, image and identity of the city.”

Community Land Use Policies

- Policy 2.4.5 states:
“Future land development, whether it involves development of new areas, infilling of existing neighborhoods or commercial areas...shall be organized and have sufficient intensity...to create a pedestrian-oriented community.”

Housing Policies

- Policy 2.31.6 states:
“New housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.”
- Policy 2.31.8 states:
“New housing shall be integrated into the fabric of the City in such a way that it complements existing housing areas and contributes to the overall stability, image, and sense of community of the City.”

Transit and Supportive Land Use Policies

- Policy 3.35.1 states:
“Safe and secure bicycle parking shall...be provided in all new multi-family residential projects.”

Open Space and Significant Natural Features

- Policy 4.17.2 states:
“Future development should incorporate new windrows into site landscaping where appropriate so as to reinforce this distinctive landscape feature of citywide significant. Use of windrows, for example, can serve to define and buffer residential and commercial uses, help distinguish the boundaries of neighborhoods and districts identified below, or serve as a scenic backdrop for new development.”

The Project is consistent with the Goals and Policies contained within the Marina General Plan pertaining to provisions of housing at varying income levels, promoting of pedestrian oriented and friendly development, and establishing community character, vision and identity. The Project includes the provision of bicycle parking/storage facilities.

The project incorporates windrows along the edges of the project site, including the rear (west) side between the project site and adjacent open space, the southern edge around the parking lot, and the northern edge around the bio-retention basin.

The Project is consistent with the applicable development standards within the Marina Municipal Code (Zoning Ordinance) and/or superseding state laws for multiple family developments, specifically to the requirements of density, parking, and the provision of open space (public and private).

1. *The project must be consistent with the Citywide Design Standards and Guidelines.*

The project is consistent with the Citywide Design Standards and Guidelines. The project site and parking plan provide for adequate and safe pedestrian and vehicular traffic. Vehicular routes are separated from pedestrian routes. Parking stall sizes and circulation patterns allow for adequate vehicular movement. Landscaping is in common open space areas between paved areas to soften the hardscape development(s).

2. *That the establishment, maintenance or operation of the use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons riding or working in the neighborhood and the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.*

The use of the site as a higher-density development will not be detrimental to the neighborhood, as it has been designed to be pedestrian-friendly and reduce reliance on the automobile. In addition, the project provides transitional, special needs, and affordable housing units to at-risk military veterans, and is intended to reduce the potential for increase homelessness throughout the community.

3. *The project must be designed and constructed, and so located, that the project will not be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability of residence or investment or occupation in the city, limit the opportunity to obtain the optimum use and value of the land and improvements, impair the desirability of living conditions on or adjacent to the subject site, conform with the standards included in the local coastal land use plan and/or otherwise adversely affect the general welfare of the community.*

The Veterans Transition Center (VTC) development has been designed as an upscale, multi-family special needs housing development on the former Fort Ord lands. The modern/urban design aesthetic is intended to set a new standard for similar and future higher density developments within the City. The project includes vast amounts of common open space, a community garden, common indoor facilities (computer lab, common room, and meditation room, and will provide transit to resident to adjacent land uses (shopping, medical, etc.). The provision of affordable transitional housing units to at-risk military veterans is a beneficial impact to the general welfare of the community, by reducing the potential for increased homelessness.

Conditions of Approval

1. Substantial Compliance – The project shall be constructed in substantial compliance with the plans attached hereto as “**EXHIBIT A**”.
2. Permit Expiration (City Council) - This permit will expire 24 months from the date of approval by the City Council, unless a valid building permit has been issued and construction of the project has commenced prior to expiration. The applicant may apply for an extension of this permit, by submitting an extension request application and applicable fees, no less than 30 days prior to expiration date. No renewal notice will be sent to the applicant or property owner.
3. Lighting – Exterior Lighting Plan – All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Prior to issuance of a building permit, the Owner/Applicant, shall submit three (3) copies of an exterior lighting plan (including a photo-metric analysis) which shall indicate the location, type, and wattage of all light fixtures and include catalog sheet for each fixture. The lighting shall comply with the requirement of the California Energy Code set forth in California Code of Regulation, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of Community Development-Planning.
4. Utilities–Underground – All new utility and distribution lines shall be placed underground.
5. Verification of Building Height – Prior to issuance of a building permit, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Community Development-Planning and the Chief Building Official for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved and associate with the project.
6. Preconstruction Meeting – Prior to the commencement of any grading or construction activities, a preconstruction meeting shall be held on the site. The meeting shall include representative of each of the selected contractors, any consultant who will conduct required monitoring, the owner/applicant, Community Development-Planning, Community Development-Building, Engineering, Marina Fire, and/or any other appropriate departments/agency. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the development.
7. Indemnification – The Owner/Applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability, the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of this project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the application of its obligations under this condition.

8. Affordable Housing Agreement/Program – Prior to issuance of the first construction permit, the Owner/Applicant shall develop, sign, notarize and record an Affordable Housing Agreement with the City of Marina. Such agreement shall clearly identify the number of affordable units, the income level of affordability, the estimated rent to be collected for each unit, and the term (length) of all affordability restrictions.
9. Fire Department – The Marina Fire Chief shall certify that the Marina Fire Department is able to provide fire protection services to the project site utilizing current and future fire equipment. Furthermore, the project shall comply with required fire code at the time the construction permit is approved for issuance, and fire protection measures shall be implemented to the satisfaction of the Fire Chief.
10. Landscape Surety Bond – Prior to the issuance of a building permit, the applicant shall provide a bond or other surety acceptable to the City to guarantee that the installed landscaping shall remain in a healthy and growing condition for a minimum of two years from the date of occupancy approval. The amount of the surety shall be a minimum of ten percent of the actual or estimated costs of the installation accepted by the Planning Services Division. An amount greater than ten percent may be required by the Planning Services Division if more exotic, less reliable plant material is specified in the approved planting plan. Two years after the approval of occupancy, the applicant shall contact the Planning Services Division to arrange for an inspection of the landscaping. If or when all landscaping shown on the approved plans is in place and is in healthy and growing condition, the surety shall be returned to the entity that provided the surety or to another entity upon proof of transfer. If plant material is dead, dying or missing and the applicant does not take steps to restore the landscaping, the City shall have the authority to use the surety for the restoration of the landscaping.
11. Bicycle Facilities – On the Site Plan the applicant shall show the location(s) of either indoor or outdoor bicycle lockers, or a bicycle rack placed in a secure and prominent location.
12. Trash Enclosures and Maintenance Building - Prior to the issuance of building permits the applicant submit shall coordinate with the waste hauler for the site and submit proof that adequate service will be accommodated/contracted for the project site.
13. Monterey Bay Air Resources District (Permit) - Prior to issuance of construction permit(s), the Owner/Applicant shall submit evidence, to the Planning Department, that the appropriate permits have been obtained from the Monterey Bay Air Resources District for use of stationary emission sources (boilers and/or generators). Questions regarding MBARD permitting should be directed to MBARD staff at (831) 647-9411.
14. Monterey Bay Air Resources District (BMPs) - The Owner/Applicant shall utilize Best Management Practices (BMPs) for fugitive dust control measures. BMP notes shall be included on all building and/or grading permits for construction activities that may result in soil/ground disturbance
15. Monterey Bay Air Resources District (Construction Equipment) - The Owner/Applicant shall utilize construction equipment that conforms to Air Resources Board (ARBs) Tier 3 or Tier 4 emission standards, which include but are not limited to, use of alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

16. (MM 1) AES-1 – Lighting Specifications. Any exterior lighting installed on the project site shall be low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spillover onto adjacent residential parcels and open space. The lights shall be certified as Dark Sky Friendly by the International Dark Sky Association.
17. (MM 2) B-1 – Worker Environmental Awareness Training. Prior to the start of any construction activities, all construction personal shall attend a work environmental awareness training from a qualified biologist. The training shall include the identification of all special status plant and animal species with potential to occur on the project site, a description of their habitats, their regulatory statuses, and all measures being implemented to avoid and minimize impacts.
18. (MM 3) B-2 – Special Status Plant Avoidance. All special status plants that can be avoided shall be demarcated with highly visible orange construction fencing installed with a 30-foot buffer from construction activities. The fencing shall be inspected on a weekly basis during construction to ensure it is in good condition. If Monterey spineflower cannot be avoided, then mitigation measure “B-3” shall be implemented.
19. (MM 4) B-3 – Monterey Spineflower Mitigation. Impacts to Monterey spineflower shall be mitigated as follows:
 - ***Weed Management and Monitoring Plan.***
To avoid the introduction of and spread of invasive plant species, a weed management and monitoring plan shall be prepared and implemented during the first two years following construction. The plan shall be submitted to the USFWS for review and include methods to prevent establishment of invasive plant that could spread to adjacent native habitat.
 - ***Silt Fencing.***
Prior to construction activities, in areas where listed plants are adjacent to the proposed project construction footprint, silt fencing or similar barrier will be installed at the limits of work to prevent burial of plants.
 - ***Topsoil/Seed Salvage.***
Initial ground disturbance shall be timed to allow for collection of seed and/or topsoil with seed bank after seed has set for that year, as determined by a qualified botanist. A qualified botanist shall salvage seed and/or topsoil from occupied areas prior to ground disturbance in that area. The seed and/or topsoil shall be stored dry in a climate controlled environment appropriate for the storage of seed. To the extent feasible, seed and/or topsoil shall be applied back to the project site after construction in undeveloped open areas. Any excess seed and/or topsoil shall be made available to nearby sites that are suitable for restoration efforts, such as State Parks properties, the University of California Reserve, California State University Monterey Bay lands, or Bureau of Land Management lands. If suitable receivers are unwilling to participate in restoration efforts, the applicant shall fund permanent storage of the seed and/or topsoil at a qualified seed bank with appropriate credentials to store native plant seed for long-term conservation.

20. (MM 5) B-4 – Black Legless Lizard Preconstruction Survey. Preconstruction surveys for black legless lizard shall be conducted in areas of suitable habitat (central maritime chaparral and ruderal areas) within the project site. Surveys shall include visual inspections and raking/sifting as necessary to locate individuals prior to ground disturbance activities, and shall be conducted by a qualified biologist. The contractor and/or qualified biologist shall receive approval from the City, in consultation with CDFW as needed, to identify a relocation site that is nearby with habitat suitable for the species. If individuals are identified during surveys, the qualified biologist shall:
- Store all individuals in an appropriate container (insulated with lid);
 - Transfer individuals within four hours of capture;
 - Release in appropriate/comparable habitat (in coordination with the City, who may choose to consult with CDFW regarding release sites);
 - Document translocation effort through photos, GPS salvage and relocation sites, and standard measurements (temperature, time); and
 - Provide the City with a final report of translocation efforts once completed.
21. (MM 6) B-5 – Nesting Bird Surveys and Avoidance. Initial site disturbance shall be prohibited during the general avian nesting season (February 1 – August 30), if feasible. If nesting season avoidance is not feasible, a qualified biologist shall conduct a preconstruction nesting bird survey to determine the presence/absence, location, and status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to the scheduled vegetation clearance. In the event that active nests are discovered, a suitable buffer shall be established around such active nests and no construction within the buffer allowed until a qualified biologist has determined that the nest is no longer active (e.g. the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 30 and February 1.
22. (MM 7) B-6 – Roosting Bats Impact Avoidance and Minimization. Prior to construction activities, a qualified biologist shall conduct a survey of existing structures and trees within the project site to determine if roosting bats are present. The survey shall be conducted during the non-breeding season (November through March). The biologist shall have access to all interior attics, as needed. If a colony of bats is found roosting in any structure, further surveys shall be conducted sufficient to determine the species present and the type of roost (day, night, maternity, etc.) If the bats are not part of an active maternity colony, passive exclusion measures may be implemented in coordination with the City, who may choose to consult with CDFW regarding exclusion methodology. These exclusion measures may include one-way valves that allow bats to exit the structure but are designed so that the bats may not re-enter the structure.

Prior to demolition of any structure or removal of any trees, a survey shall be conducted by a qualified biologist to determine if any structures or trees proposed for removal harbor sensitive bat species or maternal bat colonies. If a non-maternal roost is found, the qualified biologist, in close coordination with the City, who may choose to consult with CDFW regarding methodology, shall install one-way valves or other appropriate passive relocation method. Maternal bat colonies may not be disturbed. Other measures to avoid impacts to bats may necessary as determined by the City in consultation with CDFW.

23. (MM 8) C-1 – Worker’s Environmental Awareness Program. Prior to project construction, the project operator shall retain a qualified archaeologist meeting the Secretary of the Interior’s Standards for historic archaeology to conduct a Worker’s Environmental Awareness Program (WEAP) for all construction personnel working on the project. The training shall include an overview of potential cultural resources that could be encountered during ground disturbing activities to facilitate worker recognition, avoidance, and notification to a qualified archaeologist in the event of unanticipated discoveries.
24. (MM 9) GEO-1 – Geotechnical Report. The project shall incorporate the recommendations made in the Geotechnical Engineering Investigation Report (Moore Twining Associates, Inc. 2015) including use of excavation of undocumented fill soils throughout the project site and placement of engineered fill soils throughout.
25. (MM 10) N-1 – Mufflers. Construction equipment shall be properly maintained and all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds, as applicable, shall be in good condition and appropriate for the equipment. During construction, all equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers, consistent with manufacturers’ standards.
26. (MM 11) N-2 – Electrically Powered Tools and Facilities. To the extent practical, electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.
27. (MM 12) N-3 – Stationary Equipment. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors.
28. (MM 13) N-4 – Equipment Staging Areas. Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.
29. (MM 14) TCR-1 – Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and an appropriate Native American representative, based on the nature of the find, is consulted. If the City determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the archeologist and the appropriate Native American tribal representative.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

Bruce Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

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PROJECT DATA

Architectural rendering of the Marina Veterans Supportive Housing building. The structure is a modern, multi-story building with a flat roof and large windows. It features a mix of light-colored siding and darker accents. The building is surrounded by landscaped grounds with various flowers, including purple and red blooms, and young trees. A paved walkway leads to the entrance, and a sign in the foreground reads "MARINA VETERANS SUPPORTIVE HOUSING". An American flag flies on a tall pole in front of the building. A white car is parked on the left side of the image.

VIEW FACING NORTHWEST ALONG MILLER

APPLICABLE CODES

UFAS: ACCESSIBLE UNITS
 FAIR HOUSING GUIDELINES: COMMON AREAS AND VISITABLE/ADAPTABLE UNITS
 2013 CBC, INCLUDING CHAPTER 11B FOR COMMON AREAS AND ACCESSIBLE UNITS
 2013 CBC CHAPTER 11A FOR ADAPTABLE UNITS
 2013 CA PLUMBING, ELECTRICAL, FIRE CODES
 2013 CA ENERGY CODE
 2013 GREEN BUILDING STANDARDS - RESIDENTIAL MANDATORY MEASURES
 2010 ADA: TITLE III PUBLIC AREAS AND ACCESSIBLE UNITS

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VICINITY MAP



SITE

1. THE CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL PERFORMED BE IN CONFORMANCE WITH:
 - A. THE PROJECT PLANS AND SPECIFICATIONS
 - B. THE 2010 CALIFORNIA BUILDING CODE, WITH LATEST ADOPTED AMENDMENTS
 - C. THE 2006 EDITION OF THE CITY OF MARINA STANDARD SPECIFICATIONS, DESIGN STANDARDS, AND STANDARD PLANS, AS AMENDED 01/18/2007
 - D. THE 2010 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
 - E. THE 2010 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
 - F. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL-OSHA)
 - G. THE NOVEMBER 2007 MARINA COAST WATER DISTRICT (MCWD) STANDARD PLANS AND SPECIFICATIONS
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: CONSTRUCTION OF THREE NEW FOUR-STORY STUDENT HOUSING BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS INCLUDING PARKING DRAINAGE, AND UTILITIES AND RETENTION POND GRADING FOR ON-SITE STORMWATER.
6. THE BUILDING OFFICIAL AND CITY ENGINEER, OR DESIGNATED REPRESENTATIVES, SHALL HAVE THE RIGHT OF ENTRY TO THE JOB SITE.
7. AN ALL-WEATHER SURFACE ROAD AND ALL FIRE HYDRANTS SHALL BE IN PLACE BEFORE VERTICAL CONSTRUCTION BEGINS.
8. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF MARINA PRIOR TO PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL REPLACE IN-KIND ANY STRIPING REMOVED WITHIN THE PUBLIC RIGHT-OF-WAY.

THE GRADING SHALL BE DONE IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:

GEOTECHNICAL INVESTIGATION-xxx MARINA, CALIFORNIA
BY MOORE TWINING ASSOCIATES, INC. xxx, 2016

2. ON-SITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
4. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
5. FILL SLOPES SHALL BE KEYED INTO NATIVE SLOPES AS DESIGNATED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
6. THE BOTTOMS OF KEYWAYS, BENCHES, AND SURFACES TO RECEIVE FILLS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED AND RECOMPACTED TO AT LEAST 92% RELATIVE COMPACTION AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. CUT/FILL SLOPES SHALL BE NO STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL (3H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
8. ENGINEERED FILL SHALL BE COMPACTED TO A MINIMUM OF 92% OF ITS MAXIMUM DRY DENSITY, BASED ON ASTM TEST D1557 EXCEPT THAT ENGINEERED FILL IN BUILDING AREAS AND THE UPPER 8" OF SUBGRADE SOIL BELOW CONCRETE FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY. ALL UTILITY TRENCHES IN PAVEMENT AND CONCRETE FLATWORK AREAS SHALL ALSO BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
9. NATIVE SOIL OR IMPORTED SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
 - SOIL SHALL BE GRANULAR IN NATURE WITH A VERY LOW EXPANSION POTENTIAL (EXPANSION INDEX OF 20 OR LESS)
 - IMPORT FILL SHALL HAVE A PLASTICITY INDEX LESS THAN 10 AND A MINIMUM "R" VALUE OF 50.
10. PRECAUTION SHOULD BE TAKEN DURING GRADING AND UTILITY REMOVAL ACTIVITIES TO PREVENT BREAKAGE OF ACP OR TRANSITE PIPES, SO AS NOT TO RENDER THE PIPE MATERIAL FRAGILE. WHEN ACP OR TRANSITE PIPE IS ENCOUNTERED, APPROPRIATE ACTION FOR REMOVAL AND DISPOSAL SHOULD BE FOLLOWED.

	PROPERTY BOUNDARY		STORM DRAIN MANHOLE
	EXISTING GRADE CONTOUR		SANITARY SEWER MANHOLE
	FINISHED GRADE CONTOUR		GRADE AREA TO DRAIN TO INLET/LOW POINT
	51.54 AC FINISHED GRADE		BENCHMARK OR UTILITY POINT OF CONNECTION
	(51.54 AC) EXISTING GRADE		STORM DRAIN CLEANOUT (SDCO)
	PROPOSED STORM DRAIN		FIRE HYDRANT (FH)
	PROPOSED RAIN WATER LEADER		WATER VALVE (WV)
	EXISTING STORM DRAIN		PIV AND FDC
	PROPOSED SANITARY SEWER LINE		STREET LIGHT (SEE ELECTRICAL PLANS)
	EXISTING SANITARY SEWER LINE		
	PROPOSED WATER LINE		
	EXISTING WATER LINE		
	PROPOSED FIRE SERVICE LINE		
	PROPOSED FIRE HYDRANT AND GATE VALVE		
	GRADE BREAK		
	FLOWLINE		
	JOINT TRENCH		
	DRAIN INLET, TYPE NOTED		
	GRATE (GRT) OR TOP OF CURB (TC)		
	ELEVATION		
	INVERT ELEVATION		
	PROPOSED BUILDING AREA		
	PROPOSED ASPHALT CONCRETE PAVEMENT		
	ROCK RIP RAP OUTFALL		
	DECORATIVE PAVEMENT (SEE LANDSCAPE PLANS)		
	CURB RAMP PER CALTRANS STD PLAN AB8A CASE "A"		
	CURB RAMP PER CALTRANS STD PLAN AB8A CASE "B"		

C0.1	PRELIMINARY CIVIL TITLE SHEET
C1.0	TOPOGRAPHIC SURVEY
C1.1	PRELIMINARY CIVIL SITE PLAN

<u>DEVELOPER</u> EAH HOUSING 2169 E. FRANCISCO BLVD. SAN RAFAEL, CA 94901 (415) 258-1800	<u>ARCHITECT</u> HKIT ARCHITECTS 538 NINTH STREET, SUITE 240 OAKLAND, CA 94607 (510) 625-9800
<u>CIVIL ENGINEER / SURVEYOR</u> WHITSON ENGINEERS 9699 BLUE LARKSPUR LANE, SUITE 105 MONTEREY, CA 95940 (831) 649-5225	<u>LANDSCAPE ARCHITECT</u> VAN DORN ABED LANDSCAPE ARCHITECTS, INC. 81 14TH STREET SAN FRANCISCO, CA 94103 (415) 864-1921
<u>GEOTECHNICAL ENGINEER</u> MOORE TWINING ASSOCIATES, INC. 2527 FRESNO STREET FRESNO, CA 93721 (800) 268-7021	<u>GRADING CONTRACTOR</u> TO BE DETERMINED
<u>GENERAL CONTRACTOR</u> TO BE DETERMINED	

THE QUANTITIES PRESENTED ARE ESTIMATES ONLY AND ARE BASED ON AN ASSUMED DEMOLITION AND CLEARING VOLUME, STRUCTURAL UNDERCUTS, AND ADJUSTMENTS IN VOLUME DUE TO CHANGES IN SOIL DENSITY (SHRINKAGE).

VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING AND CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

LOCAL BENCHMARK: MAG NAIL SET AT THE LOCATION
SHOWN ON SHEET C1.0. ELEVATION: 76.18' (ASSUMED
DATUM)



MARINA COAST WATER DISTRICT
11 RESERVATION ROAD
MARINA, CA 93933
(831) 384-6131

REVIEWED BY:
Brian C. Lee, P.E. INTERIM GENERAL MANAGER (DISTRICT ENGINEER)

*For sheets: C0.1, C0.2, C0.4, C0.5, C1.0, C2.0, C2.1, C2.2, C2.3, C2.4, LS-SM-1, LS-SM-2, and LSE01-LSE08 only

Reviewed by: _____ Date: _____

THE GEOTECHNICAL ASPECTS OF THE IMPROVEMENT PLANS HAVE BEEN REVIEWED FOR SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION BY GEOCON.

