



MINUTES

Monday, February 8, 2021

6:00 P.M. Open Session

**SPECIAL MEETING
CITY COUNCIL, AIRPORT COMMISSION,
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE
COMMUNITY NON-PROFIT CORPORATION, SUCCESSOR AGENCY OF THE FORMER
MARINA REDEVELOPMENT AGENCY AND MARINA GROUNDWATER
SUSTAINABILITY AGENCY**

Council Chambers
211 Hillcrest Avenue
Marina, California

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

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

In response to Governor Newsom's Executive Order N.29-20 and City Council Resolution 2020-29 ratifying the Proclamation of a Local Emergency by the City Manager/Director of Emergency Services related to the COVID-19 (coronavirus) pandemic, public participation in the City of Marina City Council and other public meetings shall be electronic only and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. This meeting is being broadcast "live" on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at <https://accessmediaproductions.org/>

1. CALL TO ORDER
2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

MEMBERS PRESENT: Cristina Medina Dirksen, David Burnett, Lisa Berkley, Mayor Pro-Tem/Vice Chair Kathy Biala, Mayor/Chair Bruce C. Delgado
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. OTHER ACTION:
 - a. City Council consider adopting Resolution 2021-, approving a Combined Development Permit consisting of 1) a Lot Line Adjustment; 2) Conditional Use Permit for residential density over 25 units per acre; 3) 35% Density Bonus and Project Incentives to allow an increase in allowable height from 42 feet and three stories to 54 feet and four stories and a reduction in parking with associated waivers for a reduction in front yard setback and a reduction in covered parking; 4) Affordable/Inclusionary Housing Plan for 14 on-site affordable housing units; 5) Tree Removal Permit for the removal of nine (9) trees; 6) a Sign Permit; and 7) Site and Architectural Design Review for the Site Plan, Elevations and Landscape Plan to allow the development of a new four-story, 94-unit apartment complex at 3298 Del Monte Boulevard (APNs 032-031-001 and 032-031-003).

Council Questions: Are there protected units on the property? Is there current parking on TAMC right-of-way authorized and not compliant with TAMC policy? What can the city do about the parking along Del Monte near the TAMC property? Did it seem like the property owner to the north of the project would be amenable to working with the proponents of this project construct the sidewalks and gutters? Was anything discussed with the north property owner aside from that North County owner doing the work and paying for it himself? The other property owner to the south, the Boyce family was there any communication with them? Does staff have a good understanding of the Boyce's concerns? Water Pressure, are there adequate systems currently in place for this project? Where is the elevated crossing on this project? Why is the orange netting not being used to show residents the proposed buildings? How many households are being displaced? Is the top floor/4th floor considered as part of the required open space? What kind of responsibility do you see your role taking on to work with the city to implement a safer parking situation across the street on Del Monte? What is the cost to put in a crosswalk adjacent to the property? Would the city be liable for not providing safe crossing in that area? Does any of the mitigations for Marina Station make the Marina Greens intersection with Del Monte Blvd. controlled or a crosswalk or anything like that? What is the timing of Marina Station as far as the two projects? Do we have a timeframe? What is the length of time for a study if we to consider putting a light or crosswalk there? Has there been any conversation with Mr. Laughlin about this possibility, like shared expenses? Has the developer had any other projects where speed bumps or speed humps were mitigated into their projects? Where will the equipment stage during construction? Will there be drop-off-zones in you project? Will parking units be allocated/designate and will the be properly marked? Is there any grade necessity of grade changes or slopes that would require OSHA required protections for construction workers that would cause strong vibrations that we've been surprised to experience at the Hampton Inn site? What kind of impacts is there going to be on the adjacent neighbors as far as their quality of life between 7am-10pm, during construction of this project? Will this project be qualified for any Sustainability Awards? What's the status of the discussions if any with the neighbors to the south, the Boyce family who has expressed their concerns? Per State mandate this is pretty much a greenlighted project because it relies on the city to find some flaw in the project, correct?

BERKLEY/MEDINA DIRKSEN: TO APPROVE RESOLUTION 2021-07, APPROVING A COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A LOT LINE ADJUSTMENT; 2) CONDITIONAL USE PERMIT FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) 35% DENSITY BONUS AND PROJECT INCENTIVES TO ALLOW AN INCREASE IN ALLOWABLE HEIGHT FROM 42 FEET AND THREE STORIES TO 54 FEET AND FOUR STORIES AND A REDUCTION IN PARKING WITH ASSOCIATED WAIVERS FOR A REDUCTION IN FRONT YARD SETBACK AND A REDUCTION IN COVERED PARKING; 4) AFFORDABLE/INCLUSIONARY HOUSING PLAN FOR 14 ON-SITE AFFORDABLE HOUSING UNITS; 5) TREE REMOVAL PERMIT FOR THE REMOVAL OF NINE (9) TREES; 6) A SIGN PERMIT; AND 7) SITE AND ARCHITECTURAL DESIGN REVIEW FOR THE SITE PLAN, ELEVATIONS AND LANDSCAPE PLAN TO ALLOW THE DEVELOPMENT OF A NEW FOUR-STORY, 94-UNIT APARTMENT COMPLEX AT 3298 DEL MONTE BOULEVARD (APNS 032-031-001 AND 032-031-003) WITH FINDING AND CONDITIONS AND WITH SPECIAL CONDITIONS REGARDING TREE PROTECTION AND NESTING BIRDS SURVEY TO BE PLACED INTO THE RESOLUTION AS WELL AS A STATEMENT IN THE AFFORDABLE HOUSING PROGRAM THAT THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF GOVERNMENT CODE SECTION 66300(D)(2)(D) FOR POTENTIAL RELOCATION. 3-2(Burnett, Delgado)-0-0 Motion Passes by Roll Call Vote

Public Comments:

- Audra Walton – Are we stuck with this project or will we get sued? Can someone please explain this? Is it possible that anyone with a project at this scale can make a proposal to the city and if they are denied they'll have an opportunity to sue?
- Malachi Boyce – Can some explain to the public how many incentives were used to approve this project and how that related to the number required by legislative to approve the project? I see a lot of them lump together in categories, but it seems like there's maybe seven planning violations that are being approved as you know for incentives for this job and it seems like that's a lot.
- Mike Owen – asked if this goes to court and the decision goes against the city that the fine is \$10,000 per unit? Did I understand Karen Tiedemann correctly?

Council Member Burnett Called for the Question: 3-2(Biala, Delgado)-0-0 Motion Passes by Roll Call Vote

5. ADJOURNMENT: The meeting adjourned at 8:10 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor