

RESOLUTION NO. 2020-139

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
APPROVING A TENTATIVE MAP FOR THE SUBDIVISION OF A 1.6 ACRE LOT INTO
NINE (9) SINGLE-FAMILY PARCELS LOCATED AT 3320 ABDY WAY
(APN 033-011-006)

WHEREAS, the City Council City of Marina conducted a duly noticed public hearing on the tentative map application for the proposed subdivision, attached hereto as EXHIBIT A, considered all public testimony, written and oral, presented at the public hearing, received and considered the written information and recommendation of the staff report for the October 20, 2020 meeting related to the proposed subdivision; and,

WHEREAS, on September 24, 2020, the Planning Commission held a public hearing and voted 5-0-0-1 (Amadeo abstaining and one vacancy) to adopt Resolution No. 2020-19 recommending City Council approval of the Tentative Map; and,

WHEREAS, the City Council finds that the proposed subdivision is in the public interest, conform with General Plan residential density policies and the development standards of the Single-Family Residential (R-1) Zoning District, and the City of Marina Subdivision Ordinance; and,

WHEREAS, the City of Marina Planning Division determined that this project is consistent with the Marina General Plan and is categorically exempt from further environmental review in accordance with Section 15332 of the California Environmental Quality Act (CEQA) applicable to infill developments in that (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; and, (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; and, (c) The project site has no value, as habitat for endangered, rare or threatened species; and, (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) The site can be adequately served by all required utilities and public services.

WHEREAS, at a public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did affirm the findings regarding the referenced case, and further, did find the following facts to justify approval of the Tentative Map, subject to conditions, as follows:

1. That the proposed map is consistent with the City of Marina General Plan in that this proposal is consistent with the General Plan residential densities and augments the City's housing stock.
2. That the design or improvement of the proposed subdivision is consistent with the City of Marina General Plan in that the proposed tentative map will contribute to a community of diverse housing types.
3. That the site is physically suitable for development in that the proposed grading plan will allow for the general retention of the natural topography of the site.
4. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat in that the project is categorically exempt, in accordance with Section 15332. In-Fill Development Projects of the California Environmental Quality Act (CEQA) Statutes and Guidelines.

5. That, if the subdivision is completed in accordance with the Conditions of Approval, the proposed tentative map will be in conformance with the City's Subdivision Ordinance, Zoning Ordinance, General Plan and environmental regulations.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Marina does hereby approve a Tentative Map for the subdivision of a 1.6 acre lot into nine (9) single-family parcels located at 3320 Abdy Way, with the following Conditions of Approval:

Conditions of Approval

1. That, prior to approval of the Final Map, the applicant shall submit three copies of the site plan to each of the following utility companies: Pacific Gas and Electric Company, telephone and internet providers and Marina Coast Water District. The applicant shall subsequently provide the City Engineer with copies of the transmittal letter, each utility's easement needs and the utility connection plans as part of the initial submittal of the improvement plans and that easements for any and all public services shall be offered for dedication to the public forever and designated at "Public Service Easement".
2. That the Final Map filed pursuant to this approval shall, in the opinion of the City, be in substantial conformance with the referenced tentative subdivision map on file in the offices of the City of Marina, approved by the City Council.
3. That the Final Map shall be recorded with the Monterey County Recorder's Office within two (2) years from the approval or conditional approval of the Tentative Map. An extension of not exceeding two (2) additional years may be granted by the Planning Commission upon application of the applicant. Failure to comply with this deadline shall cause all proceedings of this project to be terminated.
4. That all storm water runoff shall be retained on site in accordance with Section 16.06.150 of the Marina Municipal Code (Subdivision Ordinance) for each individual lot. Each storm water on-site retention system shall be designed to retain the 100 year storm per the City Design Standards.
5. That an encroachment permit shall be required for all work within the public right-of-way.
6. That all new utilities shall be installed underground from the service poles. All existing service poles within the site shall be removed or converted to underground.
7. That prior to start of any construction at the site, the applicant shall schedule a preconstruction meeting with the Public Works Department, Building Division, Planning Division, Fire Department, Police Department, Pacific Gas and Electric Company, telephone and internet providers, and Marina Coast Water District to discuss the project conditions and permit requirements.

