



AMENDED AGENDA PACKET

AGENDA

Wednesday, January 18, 2023

5:00 P.M. Closed Session

6:30 P.M. Open Session

REGULAR 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 accordance with California Government Code §54953(e)(1)(A) and (C) and the Proclamation of a State of Emergency issued by Governor Newsom on March 4, 2020, under the provisions of Government Code §8625 related to the COVID-19 (coronavirus) pandemic, consistent with recommendations by State and local health officials regarding social distancing and in order to prevent an imminent risk to the health and safety of attendees as determined in Resolution 2023-123, public participation in City of Marina City Council public meetings shall be electronic only and without a physical location for public participation until the earlier of May 31, 2023, or such time as the City Council may adopt a resolution in accordance with Government Code §54953(e)(3). 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/>

PARTICIPATION

You may participate in the City Council meeting in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City’s home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the “Raise Your Hand” feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only.

The most effective method of communication with the City Council is by sending an email to marina@cityofmarina.org. Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Council will have the option to modify their action on items based on comments received.

AGENDA MATERIALS

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina’s website www.cityofmarina.org. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Marina website www.cityofmarina.org subject to City staff’s ability to post the documents before the meeting.

VISION STATEMENT

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 - May 2, 2006)**

MISSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 - May 2, 2006)**

LAND ACKNOWLEDGEMENT

The City recognizes that it was founded and is built upon the traditional homelands and villages first inhabited by the Indigenous Peoples of this region - the Esselen and their ancestors and allies - and honors these members of the community, both past and present.

1. CALL TO ORDER



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

Liesbeth Visscher, Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair
Cristina Medina Dirksen, Mayor/Chair Bruce C. Delgado

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS:

4. CLOSED SESSION:

b. Real Property Negotiation (Govt. Code Section 54956.8)

i. Property: Light and Motion, 711 Neeson Road, Building 535 (APN: 031-112-025)
Negotiating Party: Daniel Emerson
Negotiator(s): City Manager
Terms: Price and Terms

c. Real Property Negotiation (Govt. Code Section 54956.8)

ii. Property: City of Marina Corporation Yard, 2660 5th Avenue, Marina, CA
Negotiating Party: Remleh Scherzinger, Marina Coast Water District
Negotiator(s): City Manager
Terms: Price and Terms

6:30 PM - RECONVENE OPEN SESSION AND REPORT ON ANY ACTIONS TAKEN IN CLOSED SESSION

5. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)

6. SPECIAL PRESENTATIONS: None

7. COUNCIL AND STAFF ANNOUNCEMENTS:
8. PUBLIC COMMENT: *Any member of the public may comment on any matter within the City Council's jurisdiction that is not on the agenda. This is the appropriate place to comment on items on the Consent Agenda. Action will not be taken on items not on the agenda. Comments are limited to a maximum of three (3) minutes. General public comment may be limited to thirty (30) minutes and/or continued to the end of the agenda. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the City Council. Whenever possible, written correspondence should be submitted to the Council in advance of the meeting, to provide adequate time for its consideration.*
9. CONSENT AGENDA FOR THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Background information has been provided to the Successor Agency of the former Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine and non-controversial. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or City Council may ask a question or make a comment about an agenda item and staff may provide a response. If discussion or a lengthy explanation is required, the Council may remove an item from the Consent Agenda for individual consideration. If an item is pulled for discussion, it will be placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*
10. CONSENT AGENDA: *These items are considered to be routine and non-controversial. All items under the Consent Agenda may be approved by one motion. Prior to such a motion being made, any member of City Council may ask a question or make a comment about an agenda item and staff may provide a response. If discussion or a lengthy explanation is required, Council may remove the item from the Consent Agenda and it will be placed at the end of Other Action Items.*
 - a. ACCOUNTS PAYABLE: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) Accounts Payable Check Numbers 101400-101589, totaling \$2,646,971.02
 - b. MINUTES: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) December 20, 2022, Regular City Council Meeting
 - c. CLAIMS AGAINST THE CITY: None
 - d. AWARD OF BID: None
 - e. CALL FOR BIDS: None
 - f. ADOPTION OF RESOLUTIONS: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) Adopting Resolution No. 2023-, regarding the Ralph M. Brown Act (California Government Code §§54950-54963, making certain findings; and authorizing the city to continue to implement remote teleconferenced public meetings of the City Council and its constituent bodies for the period January 20, 2023, through February 18, 2023.
 - (2) Adopting Resolution No. 2023-, authorize the City Manager to apply for the Permanent Local Housing Allocation (PLHA) Grant as administered by the State Department of Housing and Community Development (State HCD). and to authorize the finance director to make appropriate budgetary amendments to budget.

- (3) Adopting Resolution No. 2023-, authorizing the changing of the name of the “Designated Avenue of Landmark Trees 1996” signs along Beach Road to now read “Mike Owen Avenue of Landmark Trees 1996”.
- (4) Adopting Resolution No. 2023-, approving consent to the City of Monterey to renew the Monterey County Tourism Improvement District (MCTID) and include the City of Marina in the MCTID.
- (5) Adopting Resolution No. 2023-, approving the allocation of an Administrative Analyst II position at the Marina Municipal Airport; and, authorizing the City Manager to make necessary adjustments to the City’s classification and compensation plan.
- (6) Adopting Resolution No. 2023-, approving a Financial Analyst classification and salary schedule; and, authorizing the City Manager to make necessary adjustments to the City’s classification and compensation plans.

g. APPROVAL OF AGREEMENTS: *(Not a Project under CEQA per Article 20, Section 15378)*

h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None

i. MAPS: None

j. REPORTS: (RECEIVE AND FILE): None

k. FUNDING & BUDGET MATTERS: None

l. APPROVE ORDINANCES (WAIVE SECOND READING):

m. APPROVE APPOINTMENTS:

- (1) Appointing to Planning Commission: Glenn Woodson, Surinder Rana, Hyunsoo Hur and Victor Jacobsen. 4-seats expiring February 2025

11. PUBLIC HEARINGS: *In the Council’s discretion, the applicant/proponent of an item may be given up to ten (10) minutes to speak. All other persons may be given up to three (3) minutes to speak on the matter.*

- a. Open a public hearing and consider adoption of an ordinance establishing an affordable housing overlay, a mitigated negative declaration and a corresponding general plan amendment.
- b. Amending Title 17 (Zoning Ordinance) of the Marina Municipal Code and add Section 2.37.1 to the General Plan in response to Senate Bill 478. This state law encourages the adoption of policies that support missing middle housing projects. *The proposed amendments are exempt from CEQA per Section 15061(b)(3) of the CEQA Guidelines.*
- c. Amending Marina Municipal Code (MMC) Chapter 5.32 (Cardrooms) to modify the criteria for the transfer of cardroom permits pursuant to MMC 5.32.090 and to amend MMC Sections 5.32.102 to remove the moratorium on new cardroom permits and 5.32.106 to clarify no more than two cardroom permits. *The proposed amendments are exempt from environmental review per Section 15060(c)(2) of the CEQA Guidelines.*

12. OTHER ACTIONS ITEMS OF THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Action listed for each Agenda item is that which is requested by staff. The Successor Agency may, at its discretion, take action on any items. Members of the public may be given up to three (3) minutes to speak.*
13. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is requested by staff. The City Council may, at its discretion, take action on any items. Members of the public may be given up to three (3) minutes to speak.*

Note: No additional major projects or programs should be undertaken without review of the impacts on existing priorities (Resolution No. 2006-79 – April 4, 2006).

 - a. Discuss the pros and cons of including City Council members or City Council recommended members to the Community Panel that will interview police chief candidates; and discuss other aspects of the hiring process if City Council has other ideas; and provide staff with any further direction in the matter.
 - b. Discuss for not more than 30 minutes any projects from the below project list and provide staff with any further direction in the matter
14. COUNCIL & STAFF INFORMATIONAL REPORTS:
 - a. Monterey County Mayor's Association [Mayor Bruce Delgado]
 - b. Council reports on meetings and conferences attended (Gov't Code Section 53232).
15. ADJOURNMENT:

CERTIFICATION

I, Anita Sharp, Deputy City Clerk, of the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at City Hall and Council Chambers Bulletin Board at 211 Hillcrest Avenue, Monterey County Library Marina Branch at 190 Seaside Circle, City Bulletin Board at the corner of Reservation Road and Del Monte Boulevard on or before 6:30 p.m., Friday, January 13, 2023.