APPROVED BY CITY OF MARINA FIRE CHIEF:

HAROLD KELLY	DAT
--------------	-----

APPROVED:

NOURDIN KHAYATA, ACTING CITY ENGINEER

MARINA, CALIFORNIA

JOB NO. 30043 | WE: 3394.01

DRAWN RPW

CHECKED RPW

JOB CAPTAINRM

DATE 2/10/2016

DESIGN REVIEW
APPLICATION

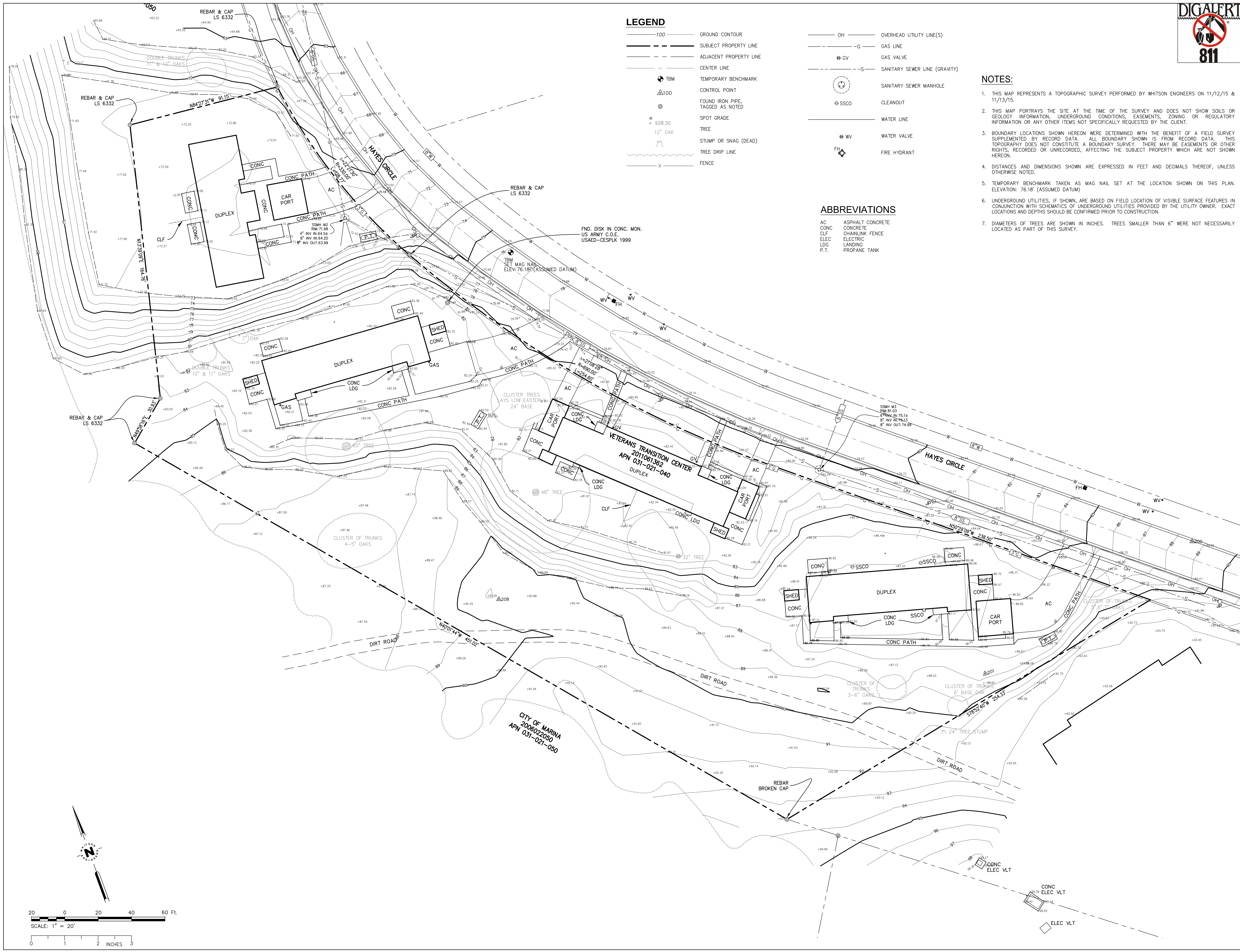
DRAWING TITLE

PRELIMINARY CIVIL TITLE SHEET

SCALE AS NOTED

C0.1

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KEYNOTES

- 1 CONSTRUCT NEW DRIVEWAY APRON
- 2 ACCESSIBLE PARKING WITH DETECTABLE WARNING SURFACE
- 3 WATER MAIN POINT OF CONNECTION
- 4 WATER METER AND BACKFLOW DEVICES; TYP.
- 5 FIRE DEPARTMENT CONNECTION, PIV AND BACKFLOW DEVICE
- 6 DEMOLISH EX. DRIVEWAY APRON AND REPLACE WITH CONC. SIDEWALK
- 7 CONSTRUCT SANITARY SEWER MANHOLE AND PIPE PER MCD STANDARDS
- 8 FIRE HYDRANT
- 9 DEMOLISH EX. SANITARY SEWER MANHOLE AND SEWER MAIN
- 10 PROTECT EXISTING TREE
- 11 CONSTRUCT RETAINING WALL
- 12 MOUNTABLE CURB AND FIRE DEPARTMENT TURNOUT
- 13 PAINT CURB RED "NO PARKING"



WE WHITSON ENGINEERS
9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

VETERANS SUPPORTIVE HOUSING

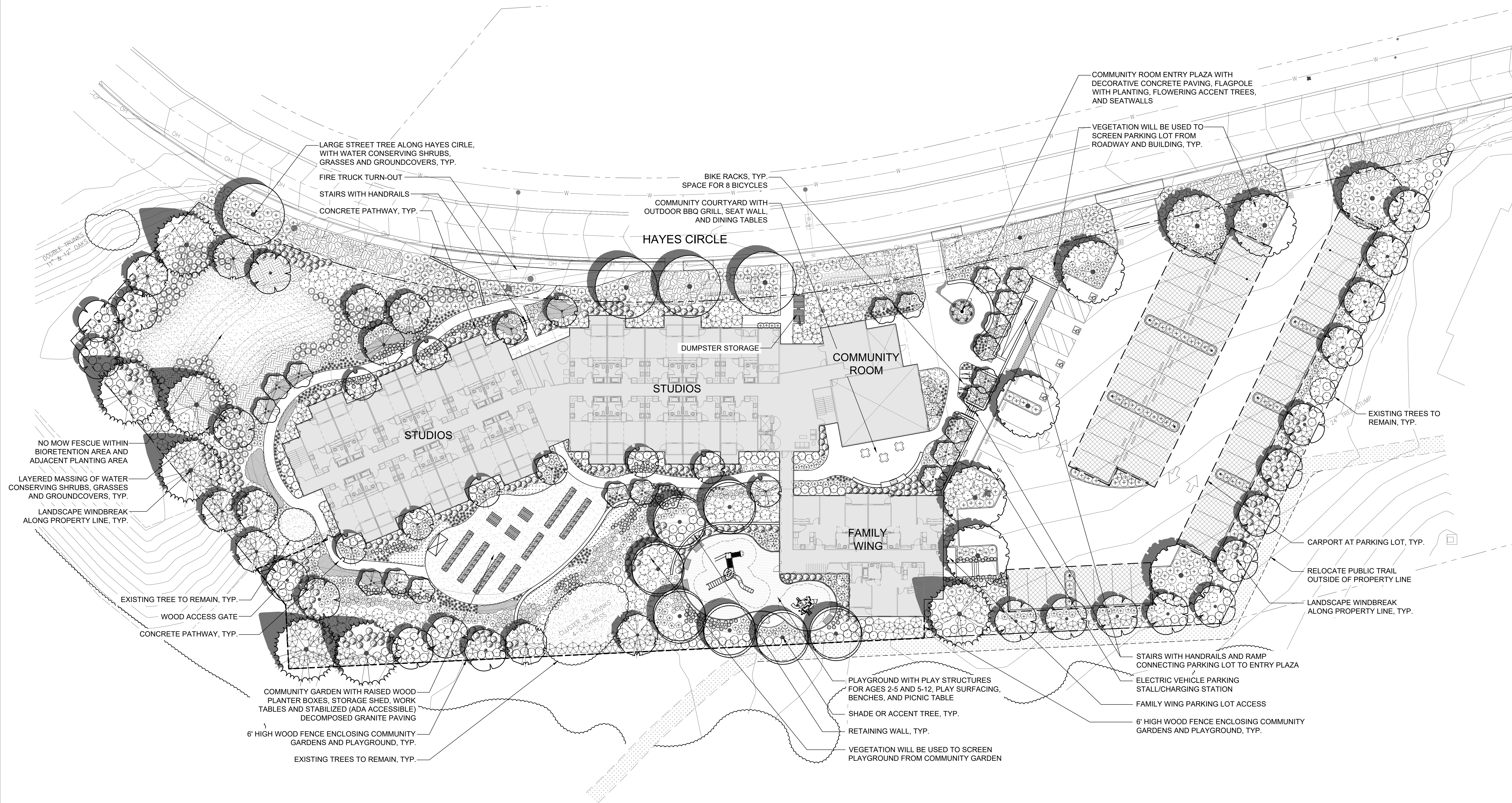
MARINA, CALIFORNIA

JOB NO. 30043 | WE: 3394.01
DRAWN RPW
CHECKED RPW
JOB CAPTAIN FM
DATE 2/10/2016
DESIGN REVIEW APPLICATION

DRAWING TITLE
**PRELIMINARY
CIVIL SITE PLAN**

SCALE AS NOTED

C1.1
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PLANTING DESIGN INTENT STATEMENT

The planting design utilizes a variety of plants to create layers of color and texture to compliment the architecture. Shade tolerant plants will be utilized on the North facing sides of the project and in covered spaces. The plants will be selected utilizing the State of California's Model Water Efficient Landscape Ordinance plant list and ET Calc water management computer software, as well as recommended plant sources from the Marina Coast Water District. See Sheet L2.1 for Plant Palette.

WATER USE DESIGN INTENT STATEMENT

The irrigation system will be a fully automatic, low gallon use drip system. This system will be designed to connect to the city's recycled water supply, when available. The low, medium and high water use hydrozones will be on separate valve circuits. All new trees will have separate drip or bubbler circuits. The remote control valves will have integral pressure regulators to prevent fluctuations and ensure constant application rates to minimize over or under watering. The electronic irrigation controller will be weather based and make automatic adjustments based on current climate along with multiple programs and application cycles/start times. A rain switch will be installed to prevent irrigation during rainy periods. A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.

VETERANS SUPPORTIVE HOUSING

MARINA, CALIFORNIA

JOB NO. V1552
DRAWN WM
CHECKED SVD
JOB CAPTAIN WM
DATE 12/21/2015
DESIGN REVIEW APPLICATION
1/26/2016
DR RESUBMITTAL
2/10/2016
DR RESUBMITTAL

DRAWING TITLE
**PRELIMINARY
LANDSCAPE
PLAN**

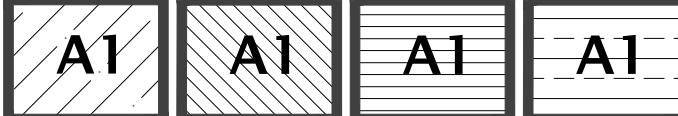
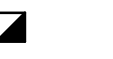
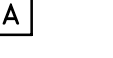
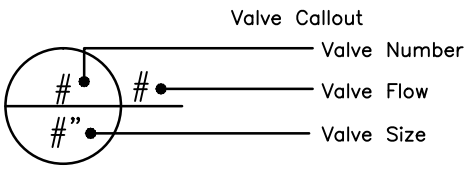
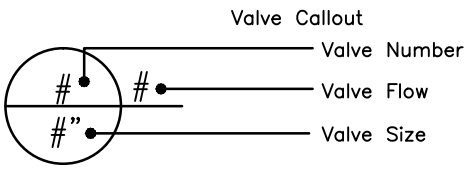
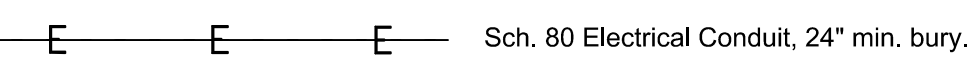
SCALE 1"= 20'-0"

L1.1
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COMMON NAME	CONT
CALIFORNIA BUCKEYE	24" BOX
SILK TREE	24" BOX
MADRONE	24" BOX
STRAWBERRY TREE	15 GALLON
INCENSE CEDAR	24" BOX
EUROPEAN HORNBEAM	24" BOX
WESTERN CATALPA	24" BOX
DEODAR CEDAR	24" BOX
WESTERN REDBUD	15 GALLON
WASHINGTON THORN	15 GALLON
MONTEREY CYPRESS	24" BOX
LOQUAT	15 GALLON
AUSTRALIAN WILLOW	24" BOX
MAIDENHAIR TREE	24" BOX
HONEY LOCUST	24" BOX
GOLDEN RAIN TREE	24" BOX
GRECIAN LAUREL	15 GALLON
CATALINA IRONWOOD	15 GALLON
MAYTEN TREE	15 GALLON
WHITE MULBERRY	24" BOX
OLIVE	24" BOX
COULTER PINE	24" BOX
MONTEREY PINE	24" BOX
JAPANESE BLACK PINE	24" BOX
CHINESE PISTACHE	24" BOX
FERN PINE	24" BOX
FREMONT COTTONWOOD	24" BOX
CAROLINA LAUREL CHERRY	15 GALLON
COAST LIVE OAK	24" BOX
HOLLY OAK	24" BOX
IDAH0 LOCUST	24" BOX
CALIFORNIA PEPPER TREE	24" BOX
JAPANESE PAGODA TREE	24" BOX
CALIFORNIA BAY	15 GALLON
CHASTE TREE	24" BOX
CHITALPA	24" BOX

COMMON NAME	CONT
CANARY ISLAND ROSE	1 GALLON
AGAVE	5 GALLON
MANZANITA	5 GALLON
CAPEWEED	1 GALLON
AFRICAN DAISY	1 GALLON
SALT BUSH	5 GALLON
DWARF COYOTE BUSH	5 GALLON
DWARF BOTTLEBRUSH	1 GALLON
CARMEL CREEPER	5 GALLON
JOYCE COULTER CEANOTHUS	5 GALLON
DWARF PLUMBAGO	1 GALLON
CAPE RUSH	1 GALLON
CREEPING MIRROR PLANT	1 GALLON
AUSTRALIAN FUCHSIA	5 GALLON
LOWFAST BEARBERRY COTONEASTER	1 GALLON
WHITE TRAILING ICE PLANT	1 GALLON
SILVER STREAK FLAX LILY	1 GALLON
MAGIC CARPET ICE PLANT	1 GALLON
WAX AGAVE	1 GALLON
SEASIDE DAISY	1 GALLON
GIANT BUCKWHEAT	1 GALLON
COAST WALLFLOWER	1 GALLON
CALIFORNIA POPPY	1 GALLON
YELLOW BUSH DAISY	1 GALLON
BLUE FESCUE	1 GALLON
ATLAS FESCUE	5 GALLON
ISLAND BUSH SNAPDRAGON	5 GALLON
COAST SILKTASSEL	5 GALLON
GAZANIA	1 GALLON
ROSEMARYGREVILLEA	5 GALLON
SWEET HAKEA	1 GALLON
BLUE OAT GRASS	1 GALLON
RED HOT POKER	1 GALLON
LANTANA	1 GALLON
TREE MALLOW	5 GALLON
DWARF TEA TREE	5 GALLON
STATICE	1 GALLON
CREEPING MAHONIA	1 GALLON
DEER GRASS	5 GALLON
MYOPORUM	1 GALLON
HEAVENLY BAMBOO	5 GALLON
SOD	
NEW ZEALAND FLAX	5 GALLON
WHEELER'S DWARF	5 GALLON
BRIGHT 'N TIGHT CAROLINA LAUREL	5 GALLON
DWARF COFFEE BERRY	5 GALLON
FUCHSIA FLOWERING GOOSEBERRY	5 GALLON
CATALINA CURRANT	5 GALLON
CREEPING ROSEMARY	5 GALLON
SAGE	5 GALLON
LAVENDER COTTON	5 GALLON
FAN FLOWER	1 GALLON
SEDUM	1 GALLON
BLUE-EYED GRASS	1 GALLON
AUSTRALIAN BLUEBELL	5 GALLON
BUSH GERMANDER	5 GALLON
LAURUSTINUS	5 GALLON
COAST ROSEMARY	5 GALLON
COMPACT XYLOSMA	5 GALLON

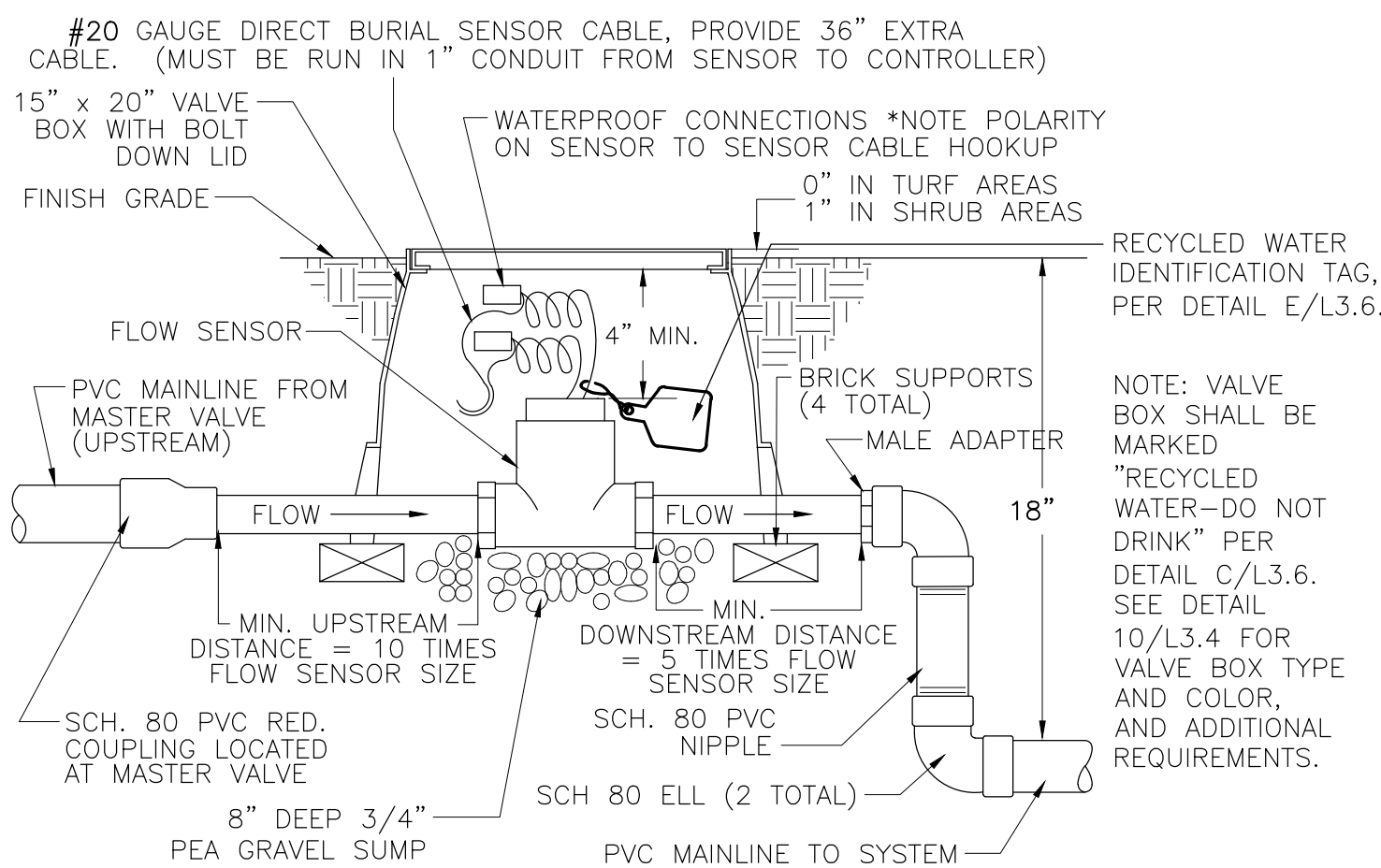
DB NO.	V1552
DRAWN	WM
CHECKED	SVD
DB CAPTAIN	WM
DATE	12/21/2015
	DESIGN REVIEW
	APPLICATION
	1/26/2016
	DR RESUBMITTA
	2/10/2016
	DR RESUBMITTA

IRRIGATION EQUIPMENT LIST			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		
	Rain Bird RWS-B-C-P Root Watering System with 4.0" diameter x 36.0" long with locking grate, semi-rigid mesh tube, purple grate, and check valve. Rain Bird bubbler option as indicated: 1401 0.25 gpm, 1402 0.5 gpm, 1404 1.0 gpm, 1408 2.0 gpm.	INSTALL ONE BUBBLER PER TREE.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		
	Drip Zone Control from PVC lateral to drip tubing manifold connection	NOTE: LOCATION DIAGRAMMATIC, SEE DRIP DETAILS FOR PVC LATERAL TO DRIP TUBING MANIFOLD CONNECTION.	
	Area to Receive Dripline Toro RGP-212-E (12) 5/8" dia. Landscape Dripline with Purple Pipe and Rootguard Protection and 0.55gph emitters at 12" o.c. Dripline lateral rows spaced at 12" apart, with emitters offset for triangular pattern.	NOTE: TUBING INSTALLED BELOW GRADE, SEE DRIP DETAILS. FLUSH VALVE AND AIR RELIEF VALVES NOT SHOW ON PLANS FOR DESIGN CLARITY, SEE DRIP DETAILS FOR TYPICAL INSTALLATION LOCATIONS AT EACH DRIP CIRCUIT.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		
	Irritrol 700 with OMR-100 Electric Remote Control Valve, with Omni-Reg 5-100psi regulator	SET PRESSURE REGULATORS AT 35 PSI.	
	Rain Bird 33-DNP 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Non-Potable Purple Rubber Cover, and 2-Piece Body.		
	Nibco T-1134-LF Lead Free Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"		
	Griswold 2160MRE 2-1/2" 2-1/2" Solenoid, Normally Open Master Valve. Epoxy Coating and Purple Handle for Reclaimed Water. Cast Iron and Bronze Material. NPT End Connection.		
	500XL-YSBR Lead Free Pressure Reducing Valve.		
	Febco LF825Y 2" Lead Free Reduced Pressure Backflow Preventer.		
	Irritrol MC-24-E 24 Station, Commercial-Grade, Outdoor/Indoor Controller. Equipped in a rugged, lockable, vandal-proof, weather resistant steel cabinet. Install in Irritrol P-6B Pedestal. Install Climate Logic receiver unit in P-6B Pedestal.		
	Irritrol CL Wireless Weather Sensing System. 100-Receive and Transmitter Kit. Outdoor sensor, and receiver attaches to Irritrol Controller. Compatible with Rain Dial-R, Total Control-R, KwikDial, and MC-E controllers. Monitors weather data.	FOR MOUNTING INFO, SEE NOTES ON PLANS	
	Irritrol FS-B150 1-1/2" Flow Sensor		
	Dig P Series 2" Y-Filter with 150 mesh stainless steel screen.	Y-FILTER TO BE INSTALLED ON MAIN LINE AS SHOWN.	
	Amiad 150 mesh Y-Filter with flush valve, or approved equivalent. Select filter size with gpm flow rate compatible with valve circuit gpm flow rate.	Y-FILTER TO BE INSTALLED AT ALL CIRCUITS.	
	Water Meter 1-1/2"	NOTE: SEE P.O.C. NOTES ON IRRIGATION PLANS.	
	Irrigation Lateral Line: PVC Class 200 SDR 21 Purple colored pipe with continuous wording "Caution - Recycled Water-Do Not Drink" printed on both sides of pipe, install pipe with wording facing upwards, with solvent weld Sch.40 fittings. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size. 12" min. bury.		
	Irrigation Mainline: PVC Schedule 40 and Class 315 Purple colored pipe with continuous wording "Caution - Recycled Water-Do Not Drink" printed on both sides of pipe, install pipe with wording facing upwards, with solvent weld Sch.40 fittings. PVC Schedule 40 to 1-1/2", PVC Class 315 SDR 13.5 for pipes 2" and larger. 2-1/2" & smaller: 18" min. bury; 3" & larger 24" min. bury.		
	Pipe Sleeve: PVC Class 315 SDR 13.5 Purple colored pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. 24" min. bury.	NOTE: PURPLE PIPE SLEEVES SHALL HAVE CONTINUOUS WORDING "CAUTION - RECYCLED WATER" PRINTED ON BOTH SIDES OF PIPE, INSTALL PIPE WITH WORDING FACING UPWARDS. FOR SLEEVES UNDER ROADS, SEE SLEEVE AT ROADS DETAIL.	
	Valve Collout Valve Number Valve Flow Valve Size		
	Sch. 80 Electrical Conduit, 24" min. bury.		

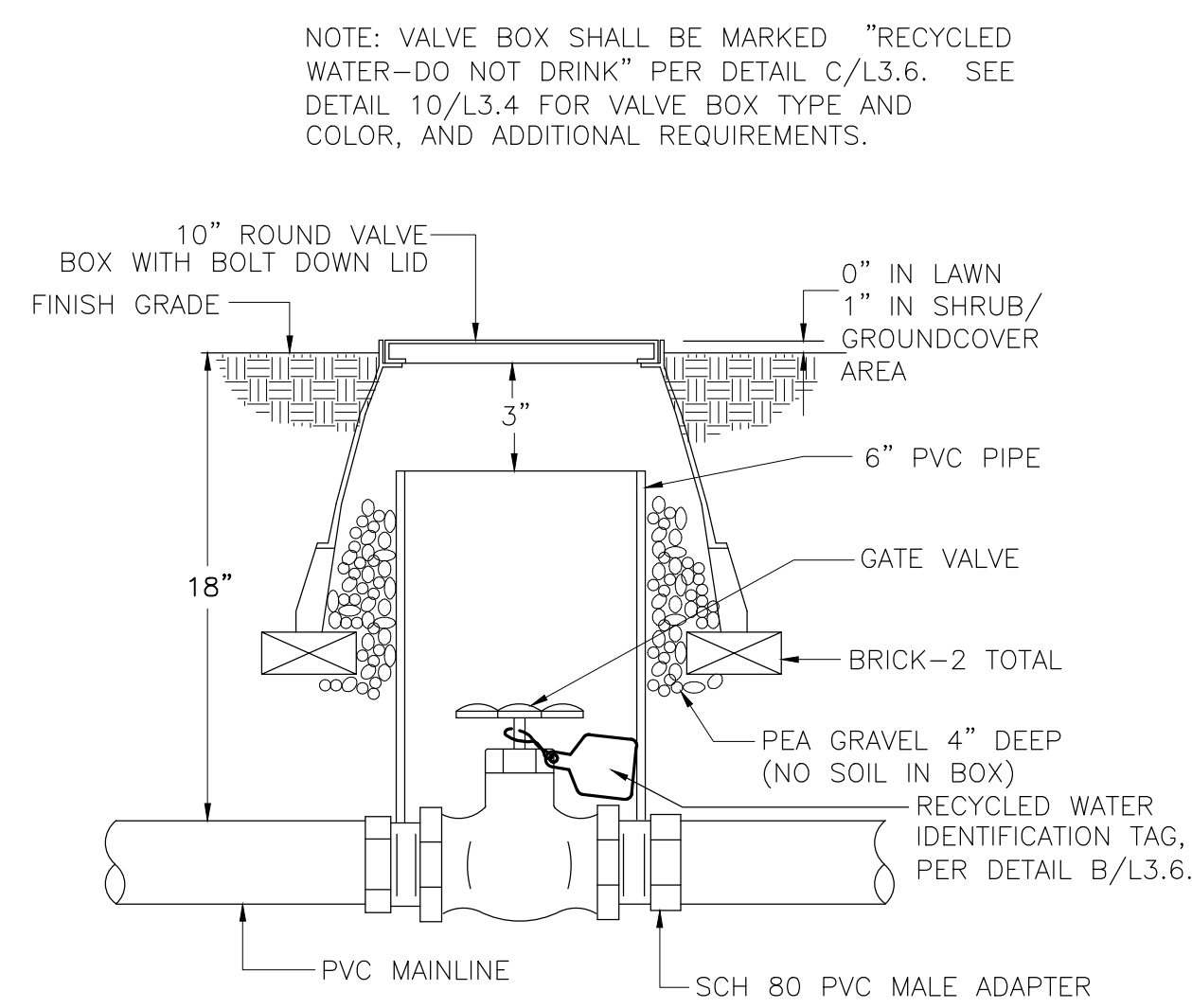
IRRIGATION CONTROLLER NOTES:

- IRRIGATION CONTROLLER RUN TIMES ARE NOT INCLUDED ON LANDSCAPE PLANS. IRRIGATION CONTROLLERS ARE ET BASED SMART CONTROLLERS THAT GENERATE OPTIMUM RUN TIME SCHEDULES BASED UPON LOCAL WEATHER CONDITIONS.
- CONTROLLER IS INITIALLY PROGRAMMED WITH IRRIGATION SYSTEM COMPONENT INFORMATION, PLANT MATERIAL WATER USE REQUIREMENTS, SOIL TYPE, AND LOCAL MICRO CLIMATIC INFORMATION. CONTROLLER AUTOMATICALLY GENERATES RUN TIME SCHEDULES FROM THIS INFORMATION. EACH DAY CONTROLLER RECEIVES LOCAL WEATHER CONDITION DATA (VIA WIRELESS CONNECTION), AND AUTOMATICALLY ADJUST IT'S WATERING SCHEDULE FOR OPTIMUM WATER CONSERVATION.
- CONTRACTOR SHALL PROGRAM CONTROLLER'S FLOW MONITORING FEATURE TO DETECT FLOWS OF 5 GPM ABOVE PEAK RECORDED GPM FLOW FOR MAIN LINE AND LATERAL LINES/RCVS. CONTROLLER SHALL BE SET TO SHUT MASTER VALVE AND CONTROLLER OFF IN THE EVENT OF AN OVERFLOW CONDITION (MAIN LINE OR LATERAL LINE BREAK).

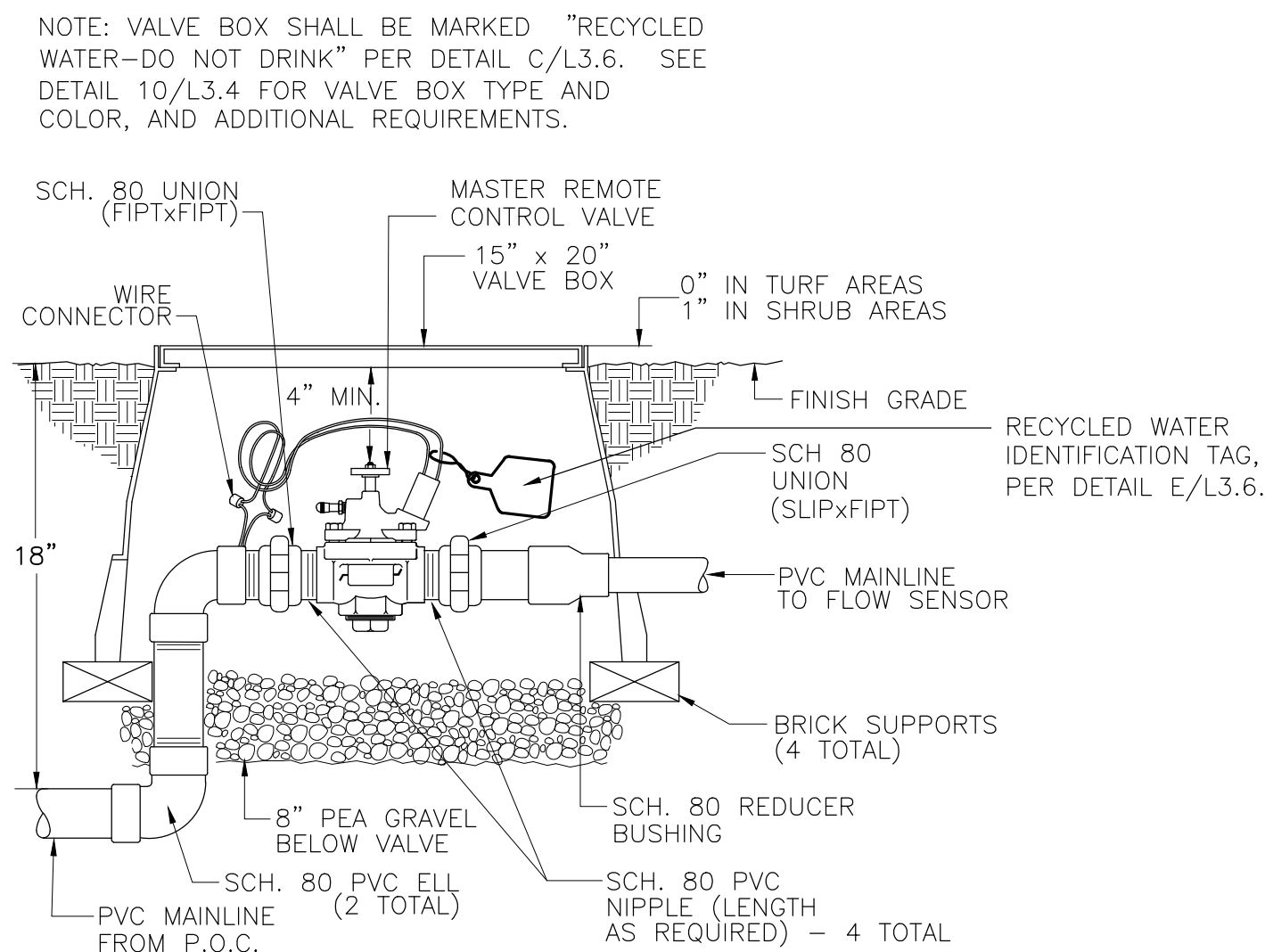
- NOTES:
- FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.



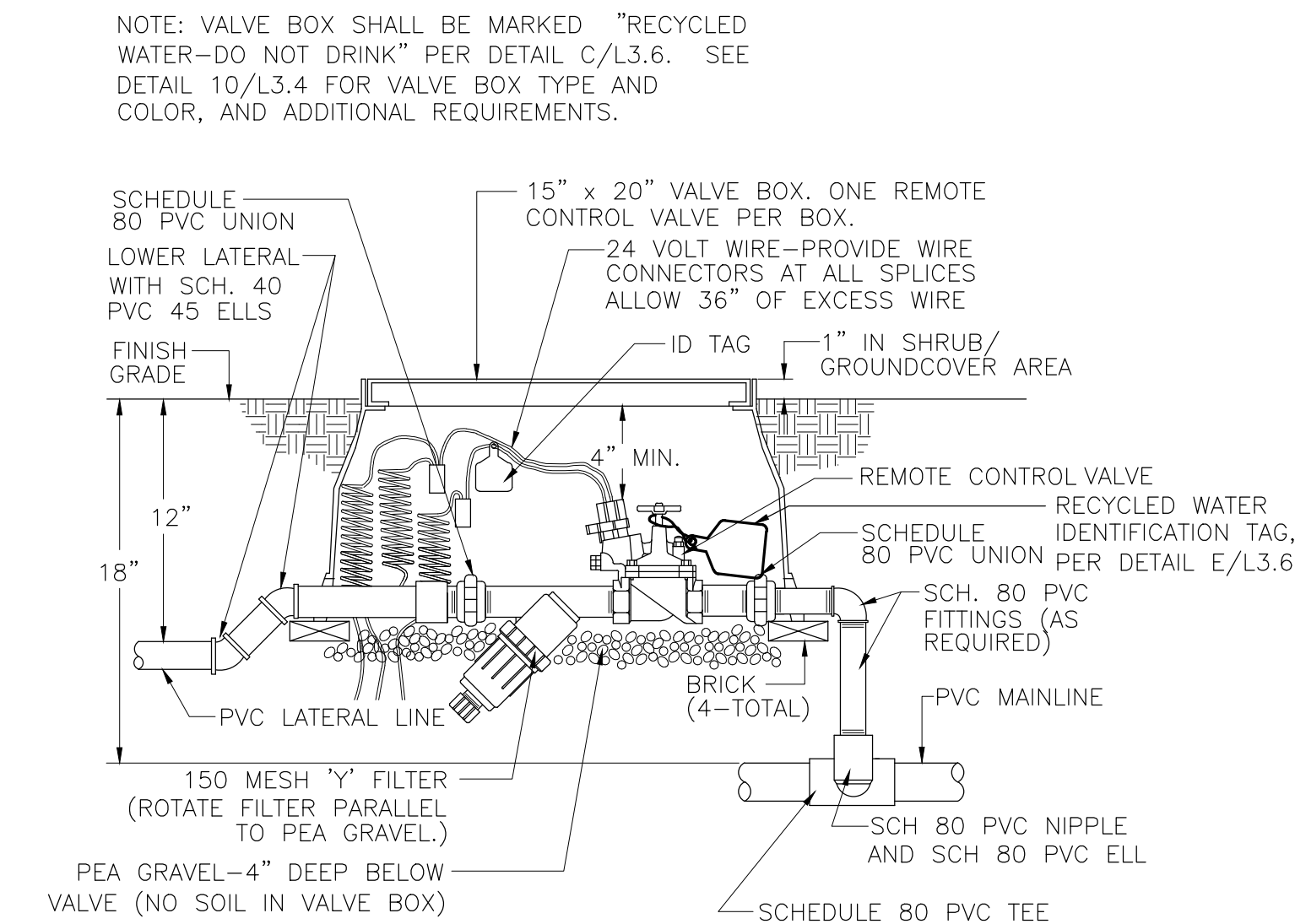
1 FLOW SENSOR INSTALLATION DETAIL
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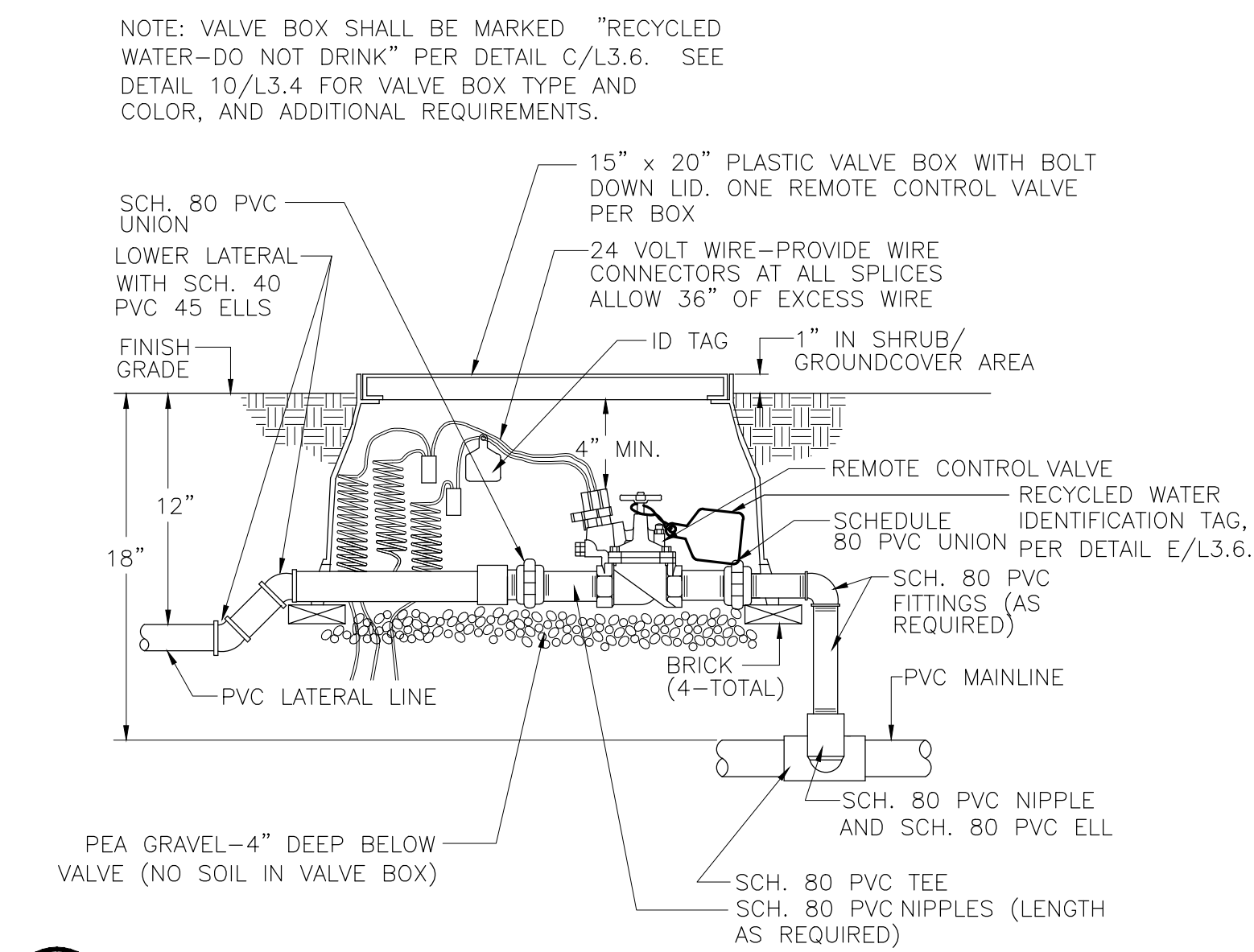
2 GATE VALVE DETAIL
NOT TO SCALE



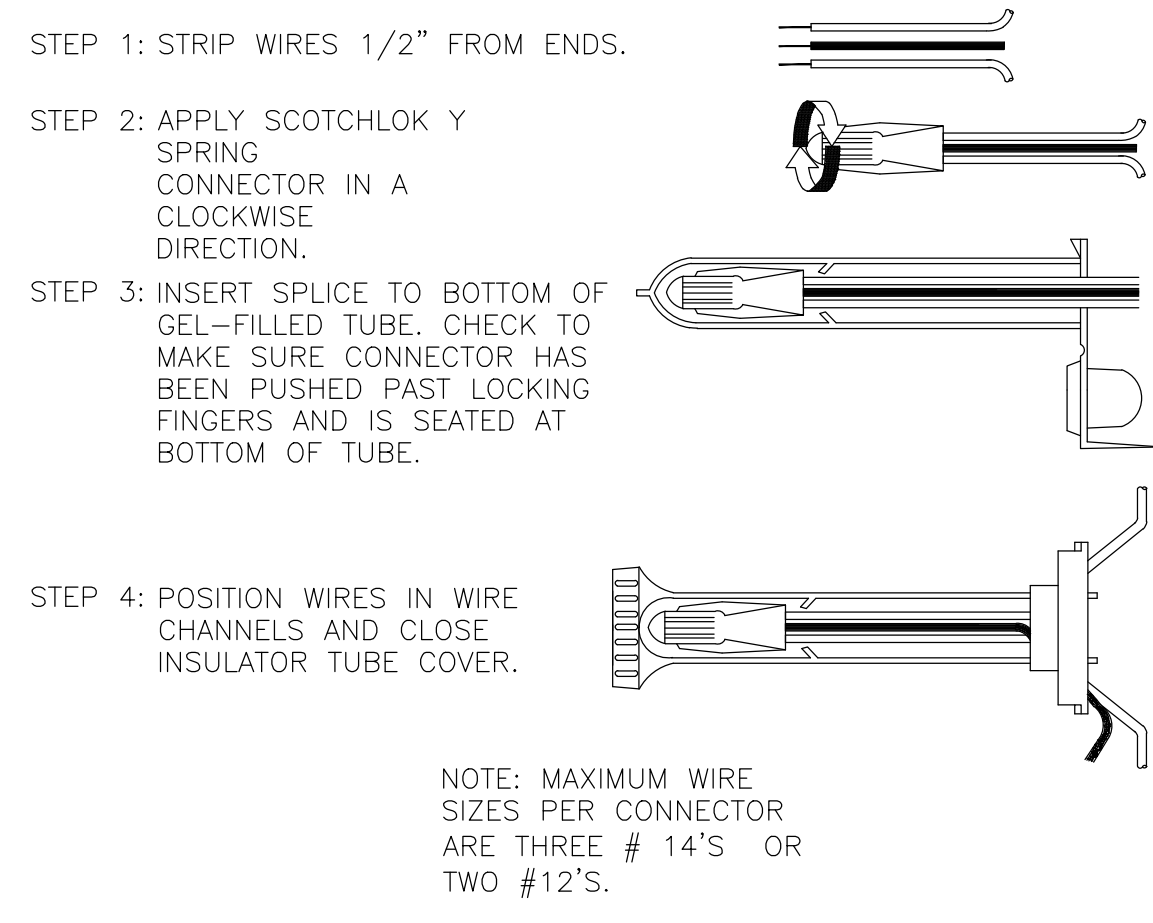
3 MASTER REMOTE CONTROL VALVE DETAIL
NOT TO SCALE



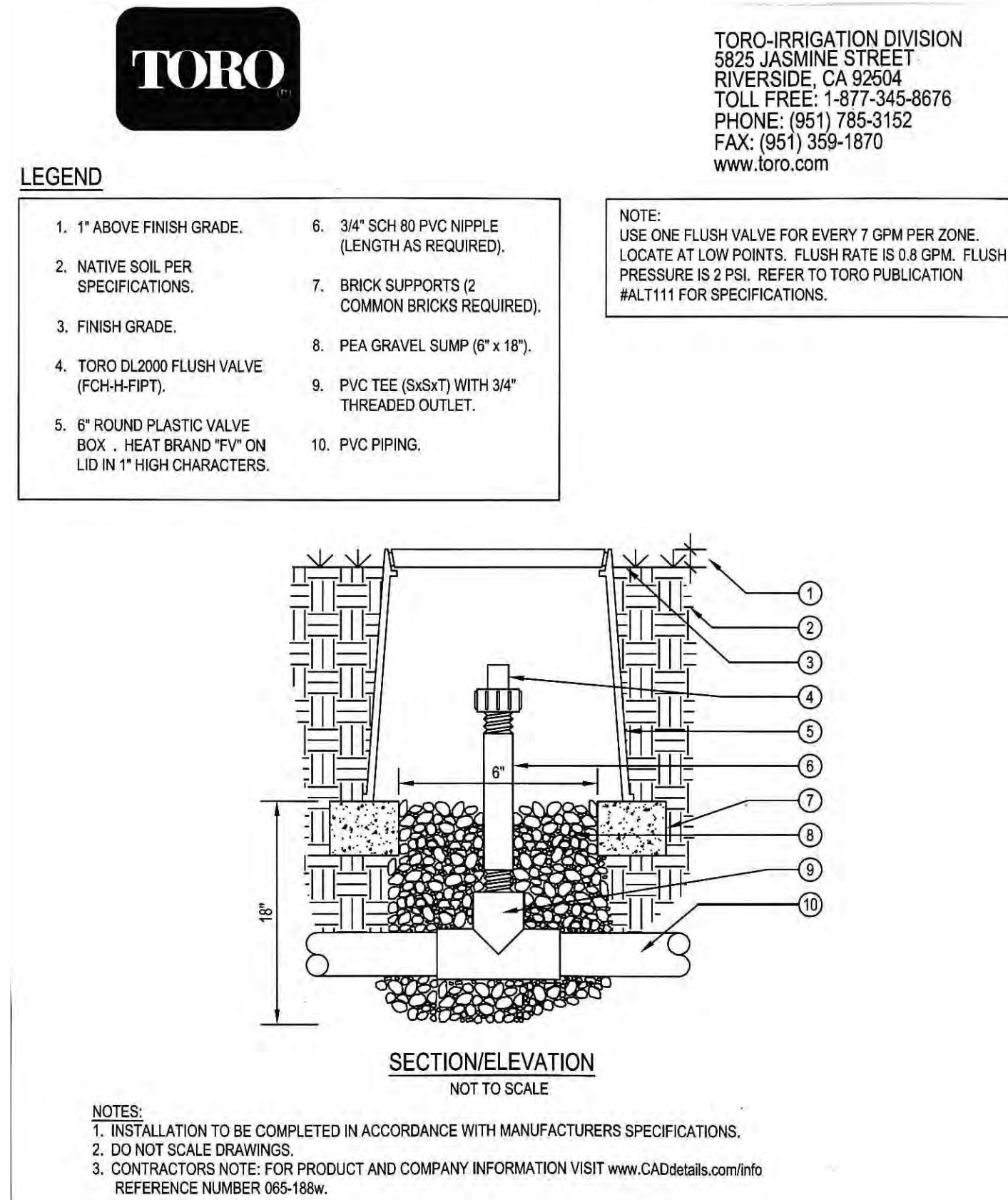
4 REMOTE CONTROL VALVE & 'Y' FILTER DETAIL
NOT TO SCALE



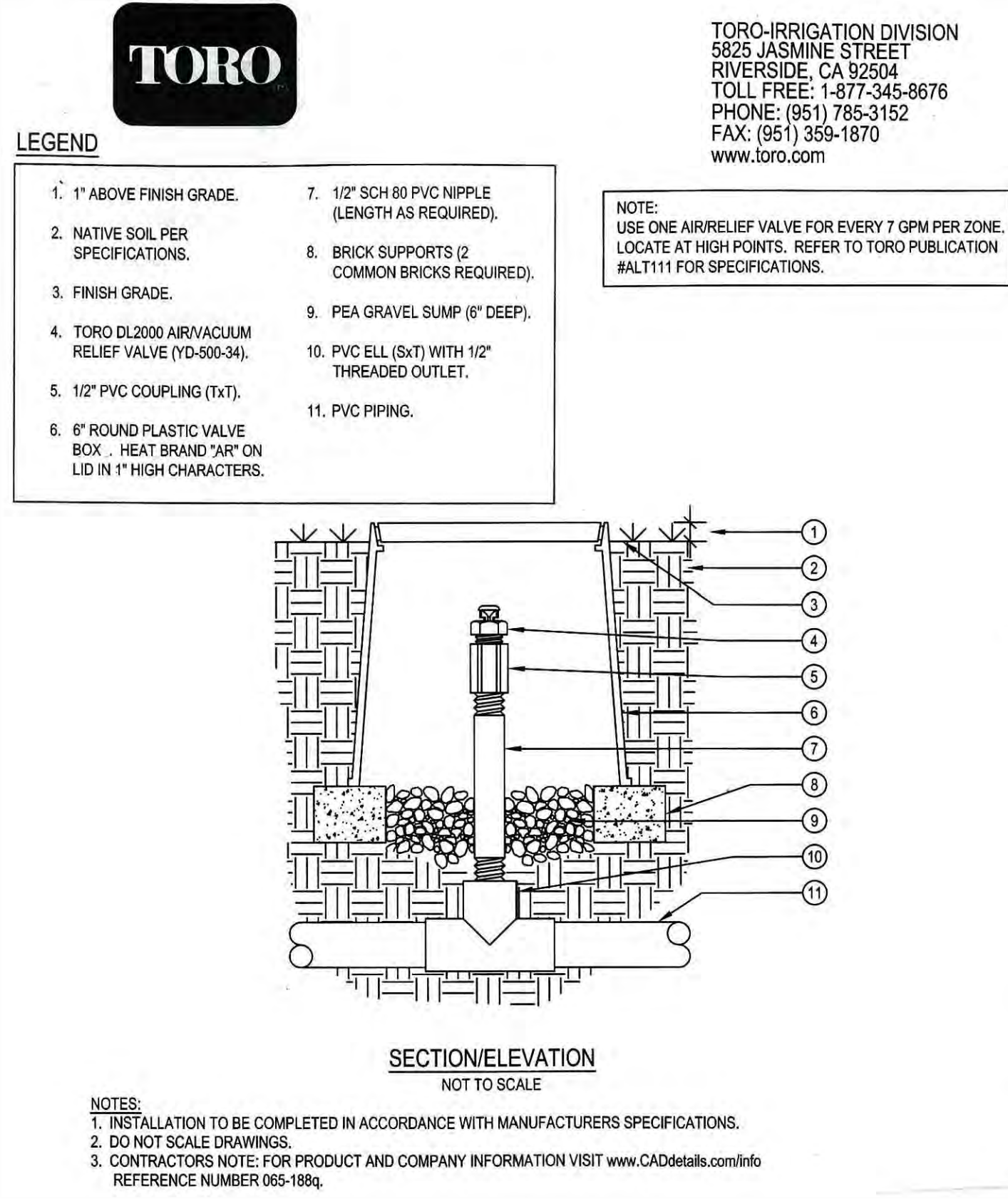
5 REMOTE CONTROL VALVE DETAIL
NOT TO SCALE



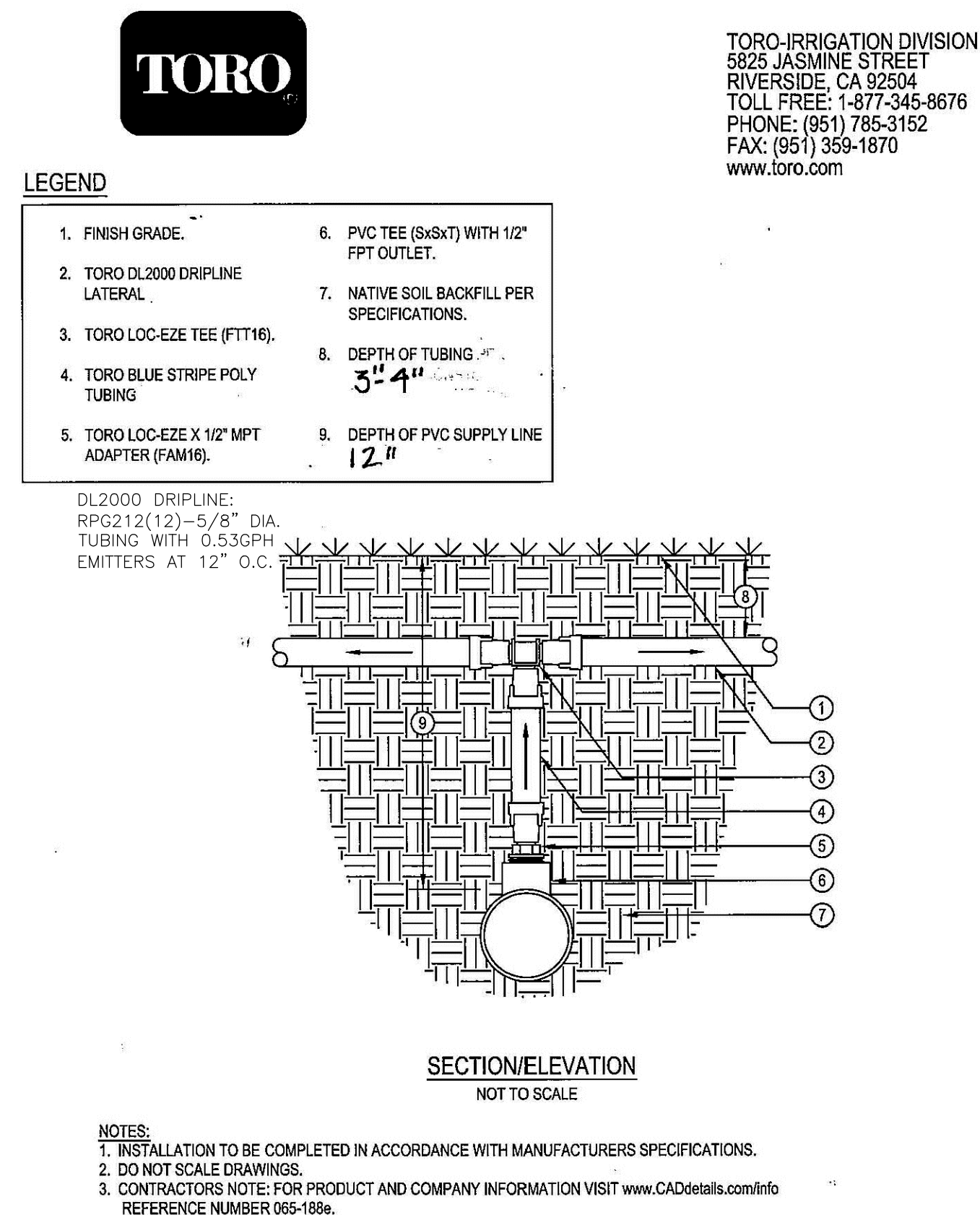
6 WIRE CONNECTION DETAIL
NOT TO SCALE



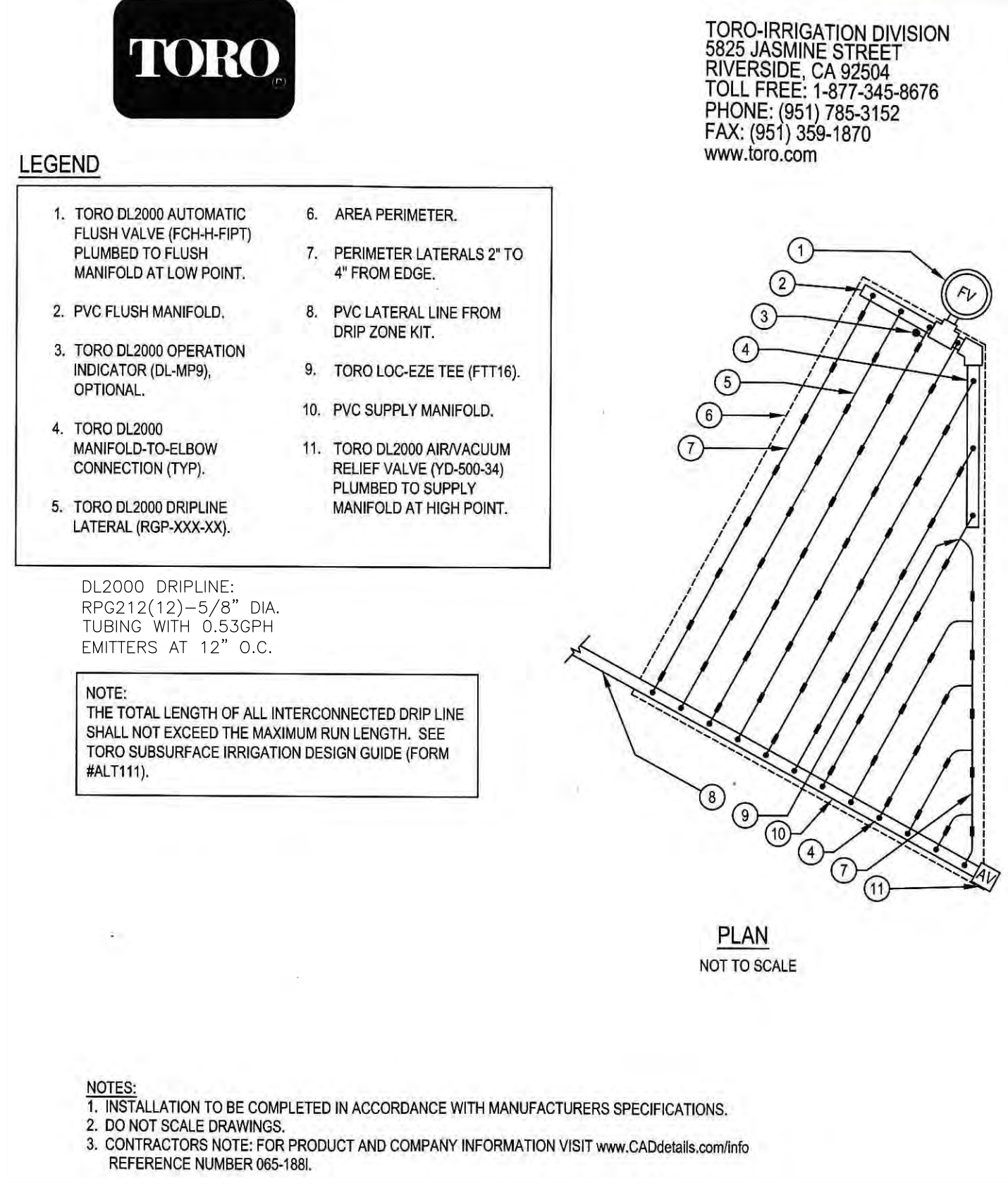
1 DRIP CIRCUIT FLUSH VALVE DETAIL
NOT TO SCALE



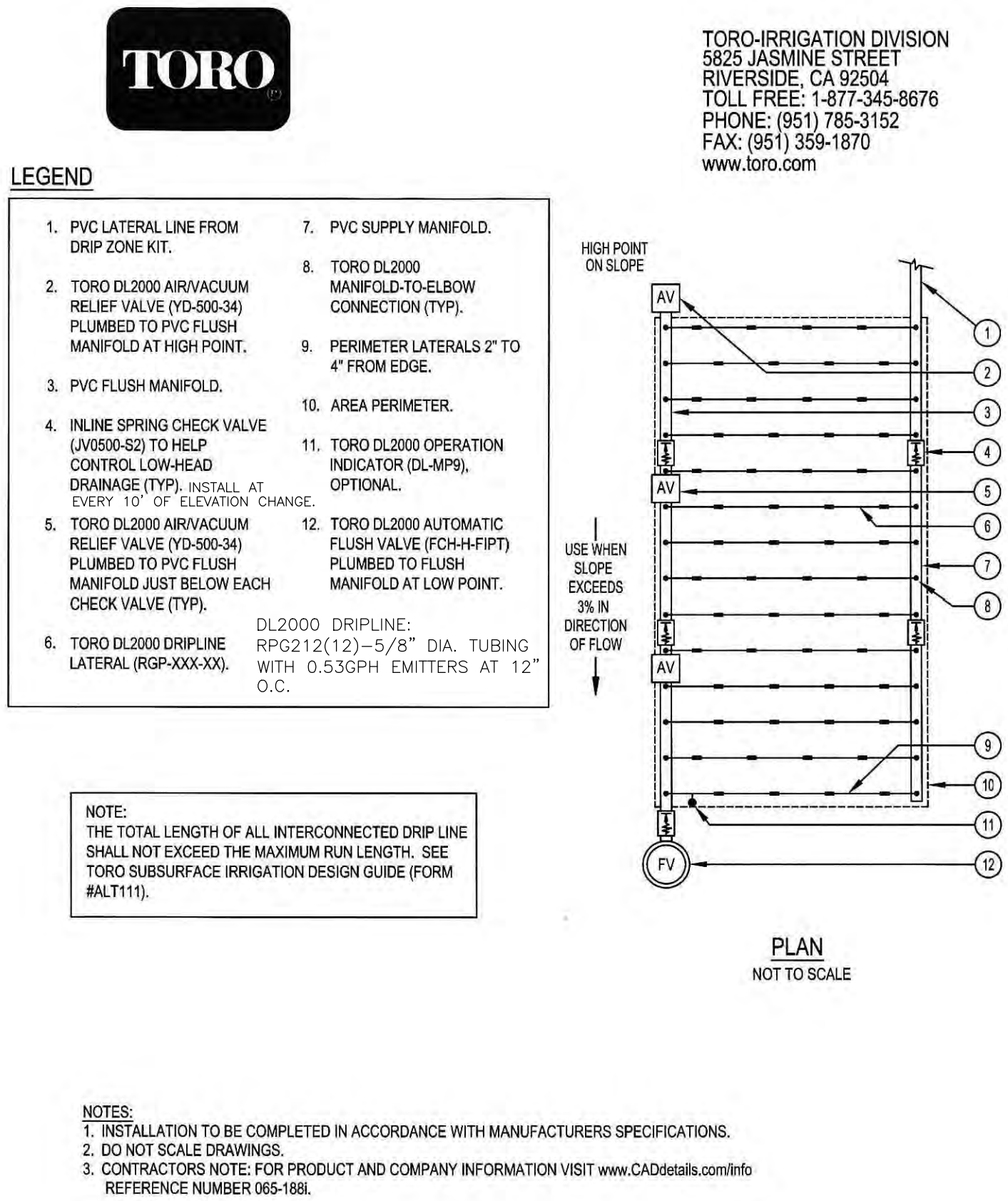
2 DRIP CIRCUIT AIR VACUUM RELIEF VALVE DETAIL
NOT TO SCALE



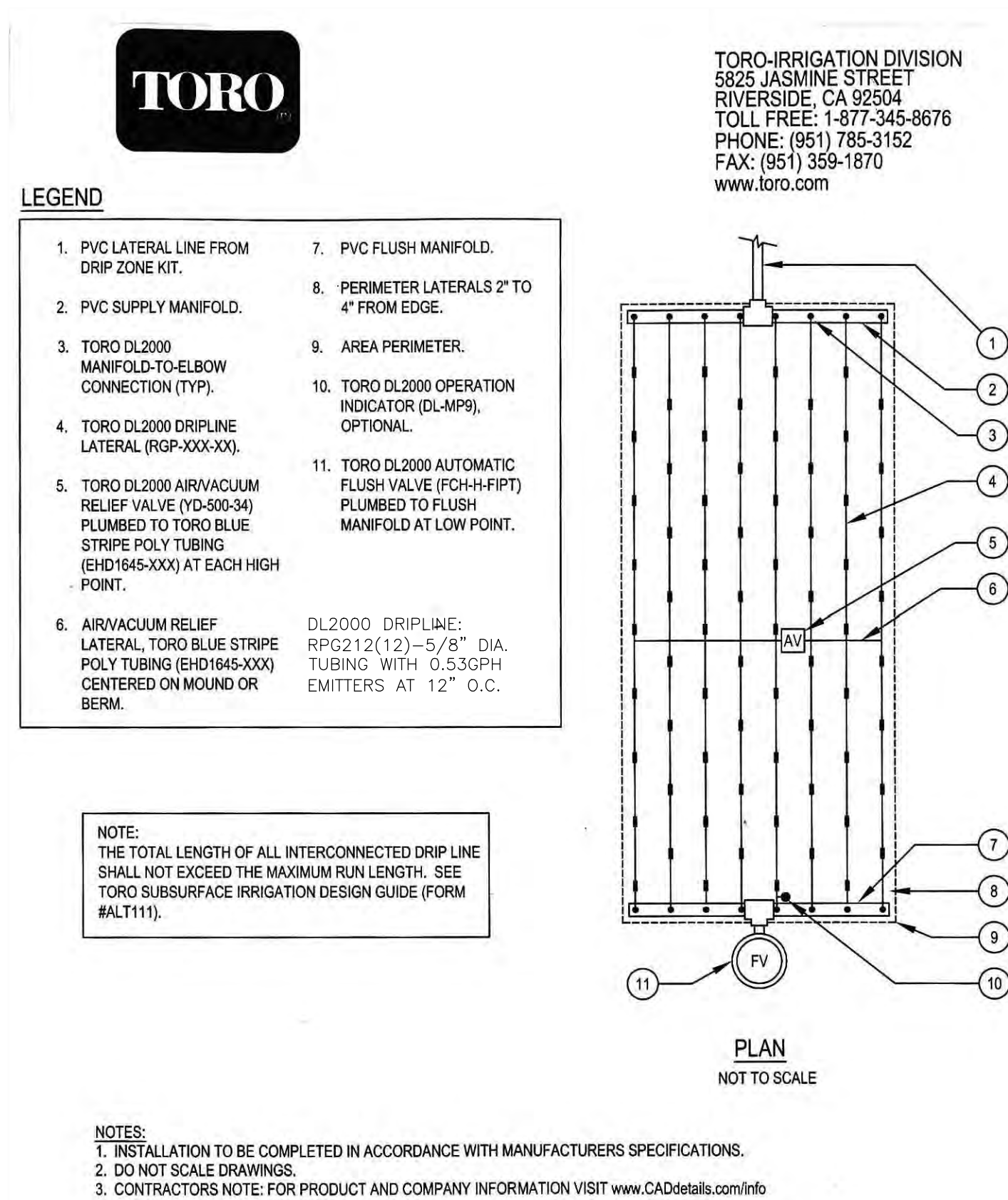
3 DRIP CIRCUIT FEED MANIFOLD CONNECTION DETAIL
NOT TO SCALE



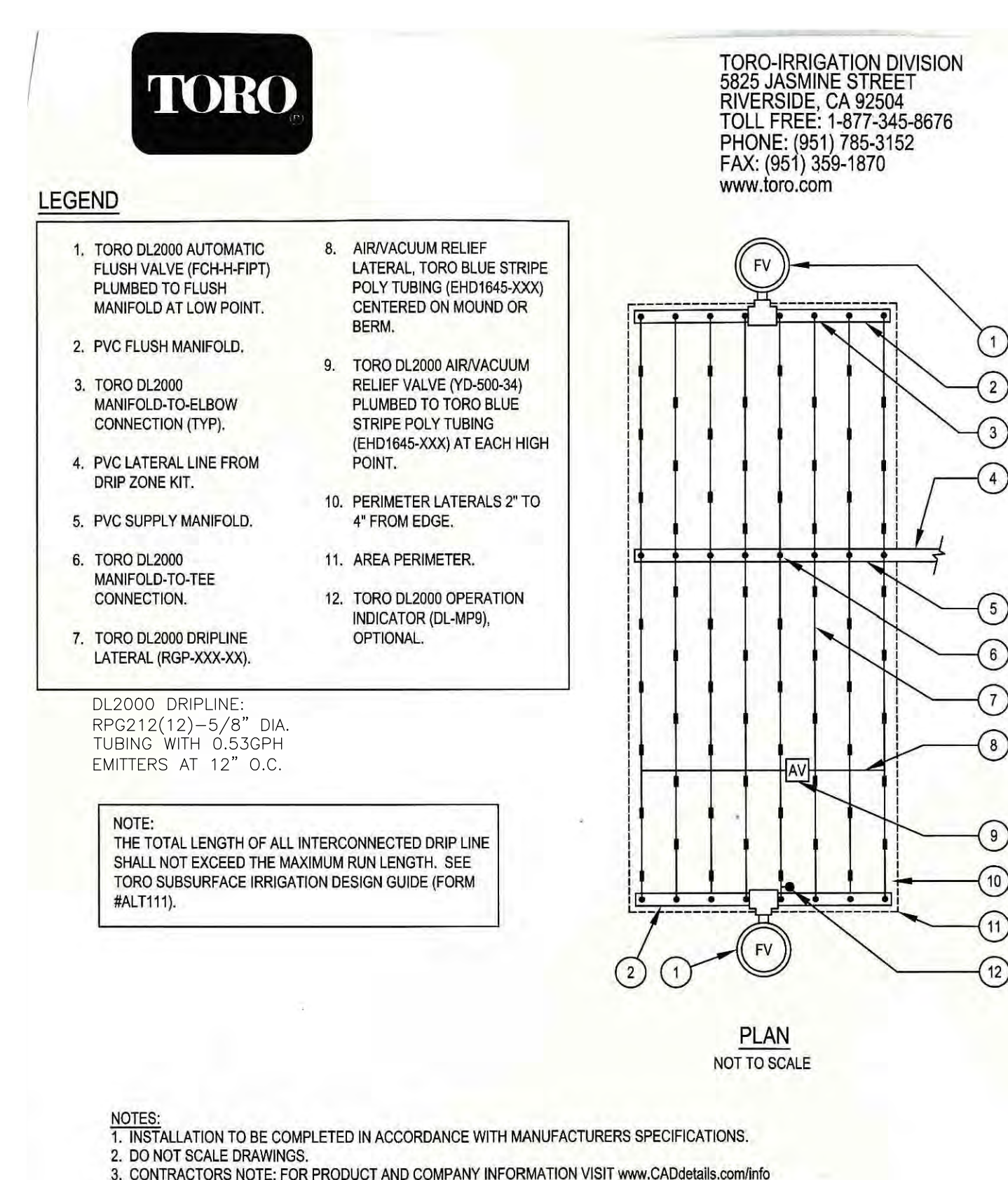
4 DRIP CIRCUIT ODD SHAPE LAYOUT - END FEED DETAIL
NOT TO SCALE



5 DRIP CIRCUIT LAYOUT - SLOPE DETAIL



6 DRIP CIRCUIT LAYOUT - END FEED DETAIL



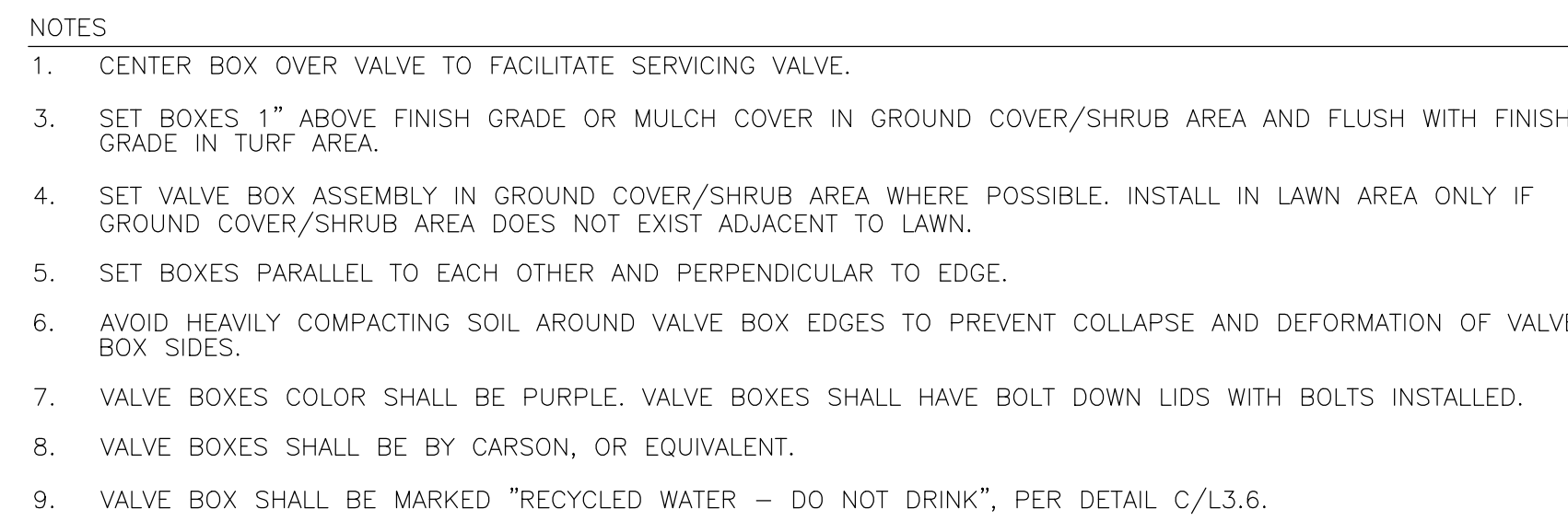
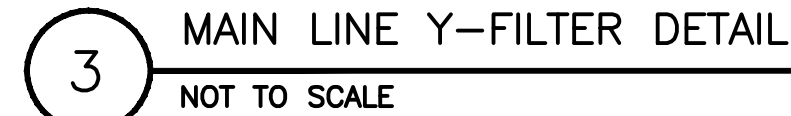
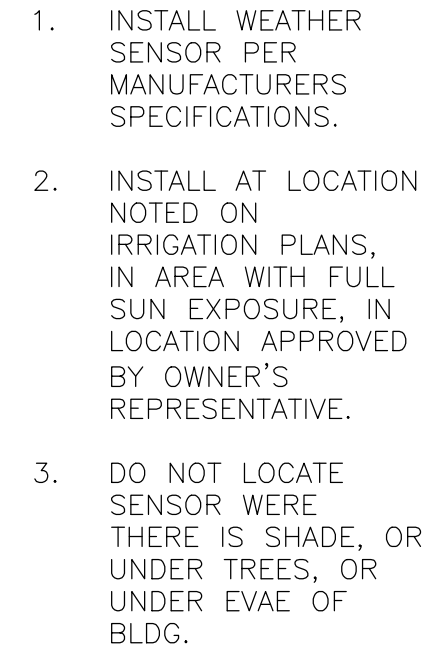
7 DRIP CIRCUIT LAYOUT - CENTER FEED DETAIL

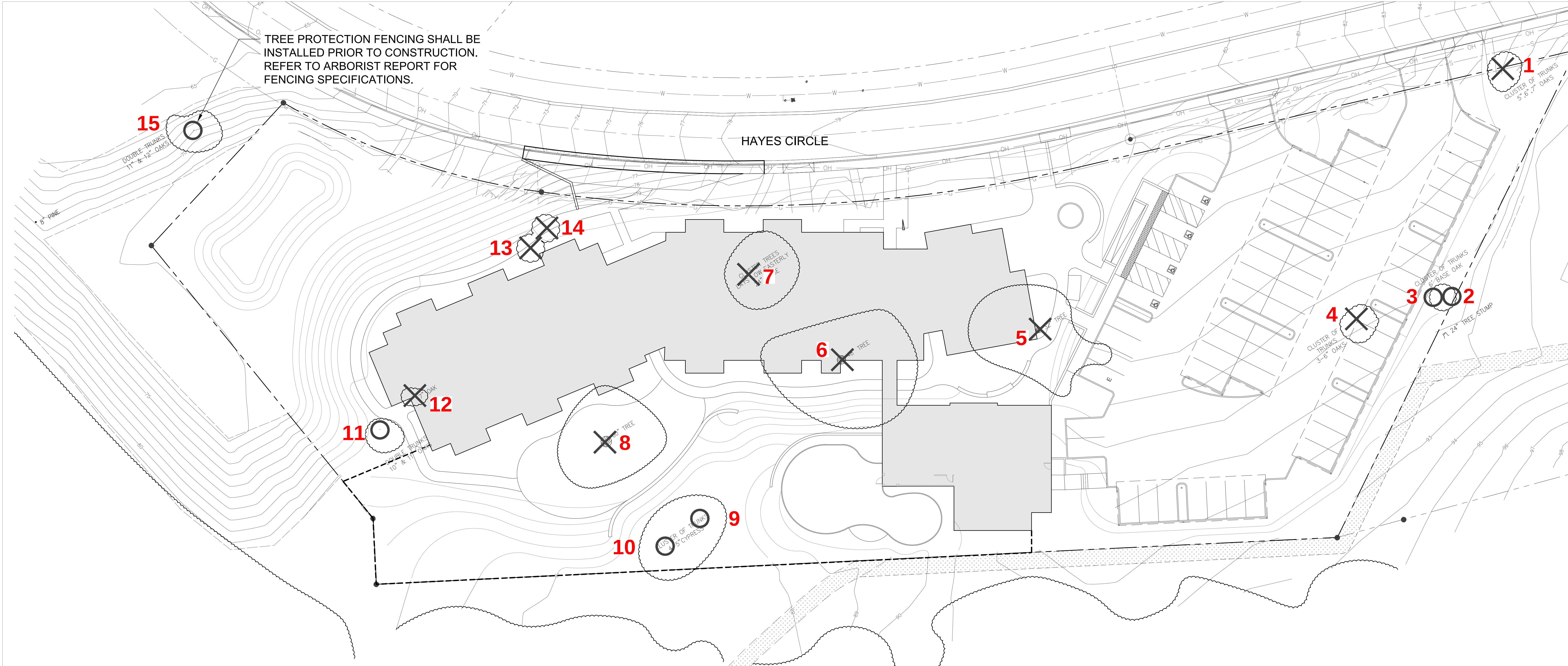


8 DRIP CIRCUIT MAXIMUM TUBING LENGTH CHART
NOT TO SCALE

- DRIP CIRCUIT NOTES (FOR DETAILS 1-7):
- ALL DRIP TUBING SHALL BE INSTALLED 3"-4" BELOW GRADE.
 - ALL PVC LATERALS, LINES, INCLUDING PVC FEED LINES SHALL BE INSTALLED 12" BELOW GRADE.
 - SEE IRRIGATION LEGEND FOR TUBING SPECIFICATIONS.
 - SEE NOTES AT EACH DRIP DETAIL FOR ADDITIONAL REQUIREMENTS.
 - CONTACT CHRIS STEELE, TORO IRRIGATION SPECIFICATION SALES MANAGER, 559-779-8676, PRIOR TO INSTALLATION OF DRIP TUBING TO REVIEW INSTALLATION REQUIREMENTS.