8. That the developer shall provide to the City Engineer a copy of a draft maintenance agreement acknowledging that maintenance responsibility for streetscapes and sidewalks adjacent to each new parcel are the responsibility of each individual property owner. Prior to the issuance of a building or grading permit, the approved maintenance agreement shall be executed by the developer and the City and recorded with the County Recorder's office.
9. That the applicant shall construct curb, gutter, sidewalk, pavement, storm drains, sanitary sewers, utilities (water, electric, gas, telephone, and cable television), street lights, traffic signs, painted curb, traffic stripes, pavement markings, irrigation, landscaping, permanent pavement and other improvements necessary along the frontages of Healy Avenue and Abdy Way and the along the new street. Completion of all improvements shall be completed prior to final inspection. Prior to construction of these improvements, the Owner/Applicant shall enter into a Public Improvement Agreement (PIA), which shall be accepted by the City Council. Upon completion and/or demand of the City of Marina, the Owner/applicant shall dedicate that portion of land identified as a new street to the City of Marina for use a public road.
10. That the applicant shall provide improvement plans in accordance with Section 16.14.080 of the Marina Municipal Code (Subdivision Ordinance). The improvement plans shall be reviewed and approved by the City Engineer prior to approval of Final Map.
11. That the applicant shall execute and file a subdivision improvement agreement and the improvement securities concurrently with the Final Map for City Council approval in accordance with Section 16.18.070 of the Marina Municipal Code (Subdivision Ordinance).
12. Utility Line – The existing overhead utility line and utility/electrical panel for 200 Healy Avenue (APN 033-011-007) cross over and are within the proposed parcels 4 & 5. The applicant has provided clarification that the joint utility plan for the proposed subdivision will underground the existing utility line for 200 Healy Avenue and no easement for the existing overhead utility line will be necessary. A joint utility plan showing these improvements shall be provided to the City along with all right-of-way improvements for a Grading Permit approval prior to construction.
13. Lot Coverage – the dashed lines on the Tentative map represent setback requirements only. Section 17.14 for R1 development will apply to all proposed housing.
14. All parcel addressing for homes, even for Accessory Dwelling Units, will have the same street name regardless of driveway access. A property address application shall be submitted for approval for all proposed addresses through the Public Works Department.
15. That the new street name will not be a "Court".
16. Drainage –Drainage patterns, direction, existing pipe sizing and Perc Basin capacity will all be provided during the improvement plan approval process.

17. Title Report –As it is recognized that the Tentative Map has discrepancies as to provided reference documents, the Subdivision Map must show all metes and bounds as either referenced to the document/map they came from, any previous dedications on record, and correct the proposed metes and bounds to either match record documents or a field survey done by a registered/licensed Land Surveyor.
18. Park Strip Landscaping –Improvement Plans will show planting scheme and irrigation for all parkstrip areas. The irrigation and maintenance of the plants will be required in accordance with the maintenance agreement. Plans will show the irrigation connections to be disconnected from temporary water meter connection and have the ability to be connected to individual lots for their own irrigation option.
19. Street Lights –That the improvement plans will include the addition of street lights to the satisfaction of the City Engineer.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of October 2020, by the following vote:

AYES, COUNCIL MEMBERS: Burnett, Berkley, O’Connell, Morton

NOES, COUNCIL MEMBERS: None

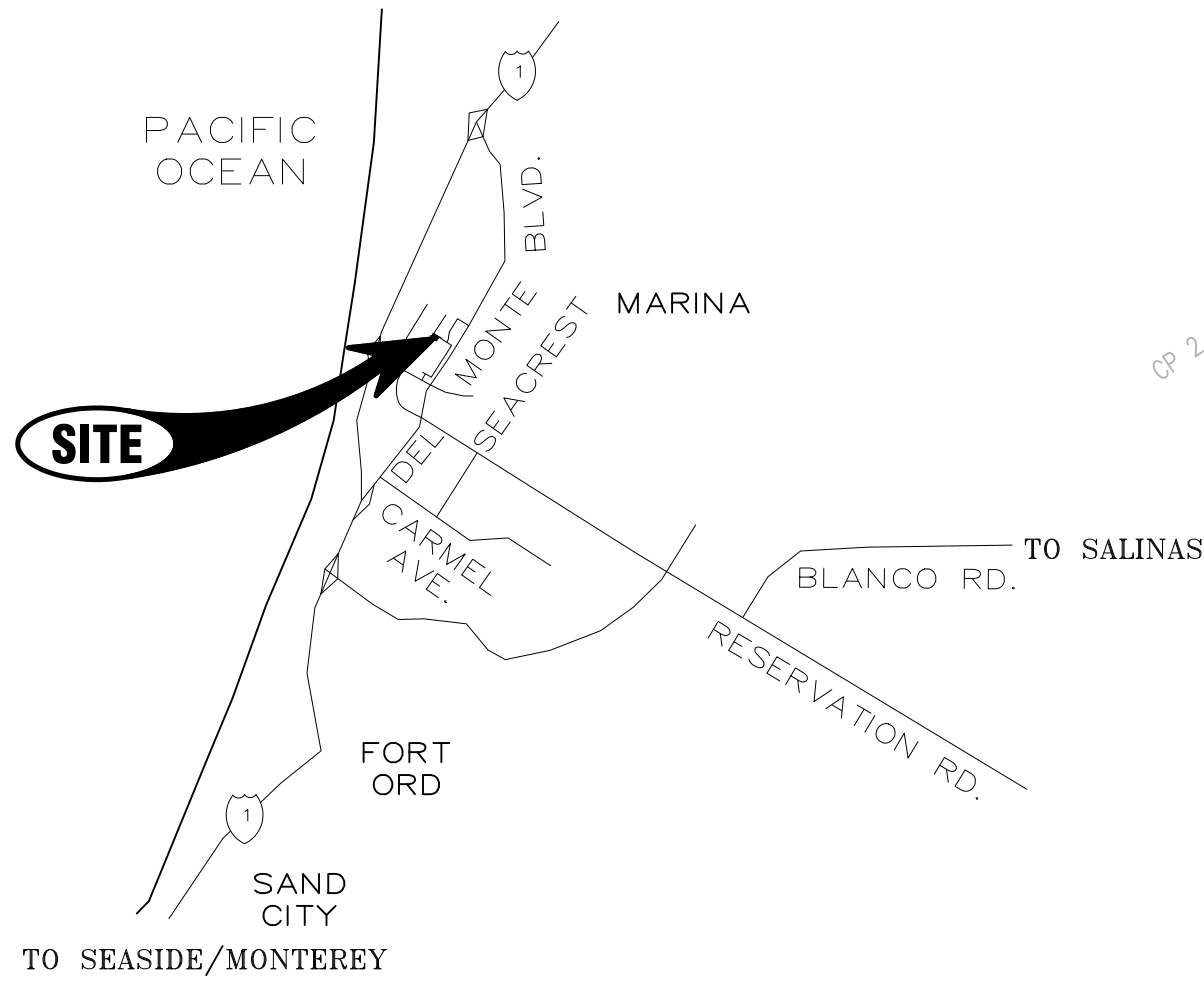
ABSENT, COUNCIL MEMBERS: Delgado

ABSTAIN, COUNCIL MEMBERS: None

Gail Morton, Mayor Pro-Tem

ATTEST:

Anita Sharp, Deputy City Clerk



VICINITY MAP

PROJECT DATA

OWNER	PROJECT DESCRIPTION
LGO INVESTMENT AND REALTY 411 SOUTH CLAREMONT SAN MATEO, CA 94010	10 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
CIVIL ENGINEER	PROPERTY ADDRESS
FRANK CAMPO, C3 ENGINEERING 126 BONIFACIO PLACE, SUITE C MONTEREY, CA 93940 TEL. (831) 647-1192	APN 033-011-006-000 MARINA, CA 93933
SURVEYOR	ASSESSOR'S PARCEL #'S
RASMUSSEN LAND SURVEYING, INC. 2150 GARDEN ROAD, SUITE A-3 MONTEREY, CALIFORNIA 93942 P: 831.375.7240 F: 831.375.2545	APN: - - - - -
CURRENT USE	CURRENT ZONING
VACANT	R-1
UTILITIES	GENERAL
ELECTRIC PG&E WATER MCWD FIRE CITY OF MARINA FD GAS PG&E SANITARY SEWER MCWD	1. PUBLIC AREA TO BE DEDICATED - ABDY COURT ROW (22,642 SF) 2. IMPROVEMENTS ARE SCHEMATIC IN NATURE AND SUBJECT TO APPROVAL. 3. IT IS THE DEVELOPERS INTENT TO CONSTRUCT ALL PUBLIC IMPROVEMENTS AND SELL UN-DEVELOPED LOTS WITH FRONTAGE AND UTILITY CONNECTIONS. 4. FUTURE RESIDENTIAL DEVELOPMENT ON EACH PARCEL WILL CONFORM TO R1 REQUIREMENTS OF GOVERNING AGENCY.
ESTIMATED EARTHWORK	
CUT 525 YDS FILL 525 YDS NET 0 YDS	

LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT (ESMT)
---	CENTERLINE (CL)
—170—	MAJOR CONTOUR
—169—	MINOR CONTOUR
- - - -	SETBACK



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.75	25.00	90°16'36"
C2	25.92	16.50	90°00'00"
C3	25.92	16.50	90°00'00"

TENTATIVE SUBDIVISION MAP
ABDY COURT

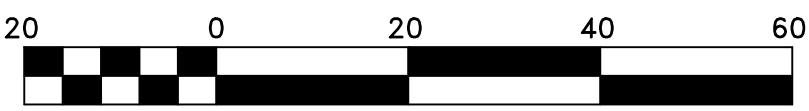
RESIDENTIAL SUBDIVISION OF APN 033-011-006
DATE: 04-20-2020 PROJECT# 119136

PREPARED BY:



Civil Engineering Land Development
Stormwater Management

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net



Scale 1" = 20'

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Drawing file: z:\Projects\119136 MPE - Healy Avenue\DWG\119136 MBase.dwg
Plotter: May 05, 2020 - 2:28pm