ANITA SHARP, DEPUTY CITY CLERK

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

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

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

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

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

Upcoming 2023 Meetings of the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Community Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency and Marina Groundwater Sustainability Agency
Regular Meetings: 5:00 p.m. Closed Session;
6:30 p.m. Regular Open Sessions

***Wednesday, January 18, 2023**

***Wednesday, July 5, 2023**

Tuesday, July 18, 2023

Tuesday, February 7, 2023

***Wednesday, February 22, 2023**

****Wednesday, August 2, 2023**

Tuesday, August 15, 2023

Tuesday, March 7, 2023

Tuesday, March 21, 2023

***Wednesday, September 6, 2023**

Tuesday, September 19, 2023

Tuesday, April 4, 2023

Tuesday, April 18, 2023

Tuesday, October 3, 2023

Tuesday, October 17, 2023

Tuesday, May 2, 2023

Tuesday, May 16, 2023

Tuesday, November 7, 2023

Tuesday, November 21, 2023

Tuesday, June 6, 2023

Tuesday, June 20, 2023

Tuesday, December 5, 2023

Tuesday, December 19, 2023

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

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

C I T Y H A L L 2 0 2 3 H O L I D A Y S
(City Hall Closed)

Martin Luther King Jr. Birthday ----- Monday, January 16, 2023
Presidents' Day ----- Monday, February 20, 2023
Memorial Day ----- Monday, May 27, 2023
Independence Day (City Offices Closed) ----- Tuesday, July 4, 2023
Labor Day ----- Monday, September 4, 2023
Veterans Day (City Offices Closed)----- Friday, November 10, 2023

Thanksgiving Day-----Thursday, November 23, 2023
 Thanksgiving Break----- Friday, November 24, 2023
 Winter Break----- Monday, December 25, 2023-Friday, December 29, 2023

2023 COMMISSION DATES

Upcoming 2023 Meetings of Design Review Board
3rd Wednesday of every month. Meetings are held at the Council Chambers at 6:30 P.M.
 ** = Change in location due to conflict with Council meeting

March 16, 2023	June 15, 2023	September 21, 2023
April 20, 2023	July 20, 2023	October 19, 2023
May 18, 2023	August 17, 2023	November 16, 2023
		December 21, 2023

Upcoming 2023 Meetings of Economic Development Commission
3rd Thursday of every month. Meetings are held at the Council Chambers at 4:00 P.M.

March 17, 2023	June 16, 2023	September 15, 2023
April 21, 2023	July 21, 2023	October 20, 2023
May 19, 2023	August 18, 2023	November 17, 2023
		December 15, 2023 (Cancelled)

Upcoming 2023 Meetings of Planning Commission
2nd and 4th Thursday of every month. Meetings are held at the Council Chambers at 6:30 P.M.

January 26, 2023	May 11, 2023	September 14, 2023
February 9, 2023	May 25, 2023	September 28, 2023
February 23, 2023 (Cancelled)	June 8, 2023	October 12, 2023
March 9, 2023	June 22, 2023	October 26, 2023
March 23, 2023	July 13, 2023	November 16, 2023
April 13, 2023	July 27, 2023	November 30, 2023
April 27, 2023	August 10, 2023	December 14, 2023
	August 24, 2023	

Upcoming 2023 Meetings of Public Works Commission
3rd Thursday of every month. Meetings are held at the Council Chambers at 6:30 P.M.

January 19, 2023	May 18, 2023	September 21, 2023
February 16, 2023	June 15, 2023	October 19, 2023
March 16, 2023	July 20, 2023	November 16, 2023
April 20, 2023	August 17, 2023	December 21, 2023

**Upcoming 2023 Meetings of Recreation &
Cultural Services Commission**

1st Wednesday of every quarter month. Meetings are held at the Council Chambers at 6:30 P.M.

April 6, 2023

September 1, 2023

December 1, 2023

Upcoming 2023 Meetings of Marina Tree Committee

2nd Wednesday of every quarter month as needed. Meetings are held at the Council Chambers at 6:30 P.M.

April 13, 2023

July 13, 2023

October 12, 2023



Accounts Payable by G/L Distribution Report

Payment Date Range 12/22/22 - 12/22/22

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 120 - City Mgr/HR/Risk										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.305 - Prof Svc HR - Citywide Recruit/Background										
10872 - Pinnacle Healthcare	405420	Pinnacle Healthcare - Pre Emp Px	Paid by Check # 101443		12/15/2022	12/21/2022	12/21/2022		12/22/2022	297.00
Account 6300.305 - Prof Svc HR - Citywide Recruit/Background Totals									Invoice Transactions 1	\$297.00
Account 6300.770 - Prof Svc Temp Staffing Agency										
10508 - Regional Government Services	14319	Professional Services - HR Department - November 2022	Paid by Check # 101462		11/30/2022	12/20/2022	12/20/2022		12/22/2022	1,112.50
Account 6300.770 - Prof Svc Temp Staffing Agency Totals									Invoice Transactions 1	\$1,112.50
Account 6380.120 - Utilities Comm Mobile & Pager										
10603 - Verizon Wireless	9922578828	Monthly Verizon Bill- 308174766	Paid by Check # 101457		12/10/2022	12/20/2022	12/20/2022		12/22/2022	174.06
Account 6380.120 - Utilities Comm Mobile & Pager Totals									Invoice Transactions 1	\$174.06
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 3	\$1,583.56
Division 000 - Non-Div Totals									Invoice Transactions 3	\$1,583.56
Department 120 - City Mgr/HR/Risk Totals									Invoice Transactions 3	\$1,583.56
Department 130 - Finance										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.216 - Prof Svc Fin - Accounting Services										
10511 - Richard B. Standridge	22-25	Service 12/6-15/2022	Paid by EFT # 2800		12/16/2022	12/15/2022	12/15/2022		12/22/2022	3,420.00
Account 6300.216 - Prof Svc Fin - Accounting Services Totals									Invoice Transactions 1	\$3,420.00
Account 6380.120 - Utilities Comm Mobile & Pager										
10603 - Verizon Wireless	9922578828	Monthly Verizon Bill- 308174766	Paid by Check # 101457		12/10/2022	12/20/2022	12/20/2022		12/22/2022	88.59
Account 6380.120 - Utilities Comm Mobile & Pager Totals									Invoice Transactions 1	\$88.59
Account 6400.565 - Material & Suppl Office Supplies										
10732 - Office Depot-General Account	279770666001	Office Supplies-Finance	Paid by Check # 101439		12/14/2022	12/14/2022	12/14/2022		12/22/2022	68.96
Account 6400.565 - Material & Suppl Office Supplies Totals									Invoice Transactions 1	\$68.96
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 3	\$3,577.55
Division 000 - Non-Div Totals									Invoice Transactions 3	\$3,577.55
Department 130 - Finance Totals									Invoice Transactions 3	\$3,577.55



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Payment Date Range 12/22/22 - 12/22/22