1. VALVE BOX SHALL BE MARKED "RECYCLED WATER" PER DETAIL C/13.6 SEE DETAIL 10/13.4 FOR VALVE BOX TYPE AND COLOR, AND ADDITIONAL REQUIREMENTS.
2. NIPPLE AND FITTINGS TO BE SAME SIZE AS QUICK COUPLING VALVE SIZE





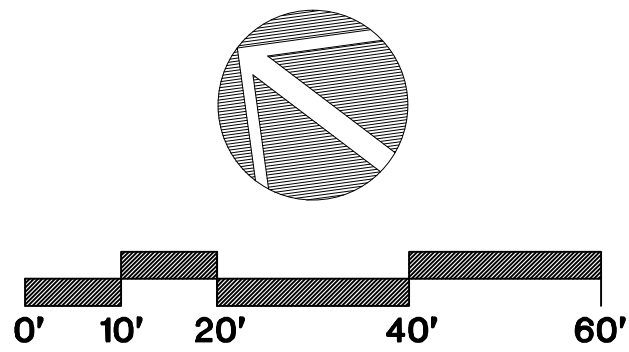
TREE INVENTORY TABLE						
TREE#	SPECIES	TRUNK DIAMETER AT 4.5'	HEALTH RATING	COMMENTS/ OBSERVATIONS	SUITABILITY FOR PRESERVATION (BASED UPON CONDITION)	CONSTRUCTION IMPACT
1	BLACKWOOD ACACIA (ACACIA MELANOXYLON)	4";5.75";6"	1.5	Small tree with three trunks forming at grade. One trunk is prostrate. This tree is in decline with very low vigor and extensive branch and twig dieback.	POOR	REMOVE
2	COAST LIVE OAK (QUERCUS AGRIFOLIA)	3"; 6.5"±	3.0	Part of a two tree cluster. Low, dense structure with asymmetrical crown extending to east. No significant structural defects. Vigor and foliage density are moderate.	GOOD	REMAIN
3	COAST LIVE OAK (QUERCUS AGRIFOLIA)	2"-5"	3.0	Low, multi-trunk tree growing next to tree #2. Trunks form at grade with deep leaf litter covering base. Possibly more than one tree. No significant structural defects. Vigor and foliage density are moderate. Dead, collapsed Monterey pine is leaning on portion of tree.	GOOD	REMAIN
4	COAST LIVE OAK (QUERCUS AGRIFOLIA)	2"-5"	2.0	Dense, multiple trunk trees with trunks forming at grade. Trunk attachments are included at base. Vigor and foliage density are variable with significant branch and twig dieback occurring.	MODERATE	REMOVE
5	MONTEREY CYPRESS (HESPEROCYPARIS MACROCARPA)	30.5"	2.5	Mature tree with closely spaced, multiple limb attachments forming at 10'. Contortion in trunk at 10'. Tree has history of pruning with heading cuts locations evident. Tree has history of limb failure. Upper crown has large diameter and extended limbs. Lower trunk appears sound with good radial root distribution. Vigor and foliage density is variable with significant limb and branch dieback occurring in lower crown. Probable Seridium canker infections occurring and boring beetle damage.	MODERATE	REMOVE
6	MONTEREY CYPRESS (HESPEROCYPARIS MACROCARPA)	26.5"; 28.0"	2.5	Mature tree with co-dominant trunks forming at 3'. Wide trunk attachment angle. 28" trunk has closely spaced, multiple limb attachments forming at 6'-7" with upright form. 26.5" trunk has three trunks forming at 6'-7" with generally acceptable attachments. The primary trunk is vertical with extended, horizontal limbs. Lower trunk appears sound with good radial root distribution. Vigor and foliage density is variable with significant limb and branch dieback occurring in lower crown on east side.	MODERATE	REMOVE
7	BUSHY YATE (EUCALYPTUS LEHMANII)	10";11";13"	3.0	Low, multiple trunk structure with strong asymmetrical crown extending to east. In addition to the three primary stems there are numerous 3'-4" stems at base of trunk. Tree may have partially collapsed in past, but is now stable. Vigor and foliage density are moderate with limited branch dieback occurring.	MODERATE	REMOVE
8	MONTEREY CYPRESS (HESPEROCYPARIS MACROCARPA)	7";8"8"9" 10";11";12"; 12";14";15"	3.0	Multiple trunk structure forming at 3' with limited included attachment. Symmetrical crown form and very dense branch and limb structure. Mostly vertical trunks. One trunk on south side is angled and then ascending. Probably the result of an old limb failure. One large diameter surface root extends to the walkway. Root system is likely extensive. Vigor and foliage density is moderate.	MODERATE	REMOVE
9	MONTEREY CYPRESS (HESPEROCYPARIS MACROCARPA)	3"-6"	3.0	Low, dense multiple trunk structure forming at grade. Low, open structure. Sap exudate widely present on trunks, although generally moderate vigor and foliage density.	MODERATE	REMAIN
10	MONTEREY CYPRESS (HESPEROCYPARIS MACROCARPA)	2"-3"	3.0	Low, dense multiple trunk structure forming at grade. Low, open structure. Sap exudate widely present on trunks, although generally moderate vigor and foliage density.	MODERATE	REMAIN
11	COAST LIVE OAK (QUERCUS AGRIFOLIA)	11"; 13" (LOW)	3.0	Low, co-dominant trunk structure and then multiple trunks at 3'-5'. Trunks probably originated as basal sprouts. Symmetrical and dense crown form. Vigor is moderate.	GOOD	REMAIN
12	COAST LIVE OAK (QUERCUS AGRIFOLIA)	6.5" (LOW)	1.5	Low, single trunk structure with symmetrical form. Very low vigor and foliage density with significant branch and twig dieback occurring. Possible Diplodia infection.	POOR	REMOVE
13	MYOPORUM (MYOPORUM LAETUM)	1"-3"	1.0	Tree is mostly dead with severe dieback occurring. Myoporum thrip foliage damage.	POOR	REMOVE
14	MYOPORUM (MYOPORUM LAETUM)	1"-4"	1.0	Tree is mostly dead with severe dieback occurring. Myoporum thrip foliage damage.	POOR	REMOVE
15	COAST LIVE OAK (QUERCUS AGRIFOLIA)	6.5"; 8"; 10.5"	3.0	Low, multiple trunk structure with symmetrical crown form. Wide trunk attachments. No significant structural defects. Vigor and foliage density are moderate.	GOOD	OFFSITE

TREE DISPOSITION CHART	
EXISTING TREES TO BE REMOVED	9
NEW PROPOSED TREES	91

LEGEND

- TREE TO BE REMOVED
- TREE TO REMAIN

- NOTES:
- HEALTH WAS DETERMINED BY MACNAIR AND ASSOCIATES, CONSULTING ARBORISTS AND HORTICULTURALISTS.
 - REFER TO ARBORIST REPORT, PREPARED BY MACNAIR AND ASSOCIATES, DATED 12/13/15, FOR ADDITIONAL INFORMATION.



VETERANS SUPPORTIVE HOUSING

MARINA, CALIFORNIA

JOB NO. V1552
DRAWN WM
CHECKED SVD
JOB CAPTAIN WM
DATE 12/21/2015
DESIGN REVIEW APPLICATION
1/26/2016
DR RESUBMITTAL
2/10/2016
DR RESUBMITTAL

DRAWING TITLE
TREE PRESERVATION AND REMOVAL PLAN

SCALE 1"= 20'-0"



MAIN ENTRANCE FROM HAYES CIRCLE



AERIAL FROM WEST

**VETERANS SUPPORTIVE
HOUSING
V.T.C / E.A.H**

MARINA, CALIFORNIA

JOB NO. 30043
DRAWN .
CHECKED .
JOB CAPTAIN PM
DATE 12/21/2015
DESIGN REVIEW
APPLICATION
2/11/2016
DESIGN REVIEW
RESUBMITTAL

DRAWING TITLE

**CONCEPTUAL
RENDERINGS**

SCALE AS NOTED

A0.1
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MARINA, CALIFORNIA

JOB NO. 30043

DRAWN .

CHECKED .

JOB CAPTAIN PM

DATE	12/21/20
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DESIGN
 177-187

APPLIC

2/11/201

DESIGN
RESUBM

DRAWING TITLE

SITE PLAN

SCALE	AS NOTED
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A1.1

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MARINA, CALIFORNIA

JOB NO. 30043

JOB NO. 30043

DRAWN .

CHECKED .

JOB CAPTAIN PM

DATE 12/21/20

DESIGN

APPLIC

2/11/201

DESIGN
RESUBM

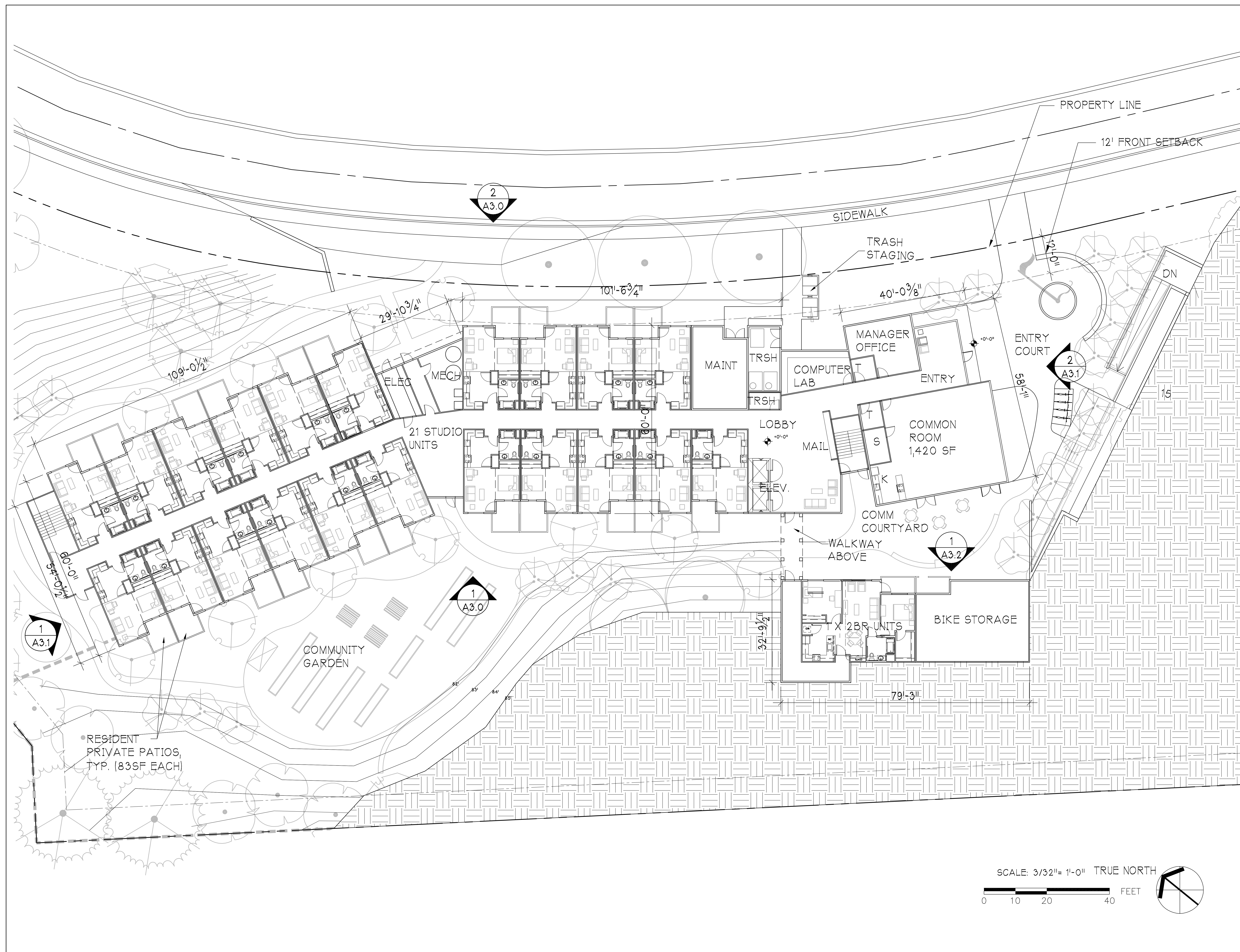
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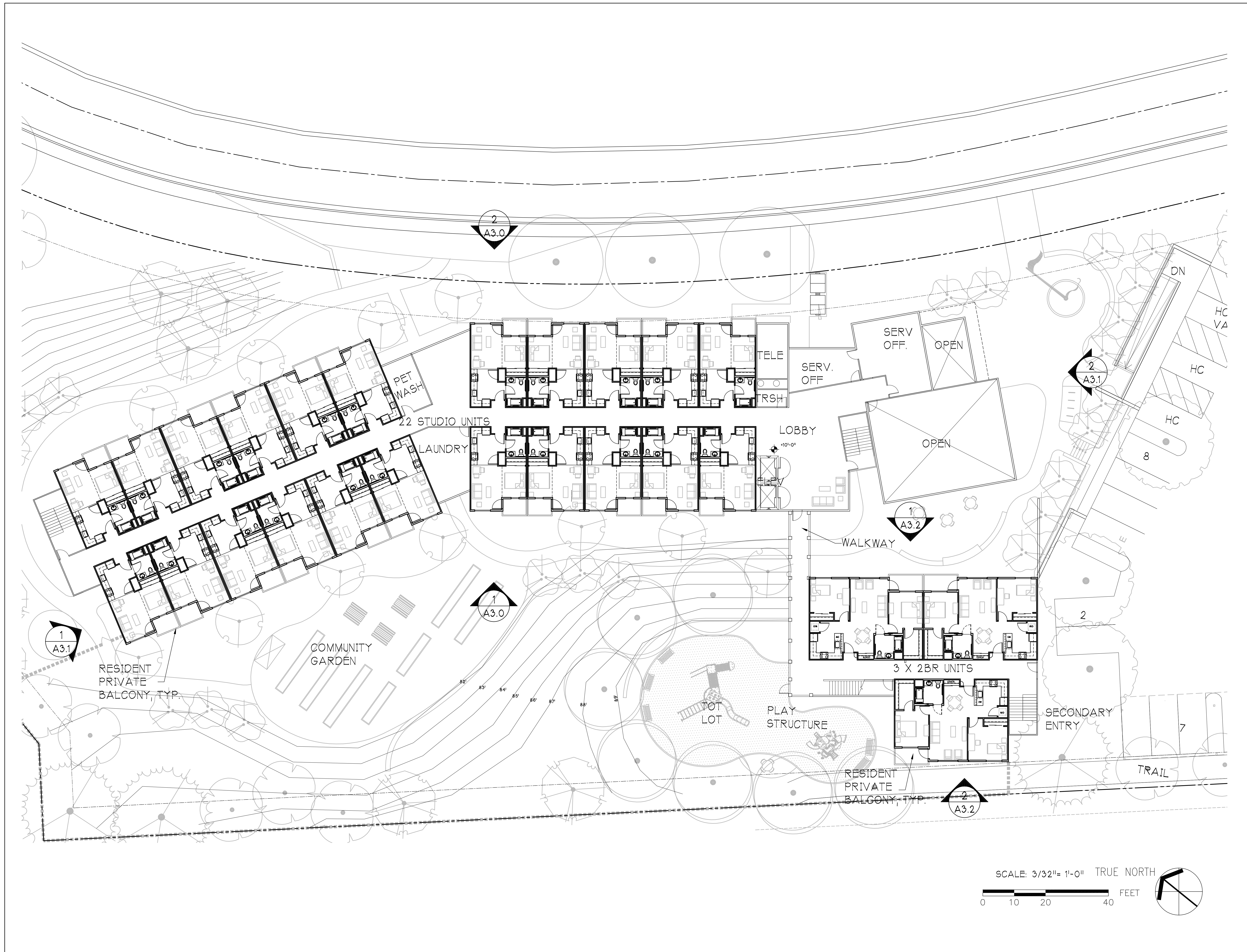
1ST FLOOR P

SCALE AS N

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**VETERANS SUPPORTIVE
HOUSING
V.T.C./E.A.H**

MARINA, CALIFORNIA

JOB NO.	30043
DRAWN	
CHECKED	
JOB CAPTAIN	PM
DATE	12/21/2015
	DESIGN REVIEW
	APPLICATION
	2/11/2016
	DESIGN REVIEW
	RESUBMITTAL

DRAWING TITLE
2ND FLOOR PLAN

MARINA, CALIFORNIA

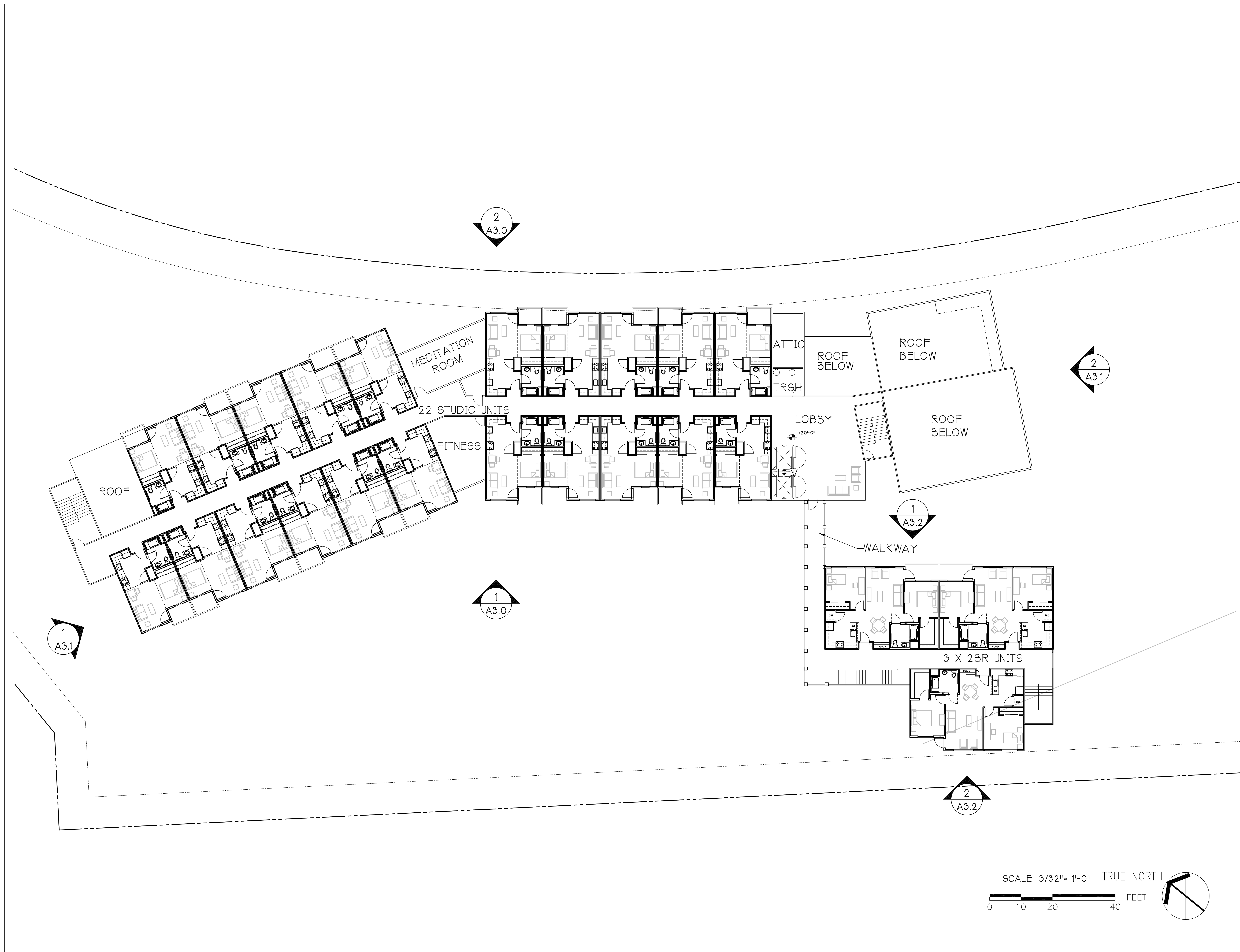
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JOB CAPTAIN	PM
DATE	12/21/2015
	DESIGN REVIEW
	APPLICATION
	2/11/2016
	DESIGN REVIEW
	RESUBMITTAL