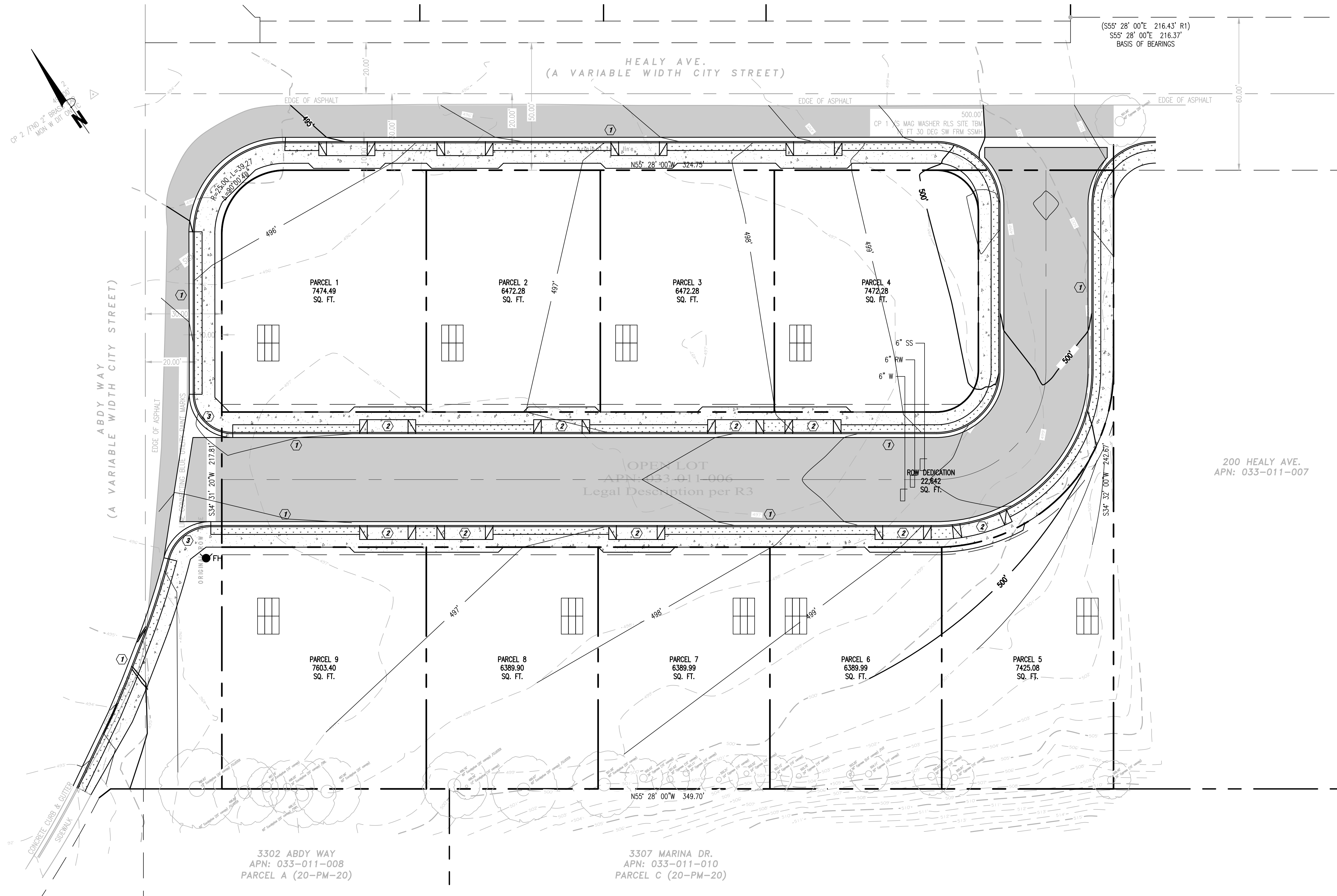
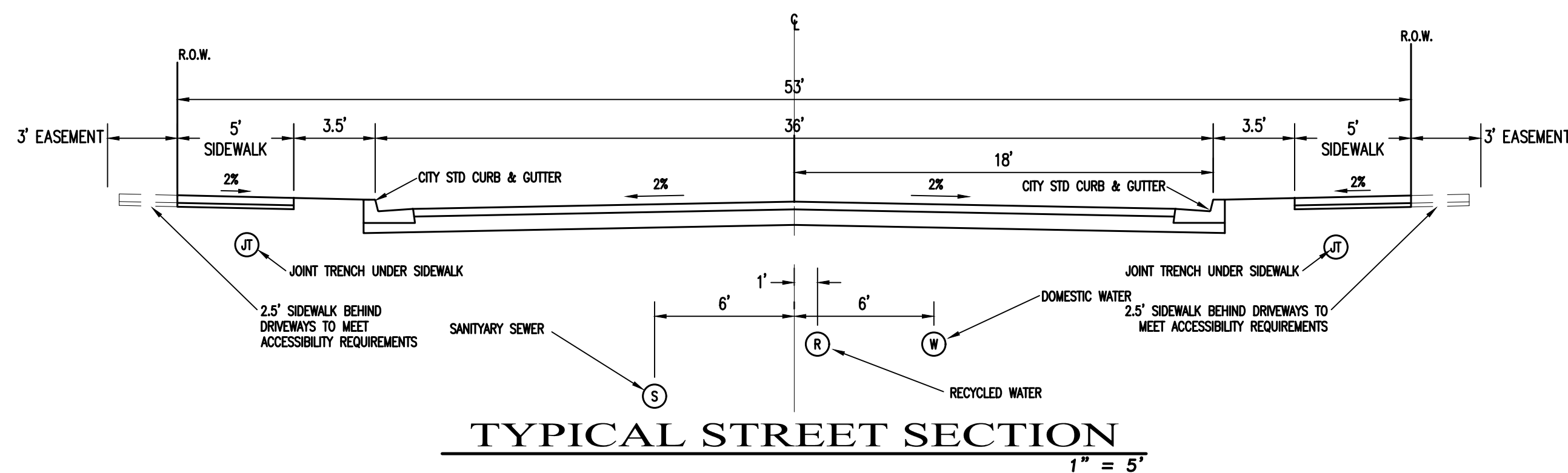
HATCH LEGEND

	AC PAVEMENT
	CONCRETE PAVEMENT
	LANDSCAPE

KEY NOTES

- 1 CITY STANDARD SIDEWALK, CURB AND GUTTER WITH LANDSCAPE STRIP
- 2 16' CITY STANDARD DRIVEWAY APRON
- 3 ACCESSIBLE RAMPS

EUCALYPTUS TREE TO BE REMOVED

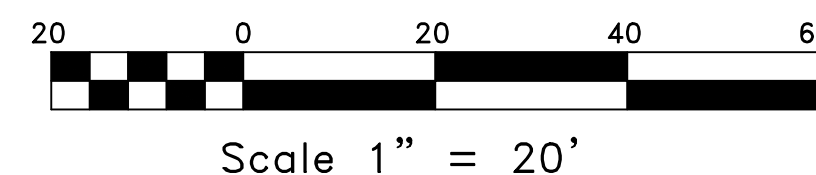


TENTATIVE SUBDIVISION MAP
ABDY COURT
RESIDENTIAL SUBDIVISION OF APN 033-011-006
DATE: 04-20-2020 PROJECT# 119136



PREPARED BY:
C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management

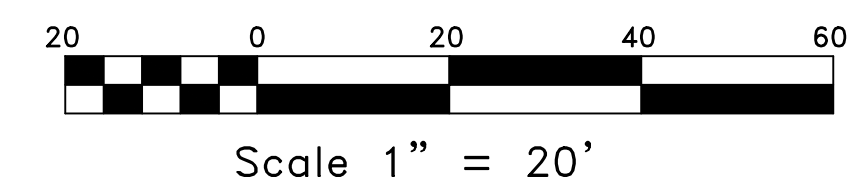
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	SD	STORM DRAIN MAIN		JD
		JOINT TRENCH		JT
	SS	SANITARY SEWER MAIN		SS
	W	WATER MAIN		W
	x 405.46	SPOT ELEVATION		FG 171.13
		DROP INLET (DI)		
		CURB INLET (CI)		
		AREA DRAIN (AD)		AD
SDMH ○		STORM DRAIN MANHOLE (SDMH)	●	SDMH
SSMH ○		SANITARY SEWER MANHOLE (SSMH)	●	SSMH
		FIRE DEPARTMENT CONNECTION (FDC)		FDC
FH		FIRE HYDRANT (FH)		FH
		POST INDICATOR VALVE (PIV)		
WM [M]		WATER METER (WM)	[M]	
WV		WATER VALVE (WV)		
		CHECK VALVE		
		DOUBLE CHECK VALVE		
		CLEANOUT (CO)		
		STREET LIGHT		
		ON SITE STORM SYSTEM (SEE KEY NOTE: 7)		

- ⑦ SANITARY SEWER CONNECTION TO PUBLIC SYSTEM
- ⑧ WATER CONNECTION TO PUBLIC MAIN
- ⑨ JOINT UTILITIES FROM EXISTING POLE ACROSS ABDY
- ⑩ 4" SANITARY SEWER SERVICE (TYPICAL)
- ⑪ ¾" DOMESTIC WATER SERVICE (TYPICAL)
- ⑫ JOINT UTILITIES SERVICE (TYPICAL)
- ⑬ UNDERGROUND INFILTRATION CHAMBERS DESIGNED TO RETAIN 100YEAR RUNOFF FROM ENTIRE PARCEL (220± CUFT)



TENTATIVE SUBDIVISION MAP
ABDY COURT
RESIDENTIAL SUBDIVISION OF APN 033-011-006
DATE: 04-20-2020 PROJECT# 119136

PREPARED BY:

 **C3 ENGINEERING**
INCORPORATED

Civil Engineering Land Development
Stormwater Management

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RESOLUTION NO. 2020-19

A RESOLUTION OF THE CITY OF MARINA PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION
APPROVING A TENTATIVE MAP FOR THE SUBDIVISION OF A 1.6 ACRE LOT
INTO NINE (9) SINGLE-FAMILY PARCELS LOCATED AT 3320 ABDY WAY
(APN 033-011-006)

WHEREAS, the Planning Commission of the City of Marina conducted a duly noticed public hearing on the tentative map application for the proposed subdivision, attached hereto as **EXHIBIT A**, considered all public testimony, written and oral, presented at the public hearing, received and considered the written information and recommendation of the staff report for the September 24, 2020 meeting related to the proposed subdivision; and,

WHEREAS, the Planning Commission finds that the proposed subdivision is in the public interest, conform with General Plan residential density policies and the development standards of the Single-Family Residential (R-1) Zoning District, and the City of Marina Subdivision Ordinance; and,

WHEREAS, the City of Marina Planning Division determined that this project is consistent with the Marina General Plan and is categorically exempt from further environmental review in accordance with Section 15332 of the California Environmental Quality Act (CEQA) applicable to infill developments in that (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; and, (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; and, (c) The project site has no value, as habitat for endangered, rare or threatened species; and, (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) The site can be adequately served by all required utilities and public services.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby recommends City Council consideration of the tentative map subject to the following required Findings and Conditions of Approval:

Findings

1. That the proposed map is consistent with the City of Marina General Plan in that this proposal is consistent with the General Plan residential densities and augments the City's housing stock.
2. That the design or improvement of the proposed subdivision is consistent with the City of Marina General Plan in that the proposed tentative map will contribute to a community of diverse housing types.
3. That the site is physically suitable for development in that the proposed grading plan will allow for the general retention of the natural topography of the site.

4. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat in that the project is categorically exempt, in accordance with Section 15332. In-Fill Development Projects of the California Environmental Quality Act (CEQA) Statutes and Guidelines.
5. That, if the subdivision is completed in accordance with the Conditions of Approval, the proposed tentative map will be in conformance with the City's Subdivision Ordinance, Zoning Ordinance, General Plan and environmental regulations.

Conditions of Approval

1. That, prior to approval of the Final Map, the applicant shall submit three copies of the site plan to each of the following utility companies: Pacific Gas and Electric Company, telephone and internet providers and Marina Coast Water District. The applicant shall subsequently provide the City Engineer with copies of the transmittal letter, each utility's easement needs and the utility connection plans as part of the initial submittal of the improvement plans and that easements for any and all public services shall be offered for dedication to the public forever and designated as "Public Service Easement".
2. That the Final Map filed pursuant to this approval shall, in the opinion of the City, be in substantial conformance with the referenced tentative subdivision map on file in the offices of the City of Marina, approved by the City Council.
3. That the Final Map shall be recorded with the Monterey County Recorder's Office within two (2) years from the approval or conditional approval of the Tentative Map. An extension of not exceeding two (2) additional years may be granted by the Planning Commission upon application of the applicant. Failure to comply with this deadline shall cause all proceedings of this project to be terminated.
4. That all storm water runoff shall be retained on site in accordance with Section 16.06.150 of the Marina Municipal Code (Subdivision Ordinance) for each individual lot. Each storm water on-site retention system shall be design to retain the 100 year storm per the City Design Standards.
5. That an encroachment permit shall be required for all work within the public right-of-way.
6. That all new utilities shall be installed underground from the service poles. All existing service poles within the site shall be removed or converted to underground.
7. That prior to start of any construction at the site, the applicant shall schedule a preconstruction meeting with the Public Works Department, Building Division, Planning Division, Fire Department, Police Department, Pacific Gas and Electric Company, telephone and internet providers, and Marina Coast Water District to discuss the project conditions and permit requirements.

8. That the developer shall provide to the City Engineer a copy of a draft maintenance agreement acknowledging that maintenance responsibility for streetscapes and sidewalks adjacent to each new parcel are the responsibility of each individual property owner. Prior to the issuance of a building or grading permit, the approved maintenance agreement shall be executed by the developer and the City and recorded with the County Recorder's office.
9. That the applicant shall construct curb, gutter, sidewalk, pavement, storm drains, sanitary sewers, utilities (water, electric, gas, telephone, and cable television), street lights, traffic signs, painted curb, traffic stripes, pavement markings, irrigation, landscaping, permanent pavement and other improvements necessary along the frontages of Healy Avenue and Abdy Way and the along the new street. Completion of all improvements shall be completed prior to final inspection. Prior to construction of these improvements, the Owner/Applicant shall enter into a Public Improvement Agreement (PIA), which shall be accepted by the City Council. Upon completion and/or demand of the City of Marina, the Owner/applicant shall dedicate that portion of land identified as a new street to the City of Marina for use a public road.
10. That the applicant shall provide improvement plans in accordance with Section 16.14.080 of the Marina Municipal Code (Subdivision Ordinance). The improvement plans shall be reviewed and approved by the City Engineer prior to approval of Final Map.
11. That the applicant shall execute and file a subdivision improvement agreement and the improvement securities concurrently with the Final Map for City Council approval in accordance with Section 16.18.070 of the Marina Municipal Code (Subdivision Ordinance).
12. Utility Line – The existing overhead utility line and utility/electrical panel for 200 Healy Avenue (APN 033-011-007) cross over and are within the proposed parcels 4 & 5. The applicant has provided clarification that the joint utility plan for the proposed subdivision will underground the existing utility line for 200 Healy Avenue and no easement for the existing overhead utility line will be necessary. A joint utility plan showing these improvements shall be provided to the City along with all right-of-way improvements for a Grading Permit approval prior to construction.
13. Lot Coverage – the dashed lines on the Tentative map represent setback requirements only. Section 17.14 for R1 development will apply to all proposed housing.
14. All parcel addressing for homes, even for Accessory Dwelling Units, will have the same street name regardless of driveway access. A property address application shall be submitted for approval for all proposed addresses through the Public Works Department.
15. That the new street name will not be a "Court".
16. Drainage –Drainage patterns, direction, existing pipe sizing and Perc Basin capacity will all be provided during the improvement plan approval process.

17. Title Report –As it is recognized that the Tentative Map has discrepancies as to provided reference documents, the Subdivision Map must show all metes and bounds as either referenced to the document/map they came from, any previous dedications on record, and correct the proposed metes and bounds to either match record documents or a field survey done by a registered/licensed Land Surveyor.
18. Park Strip Landscaping –Improvement Plans will show planting scheme and irrigation for all parkstrip areas. The irrigation and maintenance of the plants will be required in accordance with the maintenance agreement. Plans will show the irrigation connections to be disconnected from temporary water meter connection and have the ability to be connected to individual lots for their own irrigation option.
19. Street Lights –That the improvement plans will include the addition of street lights to the satisfaction of the City Engineer.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 24th day of September 2020, by the following vote:

AYES, COMMISSIONERS: Biala, Bielsker, Mann, McCarthy, Jacobsen

NOES, COMMISSIONERS: None

ABSENT, COMMISSIONERS:

ABSTAIN, COMMISSIONERS: Amadeo

Kathy Biala, Chair

ATTEST:

Christy Hopper
Planning Services Manager
City of Marina

October 12, 2020

Item No: **9a**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of October 20, 2020

**CITY COUNCIL CONSIDER PLANNING COMMISSION
RECOMMENDATION TO OPEN A PUBLIC HEARING, TAKE ANY
TESTIMONY FROM THE PUBLIC, AND ADOPT RESOLUTION NO. 2020-
APPROVING A TENTATIVE MAP FOR THE SUBDIVISION OF A 1.6 ACRE
LOT INTO NINE (9) SINGLE-FAMILY PARCELS LOCATED AT 3320 ABDY
WAY (APN 033-011-006).**

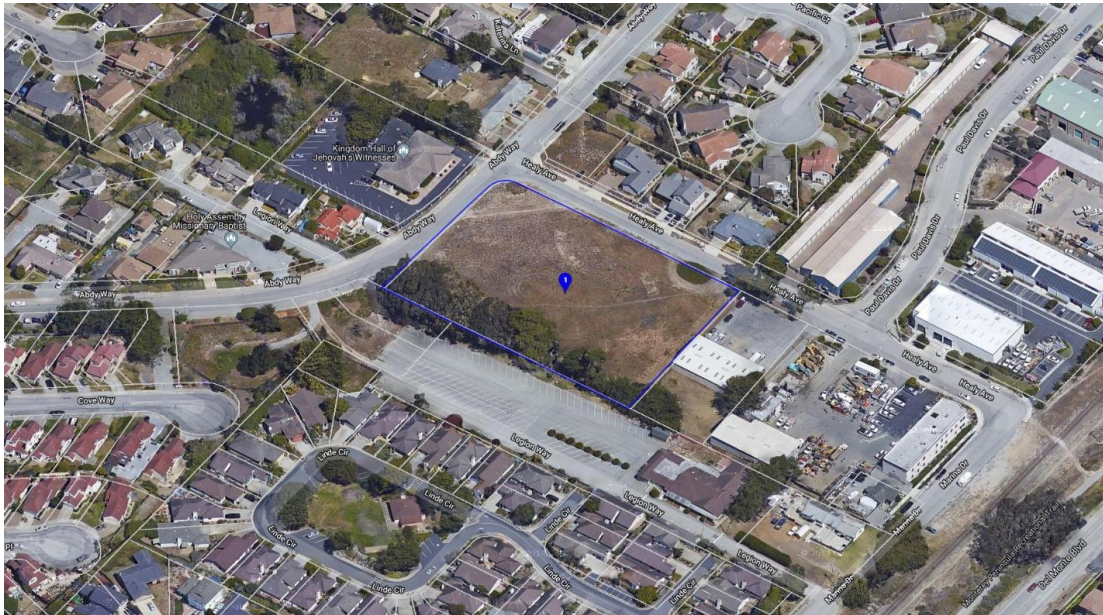
REQUEST:

It is requested that City Council consider:

1. Adopting Resolution 2020- , approving a Tentative Map for the subdivision of a 1.6 Acre lot into nine (9) single-family parcels located at 3320 Abdy Way (APN 033-011-006).

BACKGROUND:

On October 21, 2019, Mr. Joseph Torquado, on behalf of the property owners Paul Bruno, Bart Bruno, James Bruno, and Peter Taormina, submitted an application for a Tentative Map to subdivide a 1.6-acre lot into nine (9) single-family parcels at 3320 Abdy Way (APN: 033-011-006-000) (**EXHIBIT A** to the Resolution).