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 150 - City Attorney										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.450 - Prof Svc Legal - City Attorney Other Svc										
10257 - Goldfarb & Lipman	460350	General File - November 2022	Paid by Check # 101419		12/19/2022	12/20/2022	12/20/2022		12/22/2022	224.00
10257 - Goldfarb & Lipman	460351	Marina Heights - November 2022	Paid by Check # 101419		12/19/2022	12/20/2022	12/20/2022		12/22/2022	2,240.00
10257 - Goldfarb & Lipman	460352	The Dunes - November 2022	Paid by Check # 101419		12/19/2022	12/20/2022	12/20/2022		12/22/2022	2,272.00
Account 6300.450 - Prof Svc Legal - City Attorney Other Svc Totals							Invoice Transactions	3		\$4,736.00
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	3		\$4,736.00
Division 000 - Non-Div Totals							Invoice Transactions	3		\$4,736.00
Department 150 - City Attorney Totals							Invoice Transactions	3		\$4,736.00
Department 190 - Citywide Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.230 - Prof Svc Fin - Tax Reporting & Audit										
10274 - Hinderliter, de Llamas & Associates (HDL)	SIN023470	Sales Tax Audit Fees Oct - Dec 2022	Paid by Check # 101422		12/09/2022	12/15/2022	12/15/2022		12/22/2022	1,694.67
Account 6300.230 - Prof Svc Fin - Tax Reporting & Audit Totals							Invoice Transactions	1		\$1,694.67
Account 6300.570 - Prof Svc Other										
11425 - Formation Environmental, LLC	7371	Groundwater Sustainability Plan	Paid by Check # 101415		12/15/2022	12/15/2022	12/15/2022		12/22/2022	5,567.50
11769 - STEARNS, CONRAD & SCHMIDT CONSULTING ENGINEERS INC	0425846	Odor Attribution Study	Paid by Check # 101450		11/30/2022	12/19/2022	12/19/2022		12/22/2022	9,561.00
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	2		\$15,128.50
Account 6380.150 - Utilities Comm Phone System										
10758 - AT & T CALNET3	000019211461	CALNET3-9391023436 (239-461-6578)	Paid by Check # 101407		12/13/2022	12/20/2022	12/20/2022		12/22/2022	68.96
10758 - AT & T CALNET3	000019220965	CALNET3-9391023482 (884-0985)	Paid by Check # 101407		12/15/2022	12/20/2022	12/20/2022		12/22/2022	26.65
10758 - AT & T CALNET3	000019220967	CALNET3-9391023485 (884-2573)	Paid by Check # 101407		12/15/2022	12/20/2022	12/20/2022		12/22/2022	27.64
10758 - AT & T CALNET3	000019220972	CALNET3-9391023490 (884-9568)	Paid by Check # 101407		12/15/2022	12/20/2022	12/20/2022		12/22/2022	49.95
10758 - AT & T CALNET3	000019220973	CALNET3-9391023491 (884-9654)	Paid by Check # 101407		12/15/2022	12/20/2022	12/20/2022		12/22/2022	87.65
Account 6380.150 - Utilities Comm Phone System Totals							Invoice Transactions	5		\$260.85
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	2023-00000586	PG&E 6793435313-6	Paid by Check # 101442		12/12/2022	12/12/2022	12/12/2022		12/22/2022	9,964.54



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Fund 100 - General Fund										
Department 190 - Citywide Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	Dec 22 562-0	PG&E - 4758891562-0	Paid by Check # 101442		12/11/2022	12/20/2022	12/20/2022		12/22/2022	1,164.22
Account 6380.300 - Utilities Gas & Electric Totals							Invoice Transactions 2			\$11,128.76
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056041 113022	Water Bill - Usage at Station 2 - 3260 Imjin Road	Paid by Check # 101427		11/30/2022	12/16/2022	12/16/2022		12/22/2022	262.74
Account 6380.500 - Utilities Water & Sewer Totals							Invoice Transactions 1			\$262.74
Account 6600.010 - Other Charges Alarm										
10239 - First Alarm	721032	Remote Alarm Code Updates	Paid by EFT # 2799		12/09/2022	12/20/2022	12/20/2022		12/22/2022	35.00
Account 6600.010 - Other Charges Alarm Totals							Invoice Transactions 1			\$35.00
Account 6600.450 - Other Charges Leases & Rents										
10579 - Transportation Agency of Monterey County	TAMC Dec 2022	Handcart Lease Pymt	Paid by Check # 101452		12/14/2022	12/14/2022	12/14/2022		12/22/2022	8,858.00
Account 6600.450 - Other Charges Leases & Rents Totals							Invoice Transactions 1			\$8,858.00
Account 6600.452 - Other Charges Leased Copier										
11451 - Monterey Bay Office Products - US Bank	488839135	City Hall Copier Lease Payment - December 2022	Paid by Check # 101430		12/04/2022	12/12/2022	12/12/2022		12/22/2022	380.20
Account 6600.452 - Other Charges Leased Copier Totals							Invoice Transactions 1			\$380.20
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions 14			\$37,748.72
Division 000 - Non-Div Totals							Invoice Transactions 14			\$37,748.72
Department 190 - Citywide Non-Dept Totals							Invoice Transactions 14			\$37,748.72
Department 210 - Police										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
10326 - Language Line, LLC	10659960	Acct #9020101064	Paid by Check # 101426		10/31/2022	12/12/2022	12/12/2022		12/22/2022	331.56
10342 - Monterey County Peace Officers Association-MCPOA	2022087R	Marina 2022	Paid by Check # 101433		10/07/2022	12/12/2022	12/12/2022		12/22/2022	665.00
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions 2			\$996.56
Account 6360.050 - Maint & Repairs Building										
10239 - First Alarm	717782	Cust #9537 - Marina Public Safety Dept.	Paid by EFT # 2799		11/15/2022	11/28/2022	11/28/2022		12/22/2022	187.08
Account 6360.050 - Maint & Repairs Building Totals							Invoice Transactions 1			\$187.08



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 210 - Police										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6360.570 - Maint & Repairs Other Svc Agr										
10592 - U.S. Bank Equipment Finance-USbancorp	488119660	Customer Credit Acct #598296	Paid by Check # 101453		11/26/2022	12/12/2022	12/12/2022		12/22/2022	1,291.14
10627 - Zoom Imaging Solutions	IN3095765	Acct # SOS-CIT-1600-Z - City of Marina PD	Paid by Check # 101459		11/23/2022	12/12/2022	12/12/2022		12/22/2022	417.32
Account 6360.570 - Maint & Repairs Other Svc Agr Totals									Invoice Transactions 2	\$1,708.46
Account 6370.010 - Shared Svc 911										
10411 - Monterey County - Emergency Communications	12-02-22	Monterey County Emergency Communication Quarter 3 Invoice 22/23	Paid by Check # 101431		12/02/2022	12/15/2022	12/15/2022		12/22/2022	112,605.30
Account 6370.010 - Shared Svc 911 Totals									Invoice Transactions 1	\$112,605.30
Account 6370.535 - Shared Svc NGEN O & M										
10411 - Monterey County - Emergency Communications	12-02-22	Monterey County Emergency Communication Quarter 3 Invoice 22/23	Paid by Check # 101431		12/02/2022	12/15/2022	12/15/2022		12/22/2022	10,218.62
Account 6370.535 - Shared Svc NGEN O & M Totals									Invoice Transactions 1	\$10,218.62
Account 6380.120 - Utilities Comm Mobile & Pager										
10603 - Verizon Wireless	9921436297	Acct #371782403-00002	Paid by Check # 101457		11/25/2022	12/12/2022	12/12/2022		12/22/2022	883.46
10603 - Verizon Wireless	9920838170	Acct #272493672-00001	Paid by Check # 101457		11/18/2022	12/12/2022	12/12/2022		12/22/2022	4,881.50
Account 6380.120 - Utilities Comm Mobile & Pager Totals									Invoice Transactions 2	\$5,764.96
Account 6380.150 - Utilities Comm Phone System										
10758 - AT & T CALNET3	000019220996	CALNET3-9391023435 (237-267-6922)	Paid by Check # 101407		12/15/2022	12/20/2022	12/20/2022		12/22/2022	184.16
10053 - AT & T	11-21-22	Acct #051 935-4017 001	Paid by Check # 101406		11/21/2022	12/12/2022	12/12/2022		12/22/2022	52.72
10053 - AT & T	11-14-22	Acct #831 384-7723 454 4	Paid by Check # 101406		11/14/2022	12/12/2022	12/12/2022		12/22/2022	754.56
10758 - AT & T CALNET3	000019079573	BAN #9391023478	Paid by Check # 101407		11/15/2022	11/28/2022	11/28/2022		12/22/2022	51.07
10057 - Avaya, Inc.	2734626553	Acct #0100828859	Paid by EFT # 2798		11/04/2022	11/28/2022	11/28/2022		12/22/2022	12.49
10057 - Avaya, Inc.	2221598702	Cust #2578885	Paid by EFT # 2798		11/28/2022	12/12/2022	12/12/2022		12/22/2022	10.30
10153 - Comcast	11-26-22	Acct #8155 10 029 0083819	Paid by Check # 101411		11/26/2022	12/12/2022	12/12/2022		12/22/2022	69.70



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 210 - Police										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.150 - Utilities Comm Phone System										
10374 - Maynard Group Inc.	IN2032207	Acct #AC3746	Paid by Check # 101429		12/01/2022	12/12/2022	12/12/2022		12/22/2022	655.27
Account 6380.150 - Utilities Comm Phone System Totals										Invoice Transactions 8
										<u>\$1,790.27</u>
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	11-09-22	Acct #2652040767-2	Paid by Check # 101442		11/09/2022	12/12/2022	12/12/2022		12/22/2022	82.01
Account 6380.300 - Utilities Gas & Electric Totals										Invoice Transactions 1
										<u>\$82.01</u>
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	11-30-22	Acct #000056 091	Paid by Check # 101427		11/30/2022	12/06/2022	12/06/2022		12/22/2022	225.69
10349 - Marina Coast Water District	10-31-22	Acct #000056 091	Paid by Check # 101427		10/31/2022	12/06/2022	12/06/2022		12/22/2022	150.82
10349 - Marina Coast Water District	09-29-22 A	Acct #000056 091	Paid by Check # 101427		09/29/2022	12/06/2022	12/06/2022		12/22/2022	150.82
10349 - Marina Coast Water District	08-31-22 A	Acct #000056 091	Paid by Check # 101427		08/31/2022	12/06/2022	12/06/2022		12/22/2022	150.82
10349 - Marina Coast Water District	06-30-22	Acct #000056 091	Paid by Check # 101427		06/30/2022	12/06/2022	12/06/2022		12/22/2022	155.54
Account 6380.500 - Utilities Water & Sewer Totals										Invoice Transactions 5
										<u>\$833.69</u>
Account 6400.565 - Material & Suppl Office Supplies										
10498 - Quill Corporation	28699552	Acct # 7474999	Paid by Check # 101444		10/31/2022	11/28/2022	11/28/2022		12/22/2022	255.62
10498 - Quill Corporation	28818920	Acct # 7474999	Paid by Check # 101444		11/04/2022	11/28/2022	11/28/2022		12/22/2022	22.49
10498 - Quill Corporation	28823998	Acct # 7474999	Paid by Check # 101444		11/07/2022	11/28/2022	11/28/2022		12/22/2022	89.57
10498 - Quill Corporation	28699378	Acct # 7474999	Paid by Check # 101444		10/31/2022	11/28/2022	11/28/2022		12/22/2022	69.88
10498 - Quill Corporation	29027186	Acct # 7474999	Paid by Check # 101444		11/16/2022	12/12/2022	12/12/2022		12/22/2022	17.03
10498 - Quill Corporation	28908398	Acct # 7474999	Paid by Check # 101444		11/09/2022	12/12/2022	12/12/2022		12/22/2022	23.14
10498 - Quill Corporation	28991229	Acct # 7474999	Paid by Check # 101444		11/14/2022	12/12/2022	12/12/2022		12/22/2022	150.74
10498 - Quill Corporation	29149639	Acct # 7474999	Paid by Check # 101444		11/22/2022	12/12/2022	12/12/2022		12/22/2022	76.46
Account 6400.565 - Material & Suppl Office Supplies Totals										Invoice Transactions 8
										<u>\$704.93</u>



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 210 - Police										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6400.635 - Material & Suppl Postage Shipping										
10235 - FedEx	7-943-54370	Acct #3995-9218-6	Paid by Check # 101414		11/11/2022	11/28/2022	11/28/2022		12/22/2022	108.53
10235 - FedEx	7-951-41345	Acct #3995-9218-6	Paid by Check # 101414		11/18/2022	12/12/2022	12/12/2022		12/22/2022	265.28
10235 - FedEx	7-935-97866	Acct #3995-9218-6	Paid by Check # 101414		11/04/2022	12/12/2022	12/12/2022		12/22/2022	95.95
Account 6400.635 - Material & Suppl Postage Shipping Totals									Invoice Transactions 3	\$469.76
Account 6400.720 - Material & Suppl Safety Equip										
10727 - Ace Hardware-Public Safety	0837774	Cust. # 116	Paid by Check # 101401		12/01/2022	12/12/2022	12/12/2022		12/22/2022	49.15
Account 6400.720 - Material & Suppl Safety Equip Totals									Invoice Transactions 1	\$49.15
Account 6500.620 - Training & Travel POST										
10935 - South Bay Regional Public Safety Training Cons.	223244	Driving PSP - AM 10/26	Paid by Check # 101449		11/09/2022	11/28/2022	11/28/2022		12/22/2022	150.00
10935 - South Bay Regional Public Safety Training Cons.	223280	Field Training Officers Course - 10/17-10/22, Santana	Paid by Check # 101449		11/21/2022	12/12/2022	12/12/2022		12/22/2022	177.00
10935 - South Bay Regional Public Safety Training Cons.	223259	Driving PSP Course AM-10/12/22, Aiello, Beavers	Paid by Check # 101449		11/17/2022	12/12/2022	12/12/2022		12/22/2022	300.00
Account 6500.620 - Training & Travel POST Totals									Invoice Transactions 3	\$627.00
Account 6600.455 - Other Charges Leased Parking										
10253 - George T. Powell	12022022	Parking Rental Fees	Paid by Check # 101418		12/01/2022	12/16/2022	12/16/2022		12/22/2022	997.00
10253 - George T. Powell	11022022	Parking Rental Fee	Paid by Check # 101418		11/01/2022	11/28/2022	11/28/2022		12/22/2022	1,300.00
10253 - George T. Powell	10012022	Parking Rental Fee	Paid by Check # 101418		10/01/2022	11/28/2022	11/28/2022		12/22/2022	1,300.00
Account 6600.455 - Other Charges Leased Parking Totals									Invoice Transactions 3	\$3,597.00
Account 6600.465 - Other Charges Live Scan										
10193 - California Department of Justice	614475	Cust #110312	Paid by Check # 101409		11/03/2022	12/12/2022	12/12/2022		12/22/2022	79.00
Account 6600.465 - Other Charges Live Scan Totals									Invoice Transactions 1	\$79.00
Account 6600.625 - Other Charges Printing Svc										
10524 - Ryan Ranch Printers, LP	23296	Cust #161	Paid by Check # 101446		11/28/2022	12/12/2022	12/12/2022		12/22/2022	103.79
10524 - Ryan Ranch Printers, LP	23285	Cust #161	Paid by Check # 101446		11/28/2022	12/12/2022	12/12/2022		12/22/2022	330.93
Account 6600.625 - Other Charges Printing Svc Totals									Invoice Transactions 2	\$434.72
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 44	\$140,148.51



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 210 - Police										
Division 000 - Non-Div Totals							Invoice Transactions	44		\$140,148.51
Department 210 - Police Totals							Invoice Transactions	44		\$140,148.51
Department 250 - Fire										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
10841 - Carmel Fire Protection Associates - Art Black	122501	Plan review & inspection at Joby/Cirpas FA TI, 3200 Imjin	Paid by Check # 101410		12/06/2022	12/16/2022	12/16/2022		12/22/2022	200.00
10841 - Carmel Fire Protection Associates - Art Black	122504	Plan review & inspection at Marina 5000, 479 Marina Heights Dr	Paid by Check # 101410		12/08/2022	12/16/2022	12/16/2022		12/22/2022	200.00
10841 - Carmel Fire Protection Associates - Art Black	122493	Plan review & inspection at Marina 5000, 477 Marina Heights Dr	Paid by Check # 101410		11/29/2022	12/16/2022	12/16/2022		12/22/2022	200.00
10171 - CSG Consultants	47919	Fire Inspections by CSG: Eric Rodewald	Paid by Check # 101461		12/09/2022	12/16/2022	12/16/2022		12/22/2022	1,425.00
10171 - CSG Consultants	46792	Fire Inspections by CSG: Eric Rodewald	Paid by Check # 101461		12/16/2022	12/16/2022	12/16/2022		12/22/2022	3,420.00
10171 - CSG Consultants	47178	Fire Inspections by CSG: Eric Rodewald	Paid by Check # 101461		11/15/2022	12/16/2022	12/16/2022		12/22/2022	2,755.00
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	6		\$8,200.00
Account 6360.570 - Maint & Repairs Other Svc Agr										
10185 - DCS Testing & Equipment	19659	Fire Hose Testing - 11,620 feet	Paid by Check # 101413		12/13/2022	12/16/2022	12/16/2022		12/22/2022	3,369.80
Account 6360.570 - Maint & Repairs Other Svc Agr Totals							Invoice Transactions	1		\$3,369.80
Account 6370.010 - Shared Svc 911										
10411 - Monterey County - Emergency Communications	12-02-22	Monterey County Emergency Communication Quarter 3 Invoice 22/23	Paid by Check # 101431		12/02/2022	12/15/2022	12/15/2022		12/22/2022	12,511.70
Account 6370.010 - Shared Svc 911 Totals							Invoice Transactions	1		\$12,511.70
Account 6370.535 - Shared Svc NGEN O & M										
10411 - Monterey County - Emergency Communications	12-02-22	Monterey County Emergency Communication Quarter 3 Invoice 22/23	Paid by Check # 101431		12/02/2022	12/15/2022	12/15/2022		12/22/2022	3,806.93
Account 6370.535 - Shared Svc NGEN O & M Totals							Invoice Transactions	1		\$3,806.93