DRAWING TITLE

3RD FLOOR PLAN

SCALE AS NOTED

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MARINA, CALIFORNIA

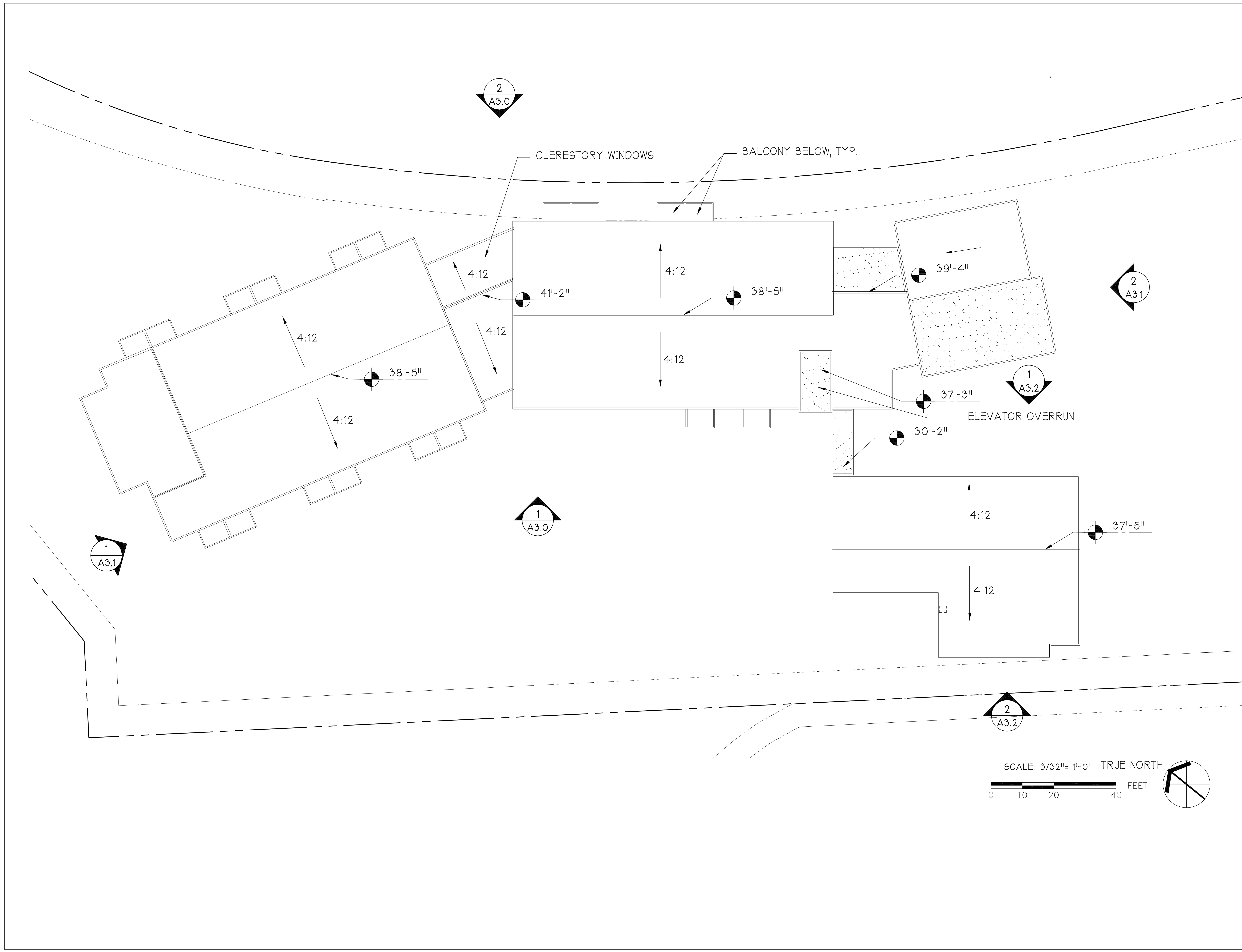
OB NO.	30043
DRAWN	.
CHECKED	.
OB CAPTAIN	PM
DATE	12/21/2015
	DESIGN REVIEW
	APPLICATION
	2/11/2016
	DESIGN REVIEW
	RESUBMITTAL

DRAWING TITLE

ROOF PLAN

SCALE AS NOTED

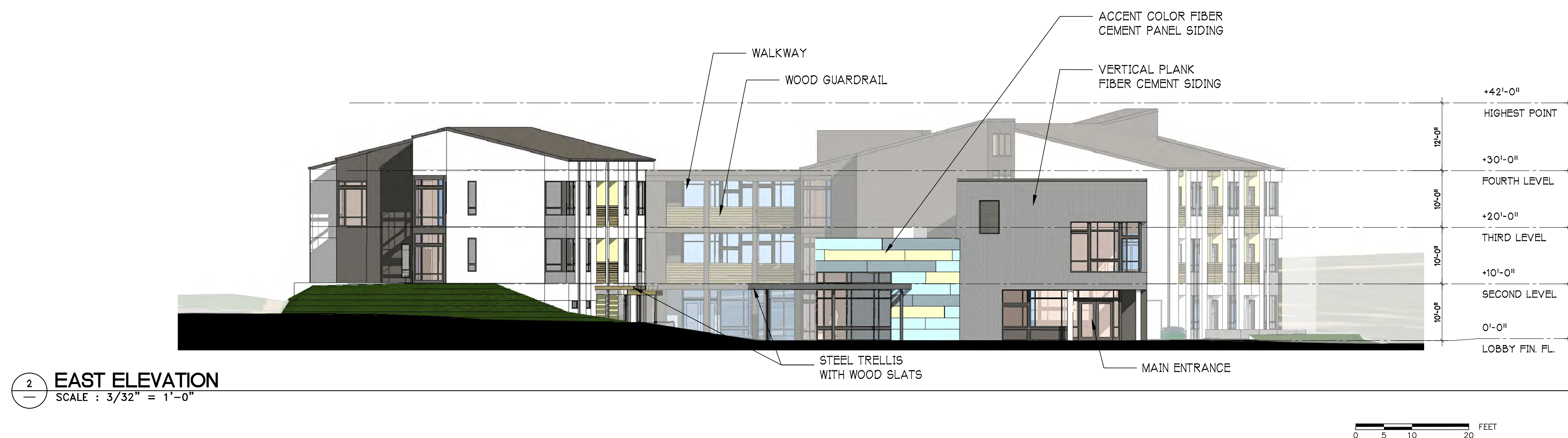
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DESIGN RE
RESUBMITT

EXTERIOR ELEVATIONS

A3.1
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RESOLUTION NO. 2016-05

A RESOLUTION OF THE CITY OF MARINA SITE AND
ARCHITECTURAL DESIGN REVIEW BOARD
RECOMMENDING PLANNING COMMISSION APPROVAL OF SITE AND
ARCHITECTURAL DESIGN REVIEW DR 2016-05 FOR THE SITE PLAN,
BUILDING ELEVATIONS, CONCEPTUAL LANDSCAPE PLAN, AND
COLORS AND MATERIALS FOR THE VETERAS TRANSITION CENTER'S
(VTC) VETERAN'S SUPPORTIVE HOUSING PROJECT
THAT INCLUDES THE DEMOLITION OF 4 DUPLEXES (8 UNITS) AND
THE CONSTRUCTION OF A THREE-STORY, 71-UNIT MULTI-FAMILY
RESIDENTIAL STRUCTURE ON A 2.4 ACRE PROJECT SITE LOCATED AT
180 HAYES CIRCLE (APN 031-021-040,
SUBJECT TO CONDITIONS

WHEREAS, on April 20, 2016, the Site and Architectural Design Review Board conducted a duly noticed public meeting to consider DR 2016-05 for the Site Plan, Building Elevations, Conceptual Landscape Plan and colors and materials for the Veterans Transition Center Permanent Supportive Housing Proposal that includes the demolition of 4 duplexes (8 units) and the construction of a three-story, 71-unit multi-family residential structure on a 2.4 acre project site located at 180 Hayes Circle (APN 031-021-040), and;

WHEREAS, the subject property is developed with 4 duplexes (8-units), and;

WHEREAS, the proposed development, includes the construction of a three-story 71-unit multi-family residential structure on a 2.4 acre project site including a community garden, community room, office, lobby, laundry facility, fitness studio, two lounges, a rear semi-private patio area, and a front entry semi-public patio area leading to a 60 parking space lot with two drive access points to Hayes Circle, and;

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project. On November 6, 2015 a guidance letter, draft fee agreement and tentative processing schedule was sent to the applicant. On November 16th an initial fee agreement was executed with the City, and;

WHEREAS, on December 9, 2015 EAH submitted a complete application for entitlements including a General Plan Amendment (GP 2016-01) to change the General Plan Land Use Map from 'Single Family Residential' to 'Multiple Family Residential', a Conditional Use Permit to exceed 25 units per acre in the R-4 Zoning District, Site and Architectural Design Review (DR 2016-05-01) for the Site Plan, Building Elevations, Landscape Plan and colors and materials for the project, including demolition of four duplexes and the construction of the three-story 71-unit multifamily structure, and Tree Removal Permit (TP 2016-02) for removal of nine (9) trees on a 2.4 acre project site located at 180 Hayes Circle (APN 031-021-040), and;

WHEREAS, aside from the additional density and reduced parking to be requested of the Planning Commission and City Council through a Conditional Use Permit, the project meets the Development Standards of the R-4 Multiple Family Residential District, and;

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study and Negative Declaration (ND) or Mitigated Negative Declaration (MND) is being prepared for review and consideration by the Planning Commission and City Council simultaneous with the legislative actions. Presently, the applicant is still trying to secure a permanent long-term water supply for the project. Until this is secured by the applicant, the environmental documentation for the project will remain incomplete and the project will not proceed, and;

WHEREAS, this resolution is for Site and Architectural Design Review only (Design). For the project to be constructed it will need full entitlements from the Planning Commission, City Council and Fort Ord Reuse Authority for land use, density, parking, environmental determination and consistency with the Fort Ord Base Reuse Plan.

NOW, THEREFORE BE IT RESOLVED by the Site and Architectural Design Review Board of the City of Marina that it hereby recommends Planning Commission approval of Site and Architectural Design Review DR 2016-05 for the Site Plan, Building Elevations, Conceptual Landscape Plan and colors and materials for a project that includes the demolition of 4 duplexes and the construction of a three-story, 71-unit multi-family residential structure on a 2.4 acre project site located at 180 Hayes Circle (APN 031-021-04), making the following findings and subject to the following conditions of approval:

Findings

1. Consistency with City Policies and Plans – That, as noted within the staff report dated April 20, 2016, Site and Architectural Design Review DR 2016-05 has been designed consistent with the Marina General Plan and the Development Standards of the R-4 Multiple Family Residential District, subject to obtaining full entitlements from the Planning Commission, City Council and Fort Ord Reuse Authority for land use, density, parking, an environmental determination and consistency with the Fort Ord Base Reuse Plan.
2. Site and Architectural Design Review DR 2016-05 - That Site and Architectural Design Review DR 2016-05 has been designed and will be constructed, and so located, that the project, as conditioned, will not:
 - (a) Be unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the City, in that the addition of the new facility will set a positive tone and modern design for the neighborhood, including new landscaping that will beautify the site and improve the look of Hayes Circle.
 - (b) Impair the desirability of tenancy or investment or occupation in the City, in that the proposed Veterans Supportive Housing Project at this location will add value to the surrounding area and to the City as a whole through efficient use of land within the City's existing urban footprint.
 - (c) Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the project is an appropriate and efficient use of land that is consistent with the mission of the Veterans Transition Center, and is compatible with nearby VTC land

holdings and residential programs, and whereby the developer will contribute through development impact fees and property taxes to the financial well being of the community.

- (d) Impair the desirability of tenancy or conditions on or adjacent to the subject site, in that the investment in the community may spur additional redevelopment of the neighborhood and lead to further improvements in the area.
- (e) Otherwise adversely affect the general welfare of the community, in that the project, for the reasons provided above, will have an overall positive effect on the general welfare of the community.

Conditions of Approval

1. Substantial Compliance - The project shall be accomplished in substantial accordance with the details as specified on “**EXHIBIT A**” attached to this Resolution.
 - Use of color at the main entry point shall be incorporated in a complementary fashion throughout the building façade.
 - The white color should be toned down to not be “paper white” but to be richer, creamier.
2. Permits - The applicant shall obtain all required building permits and public improvement permits prior to initiating construction.
3. Indemnification - That the applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of the project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition.
4. Fire Department – Marina Fire Department standard conditions shall be implemented to the satisfaction of the Fire Chief.
5. Police Department – Marina Police Department CPTED conditions shall be implemented to the Satisfaction of the Police Chief.
6. Final Landscape Plan – A Final Landscape Plan, substantially consistent with the Conceptual Landscape Plan shall be submitted for staff review and approval with Board Member Boynton and shall show the numbers of each plant species to be planted and shall address the following:
 - (a) The Final Landscape Plan shall show no less than the currently proposed number of trees, grasses, shrubs and groundcover with at least 65% California native plantings.
 - (b) Minimum plant sizes for the Final Landscape Plan shall be consistent with landscaping standards for other developments within Marina:
 - (i) The box size for planted trees shall be a minimum of 15 gallons with a minimum box size of 24-inch to be planted at key focal points, such as at the main entry to the Promontory.

- (ii) Trees shall be spaced at about 30 feet on-center for larger varieties and about 20 feet on-center for smaller varieties. In addition, trees shall be a minimum of: 10 feet away from driveways; 15 feet from streetlights and traffic control signals; 5 feet from water, gas and fire service laterals; and 10 feet from sewer and gas laterals.
 - (iii) The minimum size to plant shrubs is at 5 gallons for 50% of the shrubs and at 1 gallon for the other 50% of the shrubs.
- 7. All remaining trees in the vicinity of the proposed construction shall be protected during all construction activities.
- 8. Irrigation Plan – Prior to the issuance of building permits, a Final Irrigation Plan shall be submitted for staff review and approval that addresses any changes to the plant materials and locations.
- 9. Surety Bond – Prior to the issuance of a building permit, the applicant shall provide a bond or other surety acceptable to the City to guarantee that the installed landscaping shall remain in a healthy and growing condition for a minimum of two years from the date of occupancy approval. The amount of the surety shall be a minimum of ten percent of the actual or estimated costs of the installation accepted by the Planning Services Division. An amount greater than ten percent may be required by the Planning Services Division if more exotic, less reliable plant material is specified in the approved planting plan. Two years after the approval of occupancy, the applicant shall contact the Planning Services Division to arrange for an inspection of the landscaping. If or when all landscaping shown on the approved plans is in place and is in healthy and growing condition, the surety shall be returned to the entity that provided the surety or to another entity upon proof of transfer. If plant material is dead, dying or missing and the applicant does not take steps to restore the landscaping, the City shall have the authority to use the surety for the restoration of the landscaping.
- 10. Lighting – Building and construction plans shall include a Photometric Analysis and lighting specifications showing white light only, consistent with standards set by the Illuminating Engineers Society for open parking, sidewalks and grounds with a minimum variation in foot-candles across the site. The Lighting Plan and Lighting Levels shall be submitted for staff review and approval.
- 11. Trash Enclosures - Prior to the issuance of building permits the applicant shall coordinate with the waste hauler for the site.
- 12. Fencing. - Wrought iron fencing to secure the rear and side yards of the property shall be submitted for staff review and approval, prior to construction. The wrought iron shall be unadorned, without stone columns/pillars or stone/brick bases, and screened by landscaping as potentially viewed from Hayes Circle.
- 13. Signs - A main identification sign has been approved conceptually with this review. The applicant shall prepare a formal application for all signs to be placed on property for review and approval by staff in substantial compliance and theme as shown in the sign on **Exhibit A**, Sheet G0.0.

PASSED AND ADOPTED by the Site and Architectural Design Review Board of the City of Marina at a regular meeting duly held on the 20th day of April 2016, by the following vote:

AYES, BOARD MEMBERS: Marquard, Boynton, Rinehart

NOES, BOARD MEMBERS: Biala

ABSENT, BOARD MEMBERS: Askew

ABSTAIN, BOARD MEMBERS:

Heather Marquard, Chair

ATTEST:

Taven M. Kinison Brown
Acting, Planning Services Manager
City of Marina

RESOLUTION NO. 2018-140

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL APPROVING A GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO RECLASSIFY THE PROPERTY LAND USE DESIGNATION FROM “SINGLE FAMILY RESIDENTIAL” TO “MULTI-FAMILY RESIDENTIAL” FOR THE PROPERTY LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR’S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, entitlements requested include a General Plan Land Use Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family” to “Multi-Family Residential”, as shown in “**EXHIBIT A**” attached hereto; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential”, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing to consider a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential”, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project’s potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be “less than significant” with mitigation.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby approves a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential” for the property located on a $\pm$ 2.4-acre project site at 229-239 Hayes Circle (APN 031-021-040).

FINDINGS

1. General Plan Land Use Map Amendment – The General Plan Land Use Amendment is not detrimental to the public health, safety or general welfare of the Marina community or the surrounding area and is consistent with the following General Plan Policies:
 - (a) Policy 2.4.8 calls for construction of a broad range of housing types to be permitted and promoted in order to provide greater housing choice and diversity.
 - (b) Policy 2.31.6 requires that new housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.

- (c) Policy 2.4.5 requires that all land development, including that involving infilling of existing neighborhoods or commercial areas shall be organized and have sufficient intensity to help ensure the longer-term feasibility of public transit for work and other purposes, and to create a pedestrian-oriented community.
- (d) Policy 3.3.8 requires that the City link existing and future areas of the City with an integrated system of roads, transit, footpaths and bikeways that connects neighborhoods, commercial areas, schools, parks, and other major community-serving destinations.
- (e) Policy 3.34.6 directs that new development and redevelopment within the City of Marina should be designed with a network of streets to disperse traffic loads evenly and provide route options and direct travel for pedestrians and bicyclists.
- (i) Policy 3.35.1 requires that adequate bicycle parking shall be provided at all existing civic and recreational destinations, including comprehensive support facilities and in all new multi-family residential projects.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

Bruce Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

RESOLUTION NO. 2016-02

TREE COMMITTEE CONSIDER ADOPTING RESOLUTION NO.
2016- , RECOMMENDING PLANNING COMMISSION APPROVAL
OF TREE REMOVAL AND RELOCATION PERMIT TP 2016-02
FOR THE REMOVAL OF NINE (9) TREES ON A 2.4 ACRE
PROJECT SITE LOCATED AT 180 HAYES CIRCLE,
(APN 031-021-040), SUBJECT TO CONDITIONS

WHEREAS, on April 20, 2016, the Marina Tree Committee conducted a duly noticed public meeting to consider adopting Resolution No. 2016-02, recommending Planning Commission approval of Tree Removal Permit TP 2016-02 for the removal of nine (9) trees on a 2.4 acre project site located at 180 Hayes Circle (APN 031-021-040), and;

WHEREAS, an arborist report was initially prepared by McNair and Associates on behalf of the applicant EAH for the Veterans Supportive Housing Proposal, (12/13/2015) (“**EXHIBIT B**” to the April 20, 2016 staff report). While all trees were evaluated, all 14 onsite trees were proposed for removal. , and;

WHEREAS, using the City’s new contract arborist services, the City utilized Mr. Ken Fouts, to provide an independent analysis of the on-site trees, their health, the context of the development proposal, and for a recommendations in light of the findings for tree removal as required by City Code, and;

WHEREAS, This independent objective arborist report (“**EXHIBIT C**” to the April 20, 2016 staff report) indicated that 5 of the existing trees could and should be retained, while still allowing the applicant’s proposed building and development foot print. The trees include three Coast Live oaks and two Monterey cypress, and;

WHEREAS, upon reviewing the City’s arborist report, the applicant then returned a revised Tree Preservation and Removal Plan saving the 5 trees indicated for retention by the City’s on-call arborist. The nine trees proposed for removal (Trees #1, #4, #5, #6, #7, #8, #12, #13, and #14) are identified as being in poor and moderate health or within the development impact area, and;

WHEREAS, The applicant has offered a landscaping and replanting plan in excess of the City’s customary 2:1 replacement ratio as it exceeds an 11:1 ratio. The landscaping plan for the project shows roughly 107 trees, meaning a net addition of 102 trees to the site, and;

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study and Negative Declaration (ND) or Mitigated Negative Declaration (MND) is being prepared for review and consideration by the Planning Commission and City Council simultaneous with the legislative actions. Presently, the applicant is still trying to secure a permanent long-term water supply for the project. Until this is secured by the applicant, the environmental documentation for the project will remain incomplete and the project will not proceed, and;

WHEREAS, this resolution is for Tree Removal and Replanting only should the project proceed to obtain subsequent entitlements. Prior to site disturbance and for the project to be constructed, it will need full entitlements from the Planning Commission, City Council and Fort Ord Reuse

Authority for land use, density, parking, environmental determination and consistency with the Fort Ord Base Reuse Plan.

NOW, THEREFORE BE IT RESOLVED by the Tree Committee of the City of Marina that it hereby recommends Planning Commission approval of Tree Removal and Relocation Permit TP 2016-02 for the removal of nine (9) trees on a 2.4 acre project site located at 180 Hayes Circle (APN 031-021-040), as recommended in the independent objective arborist report (“**EXHIBIT C**” to the April 20, 2016 staff report), attached hereto, based upon the following findings and subject to the following conditions of approval:

Findings

The granting of the Tree Removal Permit as proposed achieves the spirit, purpose and intent of Chapter 17.51 of the City of Marina Municipal Code in that:

1. The applicant has clearly documented and compelling reasons for the removal of trees at the subject property. In particular, the removal of nine trees will allow for the construction of the 3-story 71 unit Veterans Supportive Housing Project, thus improving land use efficiency, while retaining the maximum number of existing trees on the subject site.
2. All trees proposed for relocation (Trees #1, #4, #5, #6, #7, #8, #12, #13, and #14) are identified as being in poor and moderate health or within the development impact area.
3. The trees proposed for removal do not serve as part of a windbreak system or otherwise play a prominent role in maintaining the existing urban forest.
4. Due to the tree’s contribution to the aesthetic beauty of the area, the removals and relocations would not have a substantial detrimental effect on neighboring property values. Removal of the nine trees will allow for development of the site, including enhanced site landscaping, and improve the beauty of the area.
6. The removal request is concurrent with development plans for the property and project plans indicate that it is necessary to remove the nine trees to enable reasonable and conforming use of the property which is otherwise prevented by the location of the trees.

Conditions of Approval

1. Prior to site disturbance and for the project to be constructed, it will need full entitlements from the Planning Commission, City Council and Fort Ord Reuse Authority for land use, density, parking, environmental determination and consistency with the Fort Ord Base Reuse Plan.
2. That removal of the trees shall be consistent with the recommendations within the Mr. Ken Fouts, independent arborist report dated January 16, 2016 (“**EXHIBIT C**” to the April 20, 2016 staff report).
3. That the Final Landscape Plan shall show replacement of the nine removed trees at a ratio of 11:1 consistent with the Conceptual Landscape Plan offered and submitted by the applicant. (“**Exhibit A**” Sheet L1.1)

4. That all remaining trees in the vicinity of the proposed construction shall be protected during all construction activities.

PASSED AND ADOPTED by the Tree Committee of the City of Marina at a special meeting duly held on the 20th day of April, 2016, by the following vote:

AYES, BOARD MEMBERS: Owen, Boynton, Morris

NOES, BOARD MEMBERS:

ABSENT, BOARD MEMBERS: Youngblood

ABSTAIN, BOARD MEMBERS:

Michael Owen (Chairperson)

ATTEST:

Taven M. Kinison Brown
Acting Planning Services Manager
City of Marina

RESOLUTION NO. 2018-16

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL ADOPTING A MITIGATED NEGATIVE DECLARATION PREPARED FOR A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; 2) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 4) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, entitlements requested include a General Plan Amendment (GP 2016-01) to reclassify the land use designation from "Single Family Residential" to "Multiple-Family Residential"; and

WHEREAS, Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review is there is substantial evidence that the project may have a significant effect on the environment; and

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared and publicly circulated for a period of 30 days (June 13, 2018 through July 12, 2018) and has been submitted for review and consideration by the Planning Commission; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project's potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be "less than significant" with mitigation; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider the Mitigated Negative Declaration of environmental impacts for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby recommends City Council adoption of the Initial Study/Mitigated Negative Declaration prepared for a Combined Development Permit Consisting of: 1) General Plan Land Use Map Amendment (GP 2016-01) to Change the Designation from Single-Family to Multiple

Veterans Transition Center

Family Residential; 2) Conditional Use Permit (UP 2016-02) for Residential Density over 25 Units per Acre; 3) Site and Architectural Design Review (DR 2016-05) for the Site Plan, Elevations, and Landscape Plan for a New Three-Story Seventy-One (71) Unit Multifamily Residential Apartment Complex; and 4) Tree Removal Permit (TP 2016-02) for the Removal of Nine (9) Trees for the Veteran's Transition Center (VTC) Permanent Supportive Housing Project located at 229-239 Hayes Circle (Assessor's Parcel Number: 031-021-040)

FINDINGS

1. The Initial Study/Mitigated Negative Declaration of environmental impact were released for the public review and the project as proposed and designed would avoid the effects or mitigate the effects to a point of "less than significance.
2. There is no substantial evidence in light of the whole record before the City of Marina that the project may have a significant effect on the environment.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 25th day of October 2018, by the following vote:

AYES, BOARD MEMBERS: Berkley, Biala, Bielsker, Burnett, Mann, Urrutia (6)

NOES, BOARD MEMBERS: None (0)

ABSENT, BOARD MEMBERS: None (0)

ABSTAIN, BOARD MEMBERS: None (0)

David Burnett, Chair

ATTEST:

David J. R. Mack, AICP
Senior Planner
City of Marina

RESOLUTION NO. 2018-17

A RESOLUTION OF THE CITY OF MARINA PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL
PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO RECLASSIFY
THE PROPERTY LAND USE DESIGNATION FROM “SINGLE FAMILY
RESIDENTIAL” TO “MULTI-FAMILY RESIDENTIAL” FOR THE
PROPERTY LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR’S
PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, entitlements requested include a General Plan Land Use Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family” to “Multi-Family Residential”, as shown in “**EXHIBIT A**” attached hereto; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential”, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project’s potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be “less than significant” with mitigation.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby recommends City Council approval of the requested General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential” for the property located on a $\pm$ 2.4-acre project site at 229-239 Hayes Circle (APN 031-021-040).