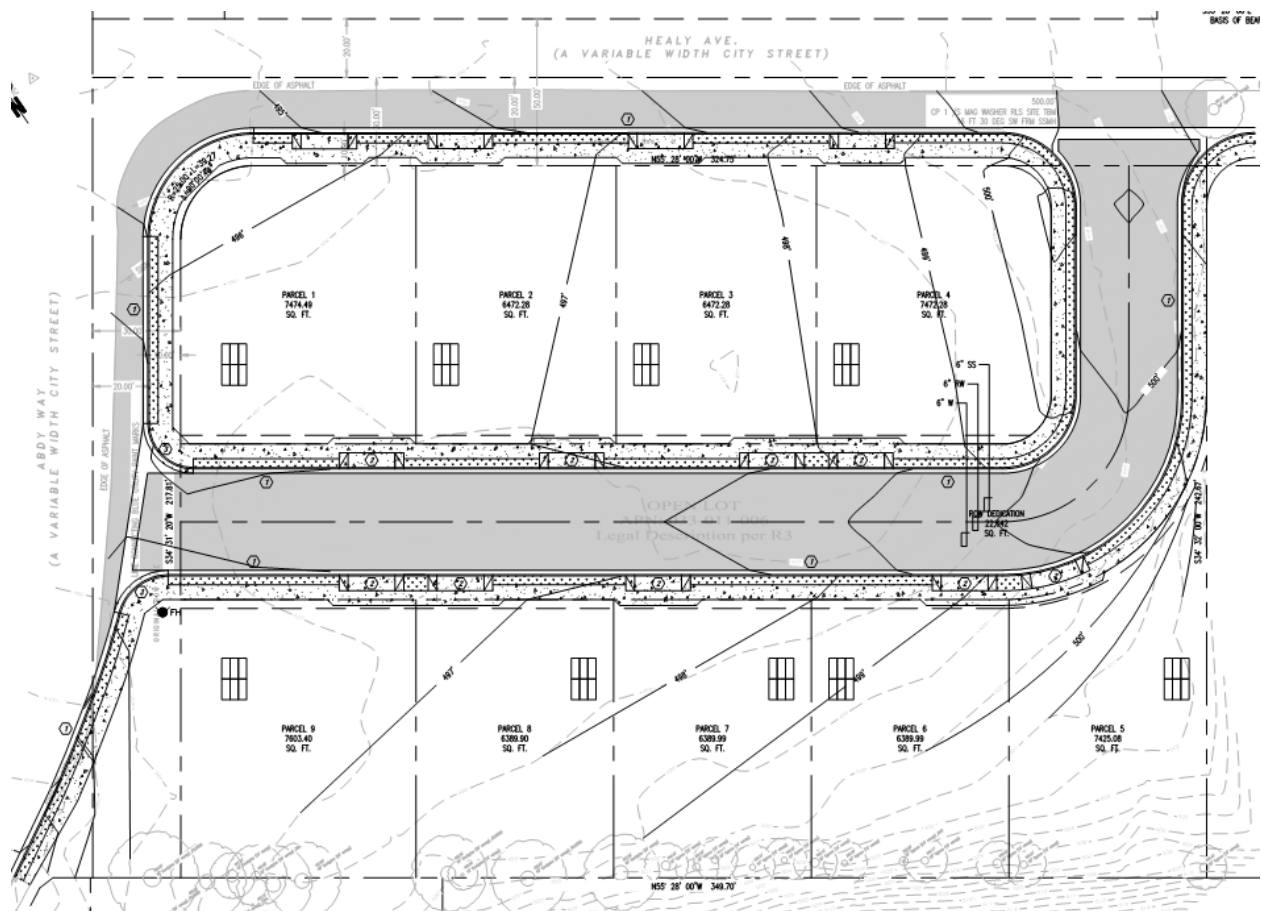


Location and Vicinity: The 69,696 square foot (1.6 acre) site is located at the southeast corner of Healy Avenue and Abdy Way. The site is vacant. The property is surrounded on the north by single-family dwellings, on the east by Challenge Dairy Products, on the south by a buffered parking lot of the American Legion, and on the west by single-family dwellings and the Kingdom Hall of Jehovah's Witnesses.

General Plan and Zoning: The General Plan Land Use Designation for the property is Single Family Residential which allows exclusively residential use. The Zoning Designation is R-1 (Single-Family Residential).

Project Description

The applicant proposes to subdivide the subject property into nine single-family lots ranging in size from 6389 to 7603 square feet. All of the lots would front a new street that will be dedicated to the City. The subdivision will require local improvements along Abdy Way, Healy Avenue and the new street, including curb, gutter, sidewalk, landscaping and streetlights. As shown below, portions of the sidewalks along the new street will encroach slightly into the new lots. This encroachment will require a permanent pedestrian access easement for each lot.



The Tentative Map states that the developer will construct all public improvements and sell the un-developed lots. Future development of the lots will be subject to the development standards in the R-1 zoning district.

On September 24, 2020, the Planning Commission held a public hearing and adopted Resolution No, 2020-19 recommending City Council approval of the Tentative Map (**ATTACHMENT 2**).

ANALYSIS:

The Planning Commission recommends that the City Council approve the project with the following findings:

1. That the proposed map is consistent with the City of Marina General Plan in that this proposal is consistent with the General Plan residential densities and augments the City's housing stock.
2. That the design or improvement of the proposed subdivision is consistent with the City of Marina General Plan in that the proposed tentative map will contribute to a community of diverse housing types.
3. That the site is physically suitable for development in that the proposed grading plan will allow for the general retention of the natural topography of the site.
4. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat in that the project is categorically exempt, in accordance with Section 15332. In-Fill Development Projects of the California Environmental Quality Act (CEQA) Statutes and Guidelines.
5. That, if the subdivision is completed in accordance with the Conditions of Approval, the proposed tentative map will be in conformance with the City's Subdivision Ordinance, Zoning Ordinance, General Plan and environmental regulations.

FISCAL IMPACT:

None.

CEQA DETERMINATION

The City of Marina Planning Division determined that this project is consistent with the Marina General Plan and is categorically exempt from further environmental review in accordance with Section 15332 of the California Environmental Quality Act (CEQA) applicable to infill developments in that (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; and, (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; and, (c) The project site has no value, as habitat for endangered, rare or threatened species; and, (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) The site can be adequately served by all required utilities and public services.

CONCLUSION:

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

Respectfully submitted,

Christy Hopper
Planning Service Manager
City of Marina

REVIEWED/CONCUR:

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

Layne P. Long
City Manager
City of Marina