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 250 - Fire										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6400.740 - Material & Suppl Special Dept Suppl										
10159 - Consolidated Electrical Distributors, Inc	4914-1022600	Fire Dept	Paid by Check # 101412		11/22/2022	12/19/2022	12/19/2022		12/22/2022	101.89
Account 6400.740 - Material & Suppl Special Dept Suppl Totals									Invoice Transactions 1	\$101.89
Account 6500.700 - Training & Travel Training & Travel										
11720 - Helping Hands Health Education, LLC	340	CPR Training	Paid by Check # 101421		12/08/2022	12/16/2022	12/16/2022		12/22/2022	143.00
Account 6500.700 - Training & Travel Training & Travel Totals									Invoice Transactions 1	\$143.00
Account 6600.455 - Other Charges Leased Parking										
10253 - George T. Powell	12022022	Parking Rental Fees	Paid by Check # 101418		12/01/2022	12/16/2022	12/16/2022		12/22/2022	303.00
Account 6600.455 - Other Charges Leased Parking Totals									Invoice Transactions 1	\$303.00
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 12	\$28,436.32
Division 000 - Non-Div Totals									Invoice Transactions 12	\$28,436.32
Department 250 - Fire Totals									Invoice Transactions 12	\$28,436.32
Department 310 - Public Works										
Division 311 - Buildings & Grounds										
Sub-Division 00 - Non-Subdiv										
Account 6360.065 - Maint & Repairs Bdg NonFlagship										
10728 - Ace Hardware-Public Works	083935	Supplies	Paid by Check # 101402		12/20/2022	12/20/2022	12/20/2022		12/22/2022	16.38
10275 - Home Depot Credit Service	12-13-22	PW Home Depot (6035 3225 0395 9813)	Paid by Check # 101423		12/13/2022	12/20/2022	12/20/2022		12/22/2022	110.19
Account 6360.065 - Maint & Repairs Bdg NonFlagship Totals									Invoice Transactions 2	\$126.57
Account 6360.070 - Maint & Repairs Bdg Public Safety										
10459 - Overhead Door Company	129437	PD	Paid by Check # 101441		12/12/2022	12/19/2022	12/19/2022		12/22/2022	295.00
Account 6360.070 - Maint & Repairs Bdg Public Safety Totals									Invoice Transactions 1	\$295.00
Account 6360.440 - Maint & Repairs Landscape General										
10090 - California Department of Forestry and Fire Pr.	0000001486761	Reimbursement for Gabilan Camp/Salinas Ave	Paid by Check # 101408		12/15/2022	12/15/2022	12/15/2022		12/22/2022	907.76
10952 - MuttMitt - ZW USA Inc.	521857	Park Supply	Paid by Check # 101436		12/15/2022	12/15/2022	12/15/2022		12/22/2022	237.05
Account 6360.440 - Maint & Repairs Landscape General Totals									Invoice Transactions 2	\$1,144.81
Account 6360.690 - Maint & Repairs Supplies										
10728 - Ace Hardware-Public Works	083879	Supplies	Paid by Check # 101402		12/13/2022	12/15/2022	12/15/2022		12/22/2022	31.65



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 310 - Public Works										
Division 311 - Buildings & Grounds										
Sub-Division 00 - Non-Subdiv										
Account 6360.690 - Maint & Repairs Supplies										
10728 - Ace Hardware-Public Works	083912	Yard Cameras	Paid by Check # 101402		12/16/2022	12/15/2022	12/15/2022		12/22/2022	8.73
10728 - Ace Hardware-Public Works	083927	Shop	Paid by Check # 101402		12/19/2022	12/19/2022	12/19/2022		12/22/2022	21.84
Account 6360.690 - Maint & Repairs Supplies Totals									Invoice Transactions 3	\$62.22
Account 6370.535 - Shared Svc NGEN O & M										
10411 - Monterey County - Emergency Communications	12-02-22	Monterey County Emergency Communication Quarter 3 Invoice 22/23	Paid by Check # 101431		12/02/2022	12/15/2022	12/15/2022		12/22/2022	4,189.45
Account 6370.535 - Shared Svc NGEN O & M Totals									Invoice Transactions 1	\$4,189.45
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056014 120822	3200 Del Monte Blvd	Paid by Check # 101427		12/08/2022	12/20/2022	12/20/2022		12/22/2022	382.32
10349 - Marina Coast Water District	000056011 120822	3254 Abdy Way (Tate- Park Irrigation)	Paid by Check # 101427		12/08/2022	12/20/2022	12/20/2022		12/22/2022	89.02
10349 - Marina Coast Water District	000056098 120822	3254 Abdy Way (Tate Park-Building)	Paid by Check # 101427		12/08/2022	12/20/2022	12/20/2022		12/22/2022	50.60
10349 - Marina Coast Water District	000056034 120822	3240 De Forest Road	Paid by Check # 101427		12/08/2022	12/20/2022	12/20/2022		12/22/2022	78.77
Account 6380.500 - Utilities Water & Sewer Totals									Invoice Transactions 4	\$600.71
Account 6400.800 - Material & Suppl Uniform										
10043 - Aramark Uniform Service	5110131557	PW Uniforms	Paid by Check # 101405		12/14/2022	12/15/2022	12/15/2022		12/22/2022	136.34
10043 - Aramark Uniform Service	5110135523	PW Uniforms	Paid by Check # 101405		12/21/2022	12/20/2022	12/20/2022		12/22/2022	130.97
Account 6400.800 - Material & Suppl Uniform Totals									Invoice Transactions 2	\$267.31
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 15	\$6,686.07
Division 311 - Buildings & Grounds Totals									Invoice Transactions 15	\$6,686.07
Division 313 - Vehicle Maint										
Sub-Division 00 - Non-Subdiv										
Account 6360.690 - Maint & Repairs Supplies										
10403 - NAPA Auto Parts - former Monterey Auto Supply	4006-952289	PD	Paid by Check # 101438		12/14/2022	12/15/2022	12/15/2022		12/22/2022	143.10
Account 6360.690 - Maint & Repairs Supplies Totals									Invoice Transactions 1	\$143.10
Account 6360.850 - Maint & Repairs Vehicle										
10437 - My Chevrolet	CVCS256810	12 Chevy Truck/Colorado	Paid by Check # 101437		12/15/2022	12/15/2022	12/15/2022		12/22/2022	3,121.60



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 310 - Public Works										
Division 313 - Vehicle Maint										
Sub-Division 00 - Non-Subdiv										
Account 6360.850 - Maint & Repairs Vehicle										
10528 - Salinas Valley Ford	96946	PD 15 Ford Explorer	Paid by Check # 101447		12/15/2022	12/20/2022	12/20/2022		12/22/2022	1,454.07
Account 6360.850 - Maint & Repairs Vehicle Totals							Invoice Transactions	2		\$4,575.67
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	3		\$4,718.77
Division 313 - Vehicle Maint Totals							Invoice Transactions	3		\$4,718.77
Department 310 - Public Works Totals							Invoice Transactions	18		\$11,404.84
Department 410 - Planning										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.610 - Prof Svc Planning - Consultant										
10316 - Kimley-Horn & Associates	23335960	MARINA HOZ VMT ANALYSIS	Paid by Check # 101425		11/30/2022	12/21/2022	12/21/2022		12/22/2022	10,063.00
Account 6300.610 - Prof Svc Planning - Consultant Totals							Invoice Transactions	1		\$10,063.00
Account 6330.100 - Fee Agr Costs - Planning										
10171 - CSG Consultants	48079	Marina Station	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	4,466.50
Account 6330.100 - Fee Agr Costs - Planning Totals							Invoice Transactions	1		\$4,466.50
Account 6380.120 - Utilities Comm Mobile & Pager										
10603 - Verizon Wireless	9922578828	Monthly Verizon Bill-308174766	Paid by Check # 101457		12/10/2022	12/20/2022	12/20/2022		12/22/2022	50.58
Account 6380.120 - Utilities Comm Mobile & Pager Totals							Invoice Transactions	1		\$50.58
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	3		\$14,580.08
Division 000 - Non-Div Totals							Invoice Transactions	3		\$14,580.08
Department 410 - Planning Totals							Invoice Transactions	3		\$14,580.08
Department 420 - Engineering										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.175 - Prof Svc Eng Svc- Rev Funded Plan Check										
10171 - CSG Consultants	48093	Dunes Phase 2 North-Inspections	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	264.00
Account 6300.175 - Prof Svc Eng Svc- Rev Funded Plan Check Totals							Invoice Transactions	1		\$264.00
Account 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection										
10171 - CSG Consultants	48073	Permits/Development	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	14,094.00