FINDINGS

1. General Plan Land Use Map Amendment – The General Plan Land Use Amendment is not detrimental to the public health, safety or general welfare of the Marina community or the surrounding area and is consistent with the following General Plan Policies:
 - (a) Policy 2.4.8 calls for construction of a broad range of housing types to be permitted and promoted in order to provide greater housing choice and diversity.
 - (b) Policy 2.31.6 requires that new housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.
 - (c) Policy 2.4.5 requires that all land development, including that involving infilling of existing neighborhoods or commercial areas shall be organized and have sufficient intensity to help ensure the longer-term feasibility of public transit for work and other purposes, and to create a pedestrian-oriented community.

- (d) Policy 3.3.8 requires that the City link existing and future areas of the City with an integrated system of roads, transit, footpaths and bikeways that connects neighborhoods, commercial areas, schools, parks, and other major community-serving destinations.
- (e) Policy 3.34.6 directs that new development and redevelopment within the City of Marina should be designed with a network of streets to disperse traffic loads evenly and provide route options and direct travel for pedestrians and bicyclists.
- (i) Policy 3.35.1 requires that adequate bicycle parking shall be provided at all existing civic and recreational destinations, including comprehensive support facilities and in all new multi-family residential projects

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 25th day of October 2018, by the following vote:

AYES, BOARD MEMBERS: Berkley, Biala, Bielsker, Burnett, Mann, Urrutia (6)

NOES, BOARD MEMBERS: None (0)

ABSENT, BOARD MEMBERS: None (0)

ABSTAIN, BOARD MEMBERS: None (0)

David Burnett, Chair

ATTEST:

David J. R. Mack, AICP
Senior Planner
City of Marina

RESOLUTION NO. 2018-18

A RESOLUTION OF THE CITY OF MARINA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; 2) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 4) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, the applicant has applied for a General Plan Amendment (GP 2016-03) to reclassify the land use designation from "Single Family Residential" to "Multiple-Family Residential" which would allow the development of multi-family apartment style residential units; and

WHEREAS, the overall project application is a Combined Development Permit consisting of:

- A Conditional Use Permit (CUP) for a multiple family residential development exceeding 25 units per acre;
- Site and Architectural Design Review (DR2016-05) for a new three-story, seventy-one (71) unit apartment complex; and
- Tree Removal Permit (TP 2016-02) to allow the removal of nine (9) trees; and

WHEREAS, the project is subject to Site and Architectural Design Review per City Code Section 17.59.040 (A); and

WHEREAS, on April 20, 2016, the Design Review Board (DRB) considered the Site and Architectural Design Review portion (DR2016-05) of the Combined Development Permit and adopted a Resolution recommending Planning Commission approval of the site plan design and overall building layout (DRB Resolution No. 2016-05); and

WHEREAS, development standards and design guidelines pertaining to multi-family residential dwellings have been incorporated into the proposed project; and

WHEREAS, on April 20, 2016, the Tree Committee considered the Tree Removal Permit (TP 2016-02) portion of the Combined Development Permit and adopted a Resolution recommending Planning Commission approval (TC Resolution No. 2016-02); and

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared and publicly circulated for a period of Veterans Transition Center

30 days (June 12, 2018 through April 13, 2018) and has been submitted for review and consideration by the Planning Commission.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby recommends City Council approval of the Veteran Transition Center (VTC) Combined Development consisting of a Conditional Use Permit (CUP) for a multiple family residential development exceeding 25 units per acre and Site and Architectural Design Review (DR 2016-05) for a new three-story, seventy-one (71) unit apartment complex and Tree Removal Permit (TP 2016-02) for a project located on a $\pm$ 2.4-acre project site (APN 032-171-018) located at 229-239 Hayes Circle (APN: 031-021-040).

FINDINGS:

1. *The project must be consistent with the General Plan and Zoning Ordinance.*

The project is consistent with requested General Plan Land Use designation of Multi-family residential and the R-4 zoning designation in that the project proposed a multi-family development of 35 units per acre.

General Plan Goals and Policies

Community Goals

- Goal 1.17 states:
“The overall goal of the Marina General Plan is the creation of a community which provides a high quality of life for all its residents; which offers a broad range of housing, transportation, and recreation choices; and which conserves irreplaceable natural resources.”
- Goal 1.18.1 states:
“Housing within the means of households of all economic levels, ages and lifestyles, and therefore, a diversified and integrated housing supply in which new residential development emphasizes a mix of housing types and lot sizes at the neighborhood level.”
- Goal 1.18.5 states:
“A city designed for and attractive to pedestrians, in which most of the housing, shops, businesses, and community facilities are within easy walking distance of each other.”
- Goal 1.18.8 envisions:
“A city physically and visually distinguish-able from the other communities of the Monterey Bay region, with a sense of place and identity in which residents can take pride.”
- Goal 1.18.15 requires:
“Attractive, distinctive residential neighborhoods and commercial districts which contribute to the overall vitality, image and identity of the city.”

Community Land Use Policies

- Policy 2.4.5 states:
“Future land development, whether it involves development of new areas, infilling of existing neighborhoods or commercial areas...shall be organized and have sufficient intensity...to create a pedestrian-oriented community.”

Housing Policies

- Policy 2.31.6 states:
“New housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.”
- Policy 2.31.8 states:
“New housing shall be integrated into the fabric of the City in such a way that it complements existing housing areas and contributes to the overall stability, image, and sense of community of the City.”

Transit and Supportive Land Use Policies

- Policy 3.35.1 states:
“Safe and secure bicycle parking shall...be provided in all new multi-family residential projects.”

Open Space and Significant Natural Features

- Policy 4.17.2 states:
“Future development should incorporate new windrows into site landscaping where appropriate so as to reinforce this distinctive landscape feature of citywide significance. Use of windrows, for example, can serve to define and buffer residential and commercial uses, help distinguish the boundaries of neighborhoods and districts identified below, or serve as a scenic backdrop for new development.”

The Project is consistent with the Goals and Policies contained within the Marina General Plan pertaining to provisions of housing at varying income levels, promoting of pedestrian oriented and friendly development, and establishing community character, vision and identity. The Project includes the provision of bicycle parking/storage facilities.

The project incorporates windrows along the edges of the project site, including the rear (west) side between the project site and adjacent open space, the southern edge around the parking lot, and the northern edge around the bio-retention basin.

The Project is consistent with the applicable development standards within the Marina Municipal Code (Zoning Ordinance) and/or superseding state laws for multiple family developments, specifically to the requirements of density, parking, and the provision of open space (public and private).

2. The project must be consistent with the Citywide Design Standards and Guidelines.

The project is consistent with the Citywide Design Standards and Guidelines. The project site and parking plan provide for adequate and safe pedestrian and vehicular traffic. Vehicular routes are separated from pedestrian routes. Parking stall sizes and circulation patterns allow for adequate vehicular movement. Landscaping is in common open space areas between paved areas to soften the hardscape development(s).

3. *That the establishment, maintenance or operation of the use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons riding or working in the neighborhood and the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.*

The use of the site as a higher-density development will not be detrimental to the neighborhood, as it has been designed to be pedestrian-friendly and reduce reliance on the automobile. In addition, the project provides transitional, special needs, and affordable housing units to at-risk military veterans, and is intended to reduce the potential for increase homelessness throughout the community.

4. *The project must be designed and constructed, and so located, that the project will not be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability of residence or investment or occupation in the city, limit the opportunity to obtain the optimum use and value of the land and improvements, impair the desirability of living conditions on or adjacent to the subject site, conform with the standards included in the local coastal land use plan and/or otherwise adversely affect the general welfare of the community.*

The Veterans Transition Center (VTC) development has been designed as an upscale, multi-family special needs housing development on the former Fort Ord lands. The modern/urban design aesthetic is intended to set a new standard for similar and future higher density developments within the City. The project includes vast amounts of common open space, a community garden, common indoor facilities (computer lab, common room, and meditation room, and will provide transit to resident to adjacent land uses (shopping, medical, etc.). The provision of affordable transitional housing units to at-risk military veterans is a beneficial impact to the general welfare of the community, by reducing the potential for increased homelessness.

Conditions of Approval

1. Substantial Compliance – The project shall be constructed in substantial compliance with the plans attached hereto as “**EXHIBIT A**”.
2. Permit Expiration (City Council) - This permit will expire 24 months from the date of approval by the City Council, unless a valid building permit has been issued and construction of the project has commenced prior to expiration. The applicant may apply for an extension of this permit, by submitting an extension request application and applicable fees, no less than 30 days prior to expiration date. No renewal notice will be sent to the applicant or property owner.
3. Lighting – Exterior Lighting Plan – All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Prior to issuance of a building permit, the Owner/Applicant, shall submit three (3) copies of an exterior lighting plan (including a photo-metric analysis) which shall indicate the location, type, and wattage of all light

fixtures and include catalog sheet for each fixture. The lighting shall comply with the requirement of the California Energy Code set forth in California Code of Regulation, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of Community Development-Planning.

4. Utilities–Underground – All new utility and distribution lines shall be placed underground.
5. Verification of Building Height – Prior to issuance of a building permit, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Community Development-Planning and the Chief Building Official for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved and associated with the project.
6. Preconstruction Meeting – Prior to the commencement of any grading or construction activities, a preconstruction meeting shall be held on the site. The meeting shall include representative of each of the selected contractors, any consultant who will conduct required monitoring, the owner/applicant, Community Development-Planning, Community Development-Building, Engineering, Marina Fire, and/or any other appropriate departments/agency. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the development.
7. Indemnification – The Owner/Applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability, the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of this project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the application of its obligations under this condition.
8. Affordable Housing Agreement/Program – Prior to issuance of the first construction permit, the Owner/Applicant shall develop, sign, notarize and record an Affordable Housing Agreement with the City of Marina. Such agreement shall clearly identify the number of affordable units, the income level of affordability, the estimated rent to be collected for each unit, and the term (length) of all affordability restrictions.
9. Fire Department – The Marina Fire Chief shall certify that the Marina Fire Department is able to provide fire protection services to the project site utilizing current and future fire equipment. Furthermore, the project shall comply with required fire code at the time the construction permit is approved for issuance, and fire protection measures shall be implemented to the satisfaction of the Fire Chief.
10. Landscape Surety Bond – Prior to the issuance of a building permit, the applicant shall provide a bond or other surety acceptable to the City to guarantee that the installed landscaping shall remain in a healthy and growing condition for a minimum of two years from the date of occupancy approval. The amount of the surety shall be a minimum of ten percent of the actual or estimated costs of the installation accepted by the Planning Services Division. An amount greater than ten percent may be required by the Planning

Services Division if more exotic, less reliable plant material is specified in the approved planting plan. Two years after the approval of occupancy, the applicant shall contact the Planning Services Division to arrange for an inspection of the landscaping. If or when all landscaping shown on the approved plans is in place and is in healthy and growing condition, the surety shall be returned to the entity that provided the surety or to another entity upon proof of transfer. If plant material is dead, dying or missing and the applicant does not take steps to restore the landscaping, the City shall have the authority to use the surety for the restoration of the landscaping.

11. Bicycle Facilities – On the Site Plan the applicant shall show the location(s) of either indoor or outdoor bicycle lockers, or a bicycle rack placed in a secure and prominent location.
12. Trash Enclosures and Maintenance Building - Prior to the issuance of building permits the applicant submit shall coordinate with the waste hauler for the site and submit proof that adequate service will be accommodated/contracted for the project site.
13. Monterey Bay Air Resources District (Permit) - Prior to issuance of construction permit(s), the Owner/Applicant shall submit evidence, to the Planning Department, that the appropriate permits have been obtained from the Monterey Bay Air Resources District for use of stationary emission sources (boilers and/or generators). Questions regarding MBARD permitting should be directed to MBARD staff at (831) 647-9411.
14. Monterey Bay Air Resources District (BMPs) - The Owner/Applicant shall utilize Best Management Practices (BMPs) for fugitive dust control measures. BMP notes shall be included on all building and/or grading permits for construction activities that may result in soil/ground disturbance
15. Monterey Bay Air Resources District (Construction Equipment) - The Owner/Applicant shall utilize construction equipment that conforms to Air Resources Board (ARBs) Tier 3 or Tier 4 emission standards, which include but are not limited to, use of alternative fuels such as compressed natural gas, propane, electricity or biodiesel

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 25th day of October 2018, by the following vote:

AYES, BOARD MEMBERS: Berkley, Biala, Bielsker, Burnett, Mann, Urrutia (6)

NOES, BOARD MEMBERS: None (0)

ABSENT, BOARD MEMBERS: None (0)

ABSTAIN, BOARD MEMBERS: None (0)

David Burnett, Chair

ATTEST:

David J. R. Mack, AICP
Senior Planner
City of Marina

Veterans Transition Center

RESOLUTION NO. 2018-139

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL ADOPTING A MITIGATED NEGATIVE DECLARATION PREPARED FOR A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; 2) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 4) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, entitlements requested include a General Plan Amendment (GP 2016-01) to reclassify the land use designation from "Single Family Residential" to "Multiple-Family Residential"; and

WHEREAS, Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review is there is substantial evidence that the project may have a significant effect on the environment; and

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared and publicly circulated for a period of 30 days (June 13, 2018 through July 12, 2018) and has been submitted for review and consideration by the Planning Commission; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project's potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be "less than significant" with mitigation; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider the Mitigated Negative Declaration of environmental impacts for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing to consider the Mitigated Negative Declaration of environmental impacts for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the November 20, 2018 meeting.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby adopts an Initial Study/Mitigated Negative Declaration prepared for a Combined Development Permit Consisting of: 1) General Plan Land Use Map Amendment (GP 2016-01) to Change the Designation from Single-Family to Multiple Family Residential; 2) Conditional Use Permit (UP 2016-02) for Residential Density over 25 Units per Acre; 3) Site and Architectural Design Review (DR 2016-05) for the Site Plan, Elevations, and Landscape Plan for a New Three-Story Seventy-One (71) Unit Multifamily Residential Apartment Complex; and 4) Tree Removal Permit (TP 2016-02)

for the Removal of Nine (9) Trees for the Veteran's Transition Center (VTC) Permanent Supportive Housing Project located at 229-239 Hayes Circle (Assessor's Parcel Number: 031-021-040)

FINDINGS

1. The Initial Study/Mitigated Negative Declaration of environmental impact were released for the public review and the project as proposed and designed would avoid the effects or mitigate the effects to a point of "less than significance.
2. There is no substantial evidence in light of the whole record before the City of Marina that the project may have a significant effect on the environment.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

Bruce Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of November 20, 2018

REQUEST TO OPEN A PUBLIC HEARING, TAKE TESTIMONY FROM THE PUBLIC AND CONSIDER ADOPTING RESOLUTIONS FOR: 1) ADOPTION OF A MITIGATED NEGATIVE DECLARATION; 2) A GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; AND 3) A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 2) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 3) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

RECOMMENDATION:

The City Council takes the following actions:

- 1) Adopt Resolution No. 2018-, adopting a Mitigated Negative Declaration;
- 2) Adopt Resolution No. 2018-, to approve a General Plan Amendment (GP 2016-01) to change the land use designation from "Single Family" to "Multiple Family Residential"; and
- 3) Adopt Resolution No. 2018-, a Combined Development Permit consisting of 1) Conditional Use Permit (UP 2016-02) for a multiple-family residential development exceeding 25 units per acre; 2) Site and Architectural Design Review (DR 2016-05) for the site plan, elevations and landscape plan for a new three-story seventy-one (71) unit multi-family residential apartment complex; and 3) Tree Removal permit (TP 2016-02) to allow the removal of nine (9) trees on the project site at 229 – 239 Hayes Circle (APN: 031-021-040).

BACKGROUND:

Hearing History

On April 20, 2016, the City of Marina held a joint meeting of the Design Review Board (DRB) and the Tree Committee (TC) to consider the Site and Architectural Design Review (DR 2016-05) and Tree Removal (TP 2016-02) portions of the Combined Development Permit.

Consequently, the DRB adopted a resolution recommending Planning Commission and subsequent City Council approval of the site plan design and overall building layout (DRB Resolution No. 2016-05, Attachment 4). The DRB resolution included 13 conditions of approval, all of which have been incorporated in to the Combined Development Permit.

Additionally, the Tree Committee adopted a resolution recommending Planning Commission and subsequent City Council approval of the of the removal of nine (9) trees to allow development of the VTC project (TC Resolution No. 2016-02, Attachment 5). The Tree Committee resolution

included 4 conditions of approval, all of which have been incorporated into the Combined Development Permit.

On October 25, 2018, the Planning Commission considered the project and recommended City Council consideration of the Mitigated Negative Declaration, General Plan Amendment, and Combined Development Permit via a 6-0 vote [PC Resolution No. 2018-16 (Mitigated Negative Declaration), No. 2018-17 (General Plan Amendment) ,and No. 2018-18 (Combined Development Permit) – Attachments 6, 7, and 8 respectively].

Environmental Determination

The City of Marina Planning Division prepared a Draft Initial Study/Mitigated Negative Declaration for the proposed project. Pursuant to the requirements of the California Environmental Quality Act (CEQA), the Draft Initial Study/Mitigated Negative Declaration was circulated for public review for a period of at least 30 days (June 13, 2018 through July 12, 2018). The Draft Initial Study/ Mitigated Negative Declaration has been placed on the City’s website at the following address: <https://www.cityofmarina.org/DocumentCenter/View/7852/VTC-Final-IS-MND>.

FISCAL IMPACT:

All development application fees have been paid by the application and were included in the 2017-2018 FY budge. Actual construction permit fees, construction costs, and associated impact fees will also be paid by the developer and included in associated in associated departments for the 2018-2019 FY.

ANALYSIS

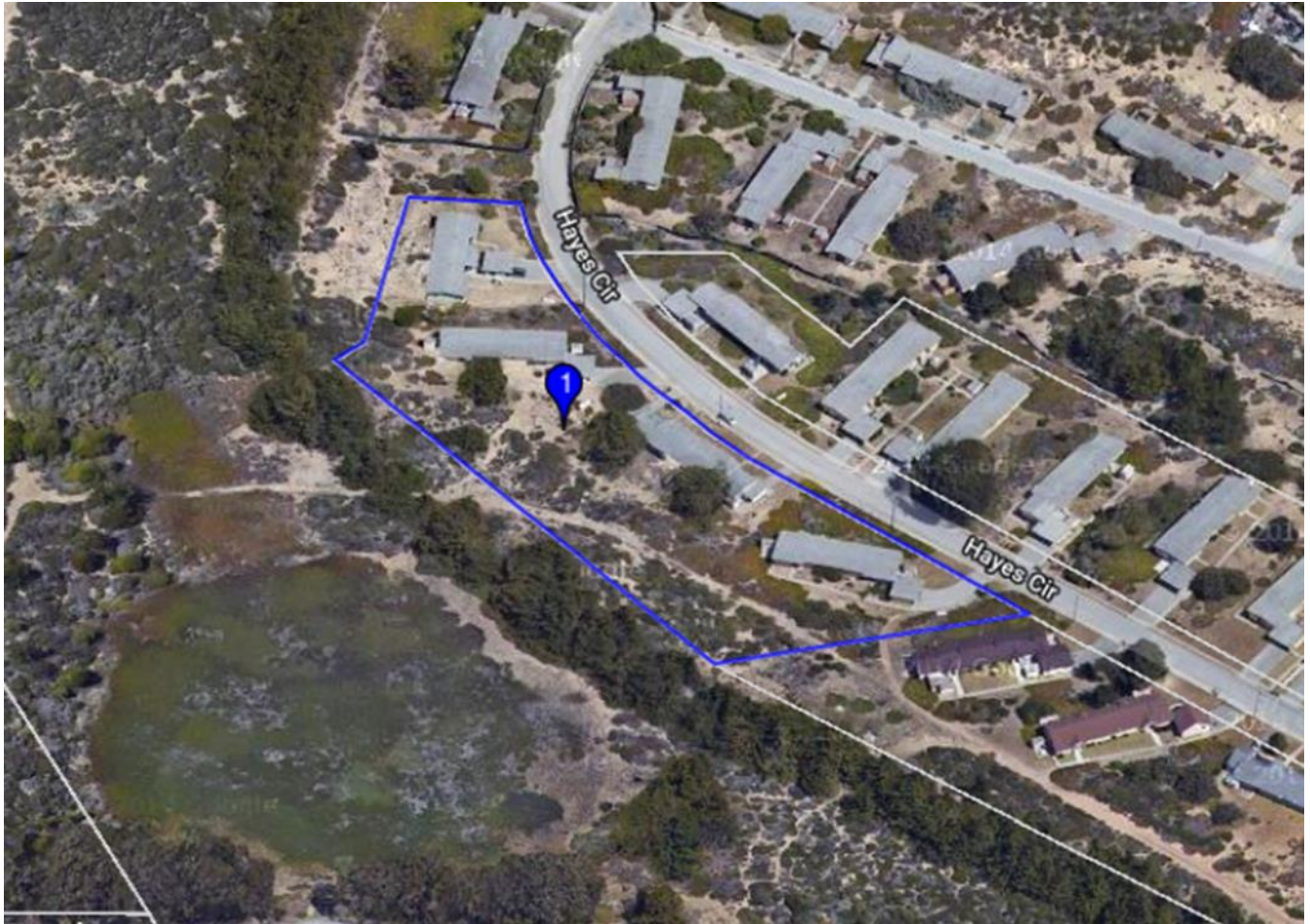
The overall project application is a Combined Development Permit application consisting of:

- A General Plan Amendment (GP 2016-01) to change the land use designation from “Single Family” to “Multiple-Family Residential”;
- A Conditional Use Permit (UP 2016-02) for a multiple-family residential development exceeding 25 units per acre;
- Site and Architectural Design Review (DR 2016-05) for the site plan, elevations and landscape plan for a new three-story seventy-one (71) unit multi-family residential apartment complex; and
- Tree Removal permit (TP 2016-02) to allow the removal of nine (9) trees on the project site.

The project also includes the demolition of four (4) existing duplex units, totaling eight (8) units on the project site.

PROJECT LOCATION

The project site is a 2.4-acre parcel located at 229-239 Hayes Circle on the former Fort Ord, which is currently developed with four duplex structures and minor accessory structures (sheds, waste bin enclosures, etc.). Land immediately west of the site is vacant open space, land to the north, east, and south is comprised of single-story duplex structures constructed in the mid-20th century as army barracks. Most of these existing structures are vacant and fenced off; however, the areas of the north, east, and south are part of the “Cypress Knolls” senior development, which has been entitled but not yet constructed. The VTC project site is immediate adjacent to but located outside of Cypress Knolls.



The project site has a current General Plan Land Use Designation of “Single-Family Residential”, and a zoning designation of “R-4” or “Multiple-Family Residential District”. These designations are not consistent with each other and therefore the project requires a General Plan Amendment to change the Land Use Designation to “Multiple-Family Residential” to allow development of the project.

From a low elevation of approximately 72 MSL (mean sea level) on the western end of the property, the elevations rise to 93 MSL on the south eastern end of the property for difference of 21 feet. The site topography varies from flat to graded slopes, with sandy soils.

Five (5) Monterey Cypress and five (5) Coast Live Oaks have been planted in the past and have since matured on the property. Other vegetation on the property includes two (2) myoporum, one (1) Blackwood acacia and one (1) bush yate eucalyptus.

PROJECT DESIGN/LAYOUT

The proposed project is a three-story, seven-one (71) unit apartment structure intended to provide supportive housing for veterans, with a priority on homeless veterans. The facility will allow veterans to reside at the service-based property in perpetuity, as opposed to transitional housing which limits the tenure of tenants. Therefore, the project is defined with the Marina Municipal Code (MMC), Section 17.04.698, as supportive housing, which is permitted in all residential zones.

The project involves the demolition of the existing four on-site vacant duplex structures and construction of 54,480 square foot, three-story, 71-unit apartment complex organized into a main

building and family wing, connected via a covered walkway. Seventy (70) units will be rented and one (1) unit is reserved for the onsite manager.

Based on the 2.4-acre parcel size, the construction of 71 units, equates to a residential density of approximately 30 units per acre. Each component of the facility is detailed below.

Main Building

The main building is proposed to be situated on the front of the property along Hayes Circle and will include sixty-four (64) studio apartments. The main building also includes the following facilities:

- Ground Floor
 - Entry Area
 - Common room
 - Manager's Office
 - Computer Room
 - Utility Room
- Second Floor
 - Pet wash
 - Laundry facilities
 - Services office
- Third Floor
 - Mediation room
 - Fitness room

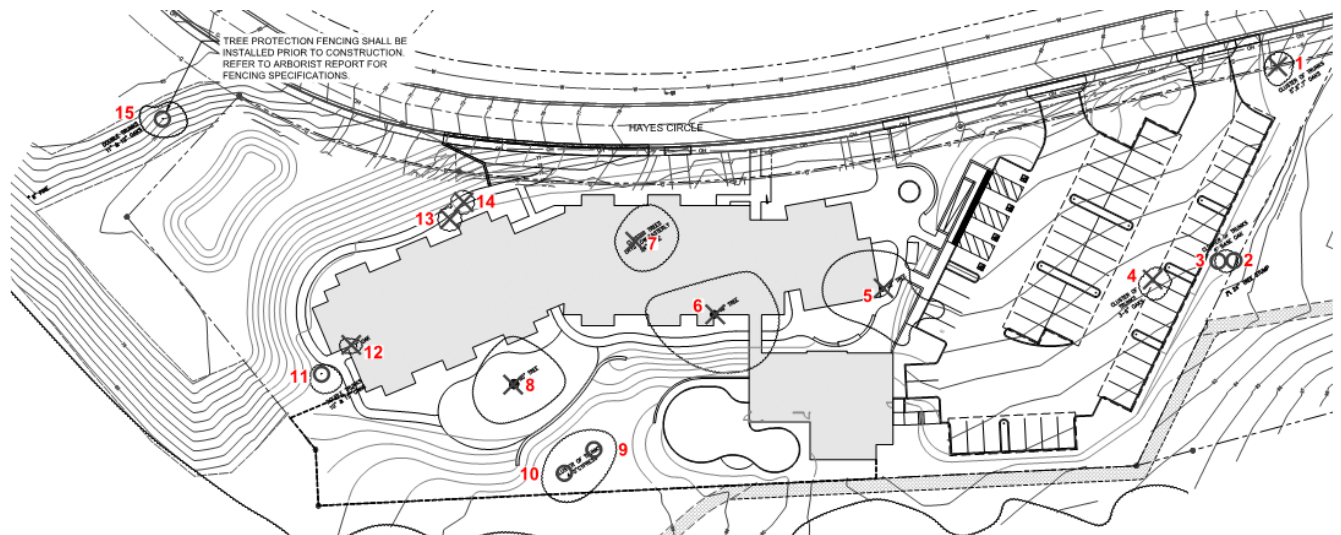
Family Wing

The family wing will be situated at the rear of the project site, behind the main building and adjacent to the proposed parking lot. The family wing will have seven (7) two-bedroom apartments and will include covered bike storage on the ground floor. Each unit will measure 950 square feet and have a private entry off an interior hallway and private outdoor patio.

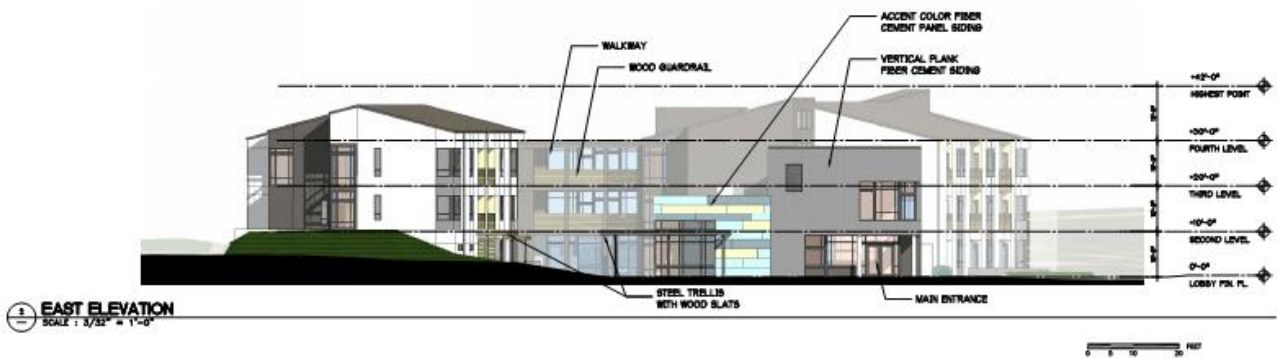
The family wing will be connected to the main building via covered walkways (one on each level) and have a separate entry off the parking lot.



Site Plan showing the proposed Main Building (64 studios), Family Wing (7 two-bedroom units), and parking area (60 total spaces – 50 covered/10 uncovered)



Site Plan showing proposed tree removal (Trees 1, 4, 5, 6, 7, 8, 12, 13, and 14)



Proposed Structure as Viewed from the East and West.



Proposed Structure(s) as viewed from the North and South.

Parking and Site Access

Onsite parking will be provided in the southeast portion of the property, with access coming from two entrances off Hayes Circle. Sixty (60) parking spaces will be provided, fifty (50) of which will be covered/carport spaces with solar photovoltaic cells utilized as cover. The remaining ten (10) spaces would be uncovered, four of which would be ADA compliant.

See “Parking Requirements” below for a detailed discussion on required and provided parking and applicable Government Code Sections for “special needs housing” projects.

The proposed project also includes the provision of two separate bike parking areas, which would allow for the parking of a total of 26 bicycles; 8 public spaces will be supplied near the entry plaza and 18 bikes can be stored in the private covered bike storage area on the ground floor of the family wing.

Fire Department access and parking will be provided in a dedicated fire truck turn-out space adjacent to the roadway off Hayes Circle located to the north of the main building.

Grounds and Landscaping

Outdoor features of the proposed project will include a community garden, community courtyard, and a children’s playground. The community garden, located at the rear (south) of the property will include raised wooden planter boxes, a storage shed, and work tables. Access to the community garden would be ADA compliant and will consist of stabilized decomposed granite paving and concrete pathways. The community courtyard, located between the main building and family wing, will include an outdoor grill, seat wall, and dining tables. The playground, located at the rear of the property adjacent to the family wing, will include play structures for ages 2-5 and 5-12. The playgrounds will be separated from the community garden by a retaining wall and vegetation screen. A six-foot high wooden fence would enclose the community gardens and playground.

Vegetation would be utilized as windbreak along the property lines. Trees and shrubs will be used to separate the project from the public trail at the rear of the property and from Hayes

Circle. Trees would also be used to screen the playground from the community garden and provide shade to the general area. A bio retention basin will be located at the northern part of the property to treat stormwater and runoff. The bio retention basin will feature no-mow fescue and layered massing of water conserving shrubs, grasses, and groundcovers. Shade trees will be placed on the northern portion of the property. The landscaping plan utilizes a variety of plants to create layers of textures and colors and complement the building's architecture. Irrigation for the landscaping would be fully automatic, low gallon use drip system, designed to connect to the City's recycled water supply.

The existing informal, public trail at the southwestern edge of the property will be realigned to be off property.

Water and Sewer Service

Water service will be provided to the project by Marina Coast Water District (MCWD), via a transfer of 15-acre feet per year (AFY) of potable water from the Ford Ord Reuse Authority (FORA) to the City of Marina, for use at the project site. The Federal Government of the United States of America has transferred the right to use 15 AFY of unutilized Government Water Rights to FORA for the purposes of FORA making such transfer/use available to the City of Marina for the VTC project.

The Monterey County Water Resources Agency (MCWRA) has confirmed the transfer of the 15 AFY of potable water and consented to the permanent transfer of those water rights for use at the VTC site and for this project. Again, the water is being supplied by MCWD, since it supplies water through an interconnected water supply system to the Central Marina service area and the former Ord Community service area.

Sewer service to the project site will be provided by the MCWD as well. A sanitary sewer manhole and pipe would be constructed along Hayes Circle, at the north end of the site, per MCWD standards. The existing sanitary sewer manhole and pipe will be demolished upon completion of the new pipe and manhole.

SUMMARY OF SITE STATISTICS – “R-4 /Multiple-Family Residential Zoning”:

Zoning Standards	Standard	Proposed	Consistency Determination
Building Setbacks	Front 12 feet Rear 10 feet Sides 5 feet	Front 12 feet Rear 10 feet Sides 5 feet (R-4 Adj.) 17 feet (R-1 Adj.)	Consistent Consistent Consistent Consistent
Height	42 feet 3 stories	42 feet 3 stories	Consistent Consistent
Open Space	<u>Common Open Space:</u> 300 SF/Studio unit (64 units – 19,200 SF required) 400 SF /2-bed unit (7 units – 2,800 SF required)	<u>Common Open Space:</u> Outdoor Common Open Space (Community Garden; Playgrounds; Common Courtyard) – 26,352 SF Indoor Common Open Space (Common Room; Computer Lab; Meditation Room) – 1,770 SF	Total Required Common Open Space = 22,000 SF Total Provided – 28,122 SF Consistent
	<u>Private Open Space:</u> 1 st Floor – 80 SF min (22 units – 1,760 SF required)	<u>Private Open Space –</u> 1 st floor units: Studio units – 83 SF 2 bed unit – 212 SF (21 Studios – 1743 SF; 1-2 bed unit – 212 SF; 1,955 SF total)	Consistent
	2 nd / 3 rd floor– 40 SF min (49 units – 1,960 SF required)	2 nd / 3 rd floor units: Studio units – 40 SF 2 bed units – 56 SF (43 Studios – 1720 SF; 6- 2 bed units – 336 SF; 2,056 SF Total)	Consistent
	Total Required – 3,720 SF	Total Provided – 4,011 SF	Consistent
Building Coverage	60% of lot area (2.40 acres/104,365 SF)	18.6% - 19,485 SF proposed	Consistent
	62,619 SF allowed		
Parking – Multiple	71 total units;	<i>Project is considered</i>	

Dwelling Units	64 – Studio units 7 – 2-bed units <u>Studio Units:</u> 1 space/unit (covered) plus 1 additional space/5 units. <i>64 units = 77 parking spaces required (64 spaces covered).</i> <u>Two Bedroom Units:</u> 1.5 spaces/unit (1 covered) plus 1 additional space/5 units <i>7 units = 13 parking spaces required (11 covered).</i> Total Spaces Required – 90 spaces (75 spaces covered) Parking spaces shall be a minimum of 9' x 19'.	<i>“special needs housing” under Government Code 65915(p)(3)(c) and as defined in Health and Safety Code Section 51312 (b)(1); therefore, the parking requirement is 0.3 spaces per unit.</i> <i>The proposed project supplies a total of 71 units and is therefore required to provide 22 parking spaces in total.</i> <i>The project is providing a total of 60 parking spaces (50 covered) which is 38 more parking spaces than the state mandated requirement.</i> <i>Additionally, approximately 20 more spaces are available via adjacent street parking.</i> Spaces measure 9' x 19'.	Consistent
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PROJECT ANALYSIS/CONCERNS:

General Plan Consistency/Amendments

The project requires a General Plan Amendment to change the Land Use Designation from “Single-Family Residential” to “Multi-Family Residential”. As currently designated (Single-Family Residential), housing density is required to be no more than 5 units per acre (General Plan Figure 2.2 – Land Use Plan), which would allow approximately 12 housing units be constructed on the 2.4 acre site. However, the existing zoning designation on the subject parcel is “R-4” or “Multiple Family Residential”.

The requested Combined Development Permit proposes to provide transitional, special needs multi-family housing development of 71 total units, which will exceed the 5 units per acre limit of the existing land use designation; therefore, the applicant has requested the General Plan Amendment to reclassify the site to a “Multi-Family Residential” land use designation, which would allow the development of the higher density proposal and be consistent with the existing multi-family residential zoning classification.

Staff is supportive of the requested General Plan Amendment to change the land use designation to “Multi-Family Residential” to allow the development of the higher density project, as the provision of transitional, special needs housing is needed within the City of Marina. Furthermore, the General Plan Amendment will allow the land use designation and zoning classification to be consistent with each other.

Conformance with Inclusionary Housing Ordinance

The City of Marina adopted an Affordable Housing Ordinance (Chapter 17.45) in 2006, with the intent of “*attaining construction of a diverse mix of housing types to accommodate a broad range of life styles and income levels....to match the needs of the city’s current and projected workforce.*” The inclusionary ordinance requires that lands within the former Fort Ord area provide 40% of the units as affordable with 15% of the units affordable to very low income households, 15% affordable to low income households and 10% affordable to moderate income households, as shown on Table 17.45.030-1 of the Marina Municipal Code. However, footnote (1) of Table 17.45.030-1 states:

“Inclusionary housing requirement for existing occupied housing on the former Fort Ord can be fulfilled by providing fewer moderate income housing units than required above, if a greater percentage of very low and low income housing units are provided and the total number of very low, low, and moderate income units is not less than forty percent.”

Housing Urban Development (HUD) defines “very low income” as families whose income do not exceed the higher of 1) Federal Poverty Level or 2) 30 percent of Area Median Income (AMI); and “low income” as families whose income do not exceed 80 percent of the AMI.

The proposed project provides 100% affordable/inclusionary housing units (71 total; 64 studios and 7 two-bedroom) under the proposed rental pricing structure. The project would provide transitional housing to veterans, with half the studios (32) rented at 30 percent of area median income (AMI), and half the studios (32) rented at 50 percent of AMI. Additionally, three of the two-bedroom units would be rented at 30 percent AMI, and three if the two-bedroom units rented at 50 percent AMI. The remaining two-bedroom unit (manager’s unit) would be provided at no rent.

Because the project is providing all units at the “very low income” and “low income” levels, they are not required to provide any “moderate income” housing units, and the project is considered

consistent with the requirements of MCC Chapter 17.45 and consistent with the housing goals of the General Plan.

Zoning Consistency - Development Standards

The proposed project, as designed, is consistent with all applicable development regulations, including setbacks, coverage, density, and height/number of stories. As part of the overall proposal, the site will be reclassified from a Multiple Use land use designation to Multi-Family Residential land use designation.

The Multi-Family Residential land use designation is generally associated with the “R-4” or Multi-Family Residential zoning designation, which is intended for development of multi-level, higher density structures, such as apartment complexes. The project site is currently zoned “R-4” and will retain this zoning classification.

The Project has been designed to hold a front setback of 12 feet (12 feet is required), position buildings between 5 and 17 feet from the side property lines (5 feet is required) and will maintain a rear setback of 10 feet (10 feet is required). The project is consistent with maximum height requirement of 42 feet and 3 stories.

Site Density/Number of Units

The maximum allowable density in the Multi-Family land use designation is up to 35 units per acre, pursuant to issuance of Conditional Use Permit (CUP). Based on a parcel size of 2.4 acres, this site would be allowed a total of 84 units. The Project proposes the construction of 71 total units (64 studio units; 7 two-bedroom units), which is a density of 29.5 units per acre. The applicant has included a CUP application to allow a density of 25-35 units per acre. This is compliant with the site density allowances within the Multiple Family Residential land use designation and “R-4” zoning classification.

Although this project is providing 100% of all units as affordable units, the application is not requesting a Density Bonus for the development of additional units.

Open Space Requirements

The “R-4” development standards (Section 17.20.040 – Open Space, Common and Private) require that each multiple-family dwelling on a building site in the R-4 district provide a minimum of three hundred (300) square feet of open space per studio (one-bedroom efficiency) unit plus an additional fifty (50) square feet for each additional bedroom (two-bedroom units). Furthermore, a portion or all the required usable open space shall be private or shared; a minimum of eighty (80) square feet private open space shall be supplied for ground floor units and a minimum of forty (40) square feet private open space for units located on the second level or higher.

Based on a proposal of 71 units (64 studios; 7 two-bedroom) the total open space required is 22,200 square feet $[(64 \times 300) + (7 \times 350)]$. Included in the total provision of open space, each ground floor unit is required to have 80 square feet of private open space, and each unit on the second level or higher shall be provided with 40 square feet of private open space.

As designed, the Project provides approximately 28,122 square feet of common (indoor – 1,770 and outdoor – 26,352) open space. This provision exceeds the required amount of 22,200 square feet for the 71 units development. Furthermore, as the above table shows, each ground floor unit is allocated more than 80 square feet (studio units – 83 SF; two-bedroom unit – 212 SF); while units located on the second and third levels are allocated more than 40 square feet (studio units –

40 SF; two-bedroom units – 56 SF). The provision of open space, both common and private, is compliant with applicable regulations.

Parking Requirements.

Marina Municipal Code Section 17.44.020 sets parking requirements for residential development within the City. One-bedroom units and efficiencies (studios) require one covered space for each dwelling unit plus one additional space for every five dwelling units. Two-bedroom units require one-and-a-half spaces for each dwelling unit, one of which shall be covered, plus one additional space for every five dwelling units. The project includes 64 studio units and 7 two-bedroom units, for a total of 71 units (78 bedrooms). Based on Section 17.44.020, the project would require approximately 90 parking spaces, 75 of which shall be covered.

However, because the project provides transitional housing for veterans (considered “special needs housing”), actual parking demand associated with the project is estimated to be less than is required under Marina Municipal Code. Furthermore, California Assembly Bill (AB 744) amended Government Code Section 65915 to add reduced parking provisions for “Special Needs Housing”. Section 65915(p)(3)(c) reads:

“If the development is a special needs housing development, as defined in Section 51312 of the Health and Safety Code, the ratio shall not exceed 0.3 spaces per unit. The development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.”

Section 51312(b)(1) of the Health and Safety Code defines “special needs housing” as:

“(b)(1) For purposes of this chapter, “special needs housing” means any housing, including supportive housing, intended to benefit, in whole or in part, persons identified as having special needs relating to any of the following:

(A) Mental health.

(B) Physical disabilities.

(C) Developmental disabilities, including, but not limited to, intellectual disability, cerebral palsy, epilepsy, and autism.

(D) The risk of homelessness.”

As stated earlier, the proposed project is intended to provide supportive housing for veterans, with a priority on homeless veterans. The facility will allow veterans to reside at the service-based property in perpetuity, as opposed to transitional housing which limits the tenure of tenants. Therefore, the project needs the definition of “special needs housing” and is only required to provide 0.3 spaces per unit of parking. Based on a total unit count of 71 units, the project is therefore only required to provide 22 ($71 \times 0.3 = 21.3$) parking spaces. With 60 proposed parking spaces, the project will exceed the requirement required by AB 744 and Government Code 65915(p)(3), by 272% or 38 more parking spaces. Additionally, street parking would accommodate 20 additional vehicles on the south side of Hayes Circle. The provided parking spaces and street parking capacity will adequately serve the residents and potential visitors to the project site.

Marina Municipal Code (Section 17.44.070.D – General Requirements), states all parking spaces shall be a minimum of nine (9) feet by nineteen (19) feet. The Project proposes to construct all parking spaces in compliance with this regulation.

Housing Accountability Act

Govt. Code Section 65589.5 (Housing Accountability Act or HAA) states:

(d) A local agency shall not disapprove a housing development project, including farmworker housing as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:

- (1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the housing development project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.*
- (2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

The following are true:

1. The project is an affordable housing project for very low-income households
2. The City does not have a certified Housing Element
3. The City has not met its share of the regional housing needs allocation

In order to recommend denial of this project at the density proposed, the Planning Commission would have to find that the project, as proposed and based on object, written public health or safety standards, would:

1. Have a specific, adverse impact upon the public health or safety; and,

2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households

REQUIRED FINDINGS:

1. *The project must be consistent with the General Plan and Zoning Ordinance.*

The project is consistent with requested General Plan Land Use designation of Multi-family residential and the R-4 zoning designation in that the project proposed a multi-family development of 35 units per acre.

General Plan Goals and Policies

Community Goals

- Goal 1.17 states:

“The overall goal of the Marina General Plan is the creation of a community which provides a high quality of life for all its residents; which offers a broad range of housing, transportation, and recreation choices; and which conserves irreplaceable natural resources.”

- Goal 1.18.1 states:

“Housing within the means of households of all economic levels, ages and lifestyles, and therefore, a diversified and integrated housing supply in which new residential development emphasizes a mix of housing types and lot sizes at the neighborhood level.

- Goal 1.18.5 states:

“A city designed for and attractive to pedestrians, in which most of the housing, shops, businesses, and community facilities are within easy walking distance of each other.”

- Goal 1.18.8 envisions:

“A city physically and visually distinguish-able from the other communities of the Monterey Bay region, with a sense of place and identity in which residents can take pride.”

- Goal 1.18.15 requires:

“Attractive, distinctive residential neighborhoods and commercial districts which contribute to the overall vitality, image and identity of the city.”

Community Land Use Policies

- Policy 2.4.5 states:

“Future land development, whether it involves development of new areas, infilling of existing neighborhoods or commercial areas...shall be organized and have sufficient intensity...to create a pedestrian-oriented community.”

Housing Policies

- Policy 2.31.6 states:

“New housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.”

- Policy 2.31.8 states:

“New housing shall be integrated into the fabric of the City in such a way that it complements existing housing areas and contributes to the overall stability, image, and sense of community of the City.”

Transit and Supportive Land Use Policies

- Policy 3.35.1 states:
“Safe and secure bicycle parking shall...be provided in all new multi-family residential projects.”

Open Space and Significant Natural Features

- Policy 4.17.2 states:
“Future development should incorporate new windrows into site landscaping where appropriate so as to reinforce this distinctive landscape feature of citywide significant. Use of windrows, for example, can serve to define and buffer residential and commercial uses, help distinguish the boundaries of neighborhoods and districts identified below, or serve as a scenic backdrop for new development.”

The Project is consistent with the Goals and Policies contained within the Marina General Plan pertaining to provisions of housing at varying income levels, promoting of pedestrian oriented and friendly development, and establishing community character, vision and identity. The Project includes the provision of bicycle parking/storage facilities.

The project incorporates windrows along the edges of the project site, including the rear (west) side between the project site and adjacent open space, the southern edge around the parking lot, and the northern edge around the bio-retention basin.

The Project is consistent with the applicable development standards within the Marina Municipal Code (Zoning Ordinance) and/or superseding state laws for multiple family developments, specifically to the requirements of density, parking, and the provision of open space (public and private).

2. The project must be consistent with the Citywide Design Standards and Guidelines.

The project is consistent with the Citywide Design Standards and Guidelines. The project site and parking plan provide for adequate and safe pedestrian and vehicular traffic. Vehicular routes are separated from pedestrian routes. Parking stall sizes and circulation patterns allow for adequate vehicular movement. Landscaping is in common open space areas between paved areas to soften the hardscape development(s).

3. That the establishment, maintenance or operation of the use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons riding or working in the neighborhood and the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

The use of the site as a higher-density development will not be detrimental to the neighborhood, as it has been designed to be pedestrian-friendly and reduce reliance on the automobile. In addition, the project provides transitional, special needs, and affordable housing units to at-risk military veterans, and is intended to reduce the potential for increase homelessness throughout the community.

4. *The project must be designed and constructed, and so located, that the project will not be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability of residence or investment or occupation in the city, limit the opportunity to obtain the optimum use and value of the land and improvements, impair the desirability of living conditions on or adjacent to the subject site, conform with the standards included in the local coastal land use plan and/or otherwise adversely affect the general welfare of the community.*

The Veterans Transition Center (VTC) development has been designed as an upscale, multi-family special needs housing development on the former Fort Ord lands. The modern/urban design aesthetic is intended to set a new standard for similar and future higher density developments within the City. The project includes vast amounts of common open space, a community garden, common indoor facilities (computer lab, common room, and meditation room, and will provide transit to resident to adjacent land uses (shopping, medical, etc.). The provision of affordable transitional housing units to at-risk military veterans is a beneficial impact to the general welfare of the community, by reducing the potential for increased homelessness.

CONCLUSION:

This request is submitted for City Council consideration and possible action.

Respectfully submitted,

David J. R. Mack, AICP
Senior Planner, Planning Division
Community Development Department
City of Marina

REVIEWED/CONCUR:

J. Fred Aegerter, AICP
Community Development Director
City of Marina

Layne P. Long
City Manager
City of Marina

Attachments:

1. Draft Resolution to adopt a Mitigated Negative Declaration.
2. Draft Resolution approving a General Plan Amendment (GP 2016-01) with Exhibits
3. Draft Resolution approving a Combined Development Permit with Exhibits
4. Resolution from the Site and Architectural Design Review Board (DRB), dated April 20, 2016 (Resolution No. 2016-05)
5. Resolution from the Tree Committee, dated April 20, 2016 (Resolution No. 2016-02).

e: EAH Housing (c/o Ethan Daniels), Project Applicant
David J. R. Mack, AICP, Project Planner
Christy Hopper, Planning Manager
Fred J Aegerter, CDD - Director
City Council Members