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 420 - Engineering										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection										
10171 - CSG Consultants	48095	Dunes Phase 3 (Backbone)-Inspections	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	3,696.00
Account 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection Totals									Invoice Transactions 2	\$17,790.00
Account 6300.185 - Prof Svc Engineering Svs-Staff Augment										
10171 - CSG Consultants	48074	Staff Augmentation	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	2,366.00
Account 6300.185 - Prof Svc Engineering Svs-Staff Augment Totals									Invoice Transactions 1	\$2,366.00
Account 6300.190 - Prof Svc Engineering Svc Interagency										
10171 - CSG Consultants	48075	RWQCB	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	169.00
10171 - CSG Consultants	48076	FORA	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	507.00
Account 6300.190 - Prof Svc Engineering Svc Interagency Totals									Invoice Transactions 2	\$676.00
Account 6330.200 - Fee Agr Costs - Engineering										
10171 - CSG Consultants	48087	Dunes Phase 1B Promenade	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	10,990.50
10171 - CSG Consultants	48077	Sea Haven Phase 3 Map/Plan Review	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	1,098.50
10171 - CSG Consultants	48080	Dunes Phase 2 East	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	6,769.50
10171 - CSG Consultants	48081	Dunes Phase 2 West	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	507.00
10171 - CSG Consultants	48082	Dunes Op Site 1A	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	676.00
10171 - CSG Consultants	48083	Dunes Park	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	676.00
10171 - CSG Consultants	48084	Hampton Inn (120 Reservation Road)	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	2,714.00
10171 - CSG Consultants	48088	Via Del Mar Subdivision (3320 Abdy Way)	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	2,640.00
10171 - CSG Consultants	48089	Sea Haven Phase 4 Rough Grading	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	3,960.00
10171 - CSG Consultants	48090	Home2Suites by Hilton	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	1,716.00
10171 - CSG Consultants	48091	Via Del Mar	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	660.00
10171 - CSG Consultants	48092	Quick Quack Carwash	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	2,376.00



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 420 - Engineering										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6330.200 - Fee Agr Costs - Engineering										
10171 - CSG Consultants	48094	Dunes Phase 2 East- Inspections	Paid by Check # 101461		12/19/2022	12/19/2022	12/19/2022		12/22/2022	4,356.00
10171 - CSG Consultants	48096	200 Reservation Rd (Starbucks)	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	1,848.00
Account 6330.200 - Fee Agr Costs - Engineering Totals							Invoice Transactions	14		\$40,987.50
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	20		\$62,083.50
Division 000 - Non-Div Totals							Invoice Transactions	20		\$62,083.50
Department 420 - Engineering Totals							Invoice Transactions	20		\$62,083.50
Department 430 - Building Inspection										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.070 - Prof Svc Building Plan Check & Inspection										
10171 - CSG Consultants	B222117	CSG Building Plan Review Services 11/1/2022 - 11/30/2022	Paid by Check # 101461		12/01/2022	12/15/2022	12/15/2022		12/22/2022	3,727.50
10171 - CSG Consultants	48085	Sea Haven Inspection Phase 3B	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	1,716.00
10171 - CSG Consultants	48086	Sea Haven Phase 4 Map/Plan Review	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	3,982.00
Account 6300.070 - Prof Svc Building Plan Check & Inspection Totals							Invoice Transactions	3		\$9,425.50
Account 6300.570 - Prof Svc Other										
10171 - CSG Consultants	48078	Sea Haven Phase 3A Inspection	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	1,056.00
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	1		\$1,056.00
Account 6400.565 - Material & Suppl Office Supplies										
10734 - Office Depot-Public Works Dept.	279921021001	PW Corp Yard	Paid by Check # 101440		12/08/2022	12/19/2022	12/19/2022		12/22/2022	21.10
10734 - Office Depot-Public Works Dept.	280829352001	PW Office	Paid by Check # 101440		12/07/2022	12/19/2022	12/19/2022		12/22/2022	65.29
10734 - Office Depot-Public Works Dept.	281621478001	PW Office/Engineering	Paid by Check # 101440		12/05/2022	12/19/2022	12/19/2022		12/22/2022	10.51
10734 - Office Depot-Public Works Dept.	281621642001	Office Supplies/Building	Paid by Check # 101440		12/05/2022	12/19/2022	12/19/2022		12/22/2022	29.54
Account 6400.565 - Material & Suppl Office Supplies Totals							Invoice Transactions	4		\$126.44
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	8		\$10,607.94
Division 000 - Non-Div Totals							Invoice Transactions	8		\$10,607.94
Department 430 - Building Inspection Totals							Invoice Transactions	8		\$10,607.94



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 510 - Recreation & Culture										
Division 100 - Admin										
Sub-Division 00 - Non-Subdiv										
Account 6380.150 - Utilities Comm Phone System										
10053 - AT & T	Dec 22 520 5	AT&T 831-582-9957 520 5	Paid by Check # 101406		12/13/2022	12/20/2022	12/20/2022		12/22/2022	269.11
Account 6380.150 - Utilities Comm Phone System Totals									Invoice Transactions 1	<u>\$269.11</u>
Account 6600.740 - Other Charges Special Event										
10301 - Janice Griffin	12-18-22	Christmas Dinner - Santa and Mrs. Claus Appearance	Paid by Check # 101424		12/02/2022	12/16/2022	12/16/2022		12/22/2022	275.00
11763 - Terry Poole Jr.	12-18-2022	Bounce House for Winterfest Event	Paid by Check # 101451		12/16/2022	12/16/2022	12/16/2022		12/22/2022	260.00
Account 6600.740 - Other Charges Special Event Totals									Invoice Transactions 2	<u>\$535.00</u>
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 3	<u>\$804.11</u>
Division 100 - Admin Totals									Invoice Transactions 3	<u>\$804.11</u>
Division 513 - Senior										
Sub-Division 00 - Non-Subdiv										
Account 6400.570 - Material & Suppl Others, Misc										
10014 - Ace Hardware-General Account	083876	Supplies for Seniors	Paid by Check # 101400		12/13/2022	12/12/2022	12/12/2022		12/22/2022	27.06
Account 6400.570 - Material & Suppl Others, Misc Totals									Invoice Transactions 1	<u>\$27.06</u>
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 1	<u>\$27.06</u>
Division 513 - Senior Totals									Invoice Transactions 1	<u>\$27.06</u>
Department 510 - Recreation & Culture Totals									Invoice Transactions 4	<u>\$831.17</u>
Fund 100 - General Fund Totals									Invoice Transactions 132	<u>\$315,738.19</u>



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 220 - Gas Tax										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	2023-00000586	PG&E 6793435313-6	Paid by Check # 101442		12/12/2022	12/12/2022	12/12/2022		12/22/2022	686.94
10463 - Pacific Gas & Electric	Nov - Dec 720-0	PG&E - 0167505720-0	Paid by Check # 101442		12/10/2022	12/15/2022	12/15/2022		12/22/2022	1,107.63
10463 - Pacific Gas & Electric	Nov - Dec 085-2	PG&E - 5434906085-2	Paid by Check # 101442		12/10/2022	12/15/2022	12/15/2022		12/22/2022	111.18
10463 - Pacific Gas & Electric	Nov - Dec 148-6	PG&E - 5593414148-6	Paid by Check # 101442		12/09/2022	12/15/2022	12/15/2022		12/22/2022	258.90
10463 - Pacific Gas & Electric	Nov - Dec 943-2	PG&E - 6150212943-2	Paid by Check # 101442		12/09/2022	12/15/2022	12/15/2022		12/22/2022	80.29
10463 - Pacific Gas & Electric	Nov - Dec 202-3	PG&E - 6594070202-3	Paid by Check # 101442		12/10/2022	12/15/2022	12/15/2022		12/22/2022	115.16
10463 - Pacific Gas & Electric	Nov - Dec 582-7	PG&E - 8161432582-7	Paid by Check # 101442		12/09/2022	12/15/2022	12/15/2022		12/22/2022	151.24
10463 - Pacific Gas & Electric	Nov - Dec 353-7	PG&E - 9930567353-7	Paid by Check # 101442		12/09/2022	12/15/2022	12/15/2022		12/22/2022	109.21
10463 - Pacific Gas & Electric	Dec 22 827-8	PG&E - 0423929827-8	Paid by Check # 101442		12/13/2022	12/20/2022	12/20/2022		12/22/2022	130.10
10463 - Pacific Gas & Electric	Dec 22 210-0	PG&E - 3242976210-0	Paid by Check # 101442		12/11/2022	12/20/2022	12/20/2022		12/22/2022	201.92
10463 - Pacific Gas & Electric	Dec 22 851-0	PG&E - 3440977851-0	Paid by Check # 101442		12/14/2022	12/20/2022	12/20/2022		12/22/2022	176.70
10463 - Pacific Gas & Electric	Dec 22 535-3	PG&E - 6161832535-3	Paid by Check # 101442		12/13/2022	12/20/2022	12/20/2022		12/22/2022	294.08
Account 6380.300 - Utilities Gas & Electric Totals									Invoice Transactions 12	\$3,423.35
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056084120822	Crescent/Shuler/Irrigation	Paid by Check # 101427		12/08/2022	12/19/2022	12/19/2022		12/22/2022	27.26
10349 - Marina Coast Water District	000056085120822	Crescent/Whitney Irrigation	Paid by Check # 101427		12/08/2022	12/19/2022	12/19/2022		12/22/2022	27.26
10349 - Marina Coast Water District	000056008120822	Reservation & Del Monte	Paid by Check # 101427		12/08/2022	12/19/2022	12/19/2022		12/22/2022	27.26
10349 - Marina Coast Water District	000056087120822	Crescent Ave/Costa Del Mar Irrigation	Paid by Check # 101427		12/08/2022	12/19/2022	12/19/2022		12/22/2022	27.26
10349 - Marina Coast Water District	000056030120822	Crescent Ave/Reser Rd/Ramada Inn	Paid by Check # 101427		12/08/2022	12/20/2022	12/20/2022		12/22/2022	36.77
10349 - Marina Coast Water District	000056086120822	Crescent Ave/Sirena Del Mar Irrigation	Paid by Check # 101427		12/08/2022	12/20/2022	12/20/2022		12/22/2022	27.26
10349 - Marina Coast Water District	000056032120822	Crescent Ave/Costa Del Mar East Side	Paid by Check # 101427		12/08/2022	12/20/2022	12/20/2022		12/22/2022	60.52
Account 6380.500 - Utilities Water & Sewer Totals									Invoice Transactions 7	\$233.59



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 220 - Gas Tax										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6400.740 - Material & Suppl Special Dept Suppl										
10540 - Sierra Springs & Alhambra	9696351 121722	2660 5th Ave Corp Yard	Paid by Check # 101448		12/17/2022	12/15/2022	12/15/2022		12/22/2022	110.91
Account 6400.740 - Material & Suppl Special Dept Suppl Totals									Invoice Transactions 1	<u>\$110.91</u>
Account 6400.750 - Material & Suppl Street Material (non-capitalize)										
10261 - Graniterock/Pavex Construction	2066523	Marina Dr Road Repair	Paid by Check # 101420		12/10/2022	12/15/2022	12/15/2022		12/22/2022	208.47
Account 6400.750 - Material & Suppl Street Material (non-capitalize) Totals									Invoice Transactions 1	<u>\$208.47</u>
Account 6400.780 - Material & Suppl Traffic Signal										
10159 - Consolidated Electrical Distributors, Inc	4914-1021060	Streets	Paid by Check # 101412		10/10/2022	12/19/2022	12/19/2022		12/22/2022	87.00
Account 6400.780 - Material & Suppl Traffic Signal Totals									Invoice Transactions 1	<u>\$87.00</u>
Account 6400.800 - Material & Suppl Uniform										
10043 - Aramark Uniform Service	5110131565	Shop Supplies	Paid by Check # 101405		12/14/2022	12/15/2022	12/15/2022		12/22/2022	88.61
10043 - Aramark Uniform Service	5110135531	PW Shop Supplies	Paid by Check # 101405		12/21/2022	12/20/2022	12/20/2022		12/22/2022	62.36
Account 6400.800 - Material & Suppl Uniform Totals									Invoice Transactions 2	<u>\$150.97</u>
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 24	<u>\$4,214.29</u>
Division 000 - Non-Div Totals									Invoice Transactions 24	<u>\$4,214.29</u>
Department 000 - Non-Dept Totals									Invoice Transactions 24	<u>\$4,214.29</u>
Fund 220 - Gas Tax Totals									Invoice Transactions 24	<u>\$4,214.29</u>



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 233 - Monterey Bay Estates AD										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	2023-00000586	PG&E 6793435313-6	Paid by Check # 101442		12/12/2022	12/12/2022	12/12/2022		12/22/2022	11.11
Account 6380.300 - Utilities Gas & Electric Totals								Invoice Transactions	1	\$11.11
Sub-Division 00 - Non-Subdiv Totals								Invoice Transactions	1	\$11.11
Division 000 - Non-Div Totals								Invoice Transactions	1	\$11.11
Department 000 - Non-Dept Totals								Invoice Transactions	1	\$11.11
Fund 233 - Monterey Bay Estates AD Totals								Invoice Transactions	1	\$11.11



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 235 - Cypress Cove II AD										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection										
10171 - CSG Consultants	48068	Cypress Coves II	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	338.00
Account 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection Totals									Invoice Transactions 1	\$338.00
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	2023-00000586	PG&E 6793435313-6	Paid by Check # 101442		12/12/2022	12/12/2022	12/12/2022		12/22/2022	.00
Account 6380.300 - Utilities Gas & Electric Totals									Invoice Transactions 1	\$0.00
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056015 120822	Corner of Cardoza & Dolphin Circle	Paid by Check # 101427		12/08/2022	12/20/2022	12/20/2022		12/22/2022	60.52
Account 6380.500 - Utilities Water & Sewer Totals									Invoice Transactions 1	\$60.52
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 3	\$398.52
Division 000 - Non-Div Totals									Invoice Transactions 3	\$398.52
Department 000 - Non-Dept Totals									Invoice Transactions 3	\$398.52
Fund 235 - Cypress Cove II AD Totals									Invoice Transactions 3	\$398.52



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 422 - Capital Projects - Measure X										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
10171 - CSG Consultants	48069	Annual Street Resurfacing	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	1,468.00
11037 - Don Chapin Company, Inc.	75683	SW Repair	Paid by Check # 101463		12/12/2022	12/15/2022	12/15/2022		12/22/2022	688.04
11037 - Don Chapin Company, Inc.	75682	SW Repair	Paid by Check # 101463		12/12/2022	12/15/2022	12/15/2022		12/22/2022	8,835.74
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	3		<u>\$10,991.78</u>
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	3		<u>\$10,991.78</u>
Division 000 - Non-Div Totals							Invoice Transactions	3		<u>\$10,991.78</u>
Department 000 - Non-Dept Totals							Invoice Transactions	3		<u>\$10,991.78</u>
Fund 422 - Capital Projects - Measure X Totals							Invoice Transactions	3		<u>\$10,991.78</u>



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 460 - Airport Capital Projects										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
11489 - Wallace Group, Inc.	57900	Airport Fuel Farm	Paid by Check		11/22/2022	11/28/2022	11/28/2022		12/22/2022	87.50
		Backup Power	# 101458							
11489 - Wallace Group, Inc.	57899	Airport Fuel Farm 100L	Paid by Check		11/22/2022	11/28/2022	11/28/2022		12/22/2022	2,843.75
		Tank Replacement	# 101458							
11456 - William A. Thayer Construction, Inc	2021-12-3	Desert Star Office Bldg	Paid by EFT #		09/28/2022	12/12/2022	12/12/2022		12/22/2022	6,955.68
		518 at 3261 Imjin Rd	2801							
11456 - William A. Thayer Construction, Inc	2021-12-RET	Desert Star Office Bldg	Paid by EFT #		09/28/2022	12/12/2022	12/12/2022		12/22/2022	2,609.23
		518 at 3261 Imjin Rd	2801							
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	4		\$12,496.16
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	4		\$12,496.16
Division 000 - Non-Div Totals							Invoice Transactions	4		\$12,496.16
Department 000 - Non-Dept Totals							Invoice Transactions	4		\$12,496.16
Fund 460 - Airport Capital Projects Totals							Invoice Transactions	4		\$12,496.16



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 462 - City Capital Projects										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
10425 - Monterey Peninsula Engineering	11-10	Glorya Jean Tate Park Site Improvements and Pump Track	Paid by Check # 101435		12/13/2022	12/15/2022	12/15/2022		12/22/2022	225,726.62
11266 - Verde Design, Inc.	4-2121701	Dunes Park Development Project	Paid by Check # 101456		12/05/2022	12/12/2022	12/12/2022		12/22/2022	15,903.06
10171 - CSG Consultants	48070	Imjin Widening	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	3,718.00
10171 - CSG Consultants	48071	PFIF Update	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	845.00
10171 - CSG Consultants	48072	Patton Parkway Retaining Wall	Paid by Check # 101461		12/12/2022	12/19/2022	12/19/2022		12/22/2022	264.00
11777 - Marina Equestrian Association	9270	8 Stall Mare Motel Barn	Paid by Check # 101428		12/15/2022	12/15/2022	12/15/2022		12/22/2022	8,000.00
11183 - Rincon Corporation	44614 -	Marina DVSP	Paid by Check # 101445		12/19/2022	12/20/2022	12/20/2022		12/22/2022	7,972.00
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	7		\$262,428.68
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	7		\$262,428.68
Division 000 - Non-Div Totals							Invoice Transactions	7		\$262,428.68
Department 000 - Non-Dept Totals							Invoice Transactions	7		\$262,428.68
Fund 462 - City Capital Projects Totals							Invoice Transactions	7		\$262,428.68



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 555 - Marina Airport										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.450 - Prof Svc Legal - City Attorney Other Svc										
10249 - Gatzke Dillon & Ballance	14260	781 Neeson Rd Airport	Paid by Check		11/04/2022	11/28/2022	11/28/2022		12/22/2022	420.00
		Issues	# 101416							
10249 - Gatzke Dillon & Ballance	14205	781 Neeson Rd	Paid by Check		10/11/2022	12/15/2022	12/15/2022		12/22/2022	560.00
		Professional Services	# 101416							
		Airport								
Account 6300.450 - Prof Svc Legal - City Attorney Other Svc Totals										Invoice Transactions 2
										\$980.00
Account 6300.570 - Prof Svc Other										
11489 - Wallace Group, Inc.	58001	Airport Project Management	Paid by Check		11/22/2022	11/28/2022	11/28/2022		12/22/2022	380.50
			# 101458							
Account 6300.570 - Prof Svc Other Totals										Invoice Transactions 1
										\$380.50
Account 6360.050 - Maint & Repairs Building										
10728 - Ace Hardware-Public Works	083675	Airport	Paid by Check		11/21/2022	11/28/2022	11/28/2022		12/22/2022	3.81
			# 101402							
10728 - Ace Hardware-Public Works	083581	Airport	Paid by Check		11/10/2022	11/28/2022	11/28/2022		12/22/2022	15.27
			# 101402							
10728 - Ace Hardware-Public Works	083576	Airport	Paid by Check		11/10/2022	11/28/2022	11/28/2022		12/22/2022	34.95
			# 101402							
10728 - Ace Hardware-Public Works	083572	Airport	Paid by Check		11/10/2022	11/28/2022	11/28/2022		12/22/2022	32.75
			# 101402							
10728 - Ace Hardware-Public Works	083845	Airport	Paid by Check		12/09/2022	12/15/2022	12/15/2022		12/22/2022	5.00
			# 101402							
10728 - Ace Hardware-Public Works	083839	Airport	Paid by Check		12/08/2022	12/15/2022	12/15/2022		12/22/2022	54.61
			# 101402							
10728 - Ace Hardware-Public Works	083822	Airport	Paid by Check		12/07/2022	12/15/2022	12/15/2022		12/22/2022	81.88
			# 101402							
10035 - Andersen's Lock & Safe, Inc.	42397	Airport	Paid by Check		11/18/2022	11/18/2022	11/18/2022		12/22/2022	600.36
			# 101404							
10035 - Andersen's Lock & Safe, Inc.	431460	Airport Re-key	Paid by Check		11/19/2022	11/28/2022	11/28/2022		12/22/2022	180.21
			# 101404							
Account 6360.050 - Maint & Repairs Building Totals										Invoice Transactions 9
										\$1,008.84
Account 6360.280 - Maint & Repairs Habitat Management Svc										
10250 - Gavilan Pest Control	0149436	781 Neeson, Building	Paid by Check		11/11/2022	11/18/2022	11/18/2022		12/22/2022	1,150.00
		520 Squirrels	# 101417							
10250 - Gavilan Pest Control	0149437	781 Neeson Rd	Paid by Check		11/11/2022	11/18/2022	11/18/2022		12/22/2022	75.00
		Building 520 Rodents	# 101417							
Account 6360.280 - Maint & Repairs Habitat Management Svc Totals										Invoice Transactions 2
										\$1,225.00
Account 6360.360 - Maint & Repairs Janitorial										
10034 - American Supply Co.	2986061	Airport Supplies	Paid by Check		12/02/2022	12/15/2022	12/15/2022		12/22/2022	1,052.97
			# 101403							
Account 6360.360 - Maint & Repairs Janitorial Totals										Invoice Transactions 1
										\$1,052.97



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 555 - Marina Airport										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6360.440 - Maint & Repairs Landscape General										
10154 - Commercial Environment Landscape	2796-1122	Marina Airport Medians	Paid by Check # 101460		11/21/2022	11/28/2022	11/28/2022		12/22/2022	2,900.00
10275 - Home Depot Credit Service	12-13-22	PW Home Depot (6035 3225 0395 9813)	Paid by Check # 101423		12/13/2022	12/20/2022	12/20/2022		12/22/2022	261.78
Account 6360.440 - Maint & Repairs Landscape General Totals									Invoice Transactions 2	\$3,161.78
Account 6360.566 - Maint & Repairs Other Equipment										
10582 - Uline Shipping Supply	155917755	Airport	Paid by Check # 101454		11/02/2022	11/28/2022	11/28/2022		12/22/2022	151.39
11771 - US Fuelling Solution	24524	Airport Fuel	Paid by Check # 101455		11/23/2022	12/02/2022	12/02/2022		12/22/2022	2,600.65
Account 6360.566 - Maint & Repairs Other Equipment Totals									Invoice Transactions 2	\$2,752.04
Account 6380.150 - Utilities Comm Phone System										
10758 - AT & T CALNET3	000019125048	Fire Alarms Hgr 524 533	Paid by Check # 101407		11/28/2022	12/02/2022	12/02/2022	12/06/2022	12/22/2022	50.85
10758 - AT & T CALNET3	000019125053	AWOS Auto Weather Station	Paid by Check # 101407		11/28/2022	12/02/2022	12/02/2022		12/22/2022	28.37
10758 - AT & T CALNET3	000019125047	Fire Alarms Hgr 524 533	Paid by Check # 101407		11/28/2022	12/15/2022	12/15/2022		12/22/2022	50.85
Account 6380.150 - Utilities Comm Phone System Totals									Invoice Transactions 3	\$130.07
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	098-7.Dec22	761 Neeson Rd Bldg 524 (6800558098-7)	Paid by Check # 101442		12/10/2022	12/15/2022	12/15/2022		12/22/2022	11,153.07
10463 - Pacific Gas & Electric	103-6.Nov22	3200 Imjin Rd	Paid by Check # 101442		11/18/2022	11/18/2022	11/18/2022		12/22/2022	4,513.64
10463 - Pacific Gas & Electric	288-5.Nov22	781 Neeson Rd Bldg 520 (717566022-8)	Paid by Check # 101442		11/09/2022	11/28/2022	11/28/2022		12/22/2022	201.92
10463 - Pacific Gas & Electric	288-5.Oct22	781 Neeson Rd Bldg 520 (7175660288-5)	Paid by Check # 101442		10/11/2022	12/15/2022	12/15/2022		12/22/2022	305.29
10463 - Pacific Gas & Electric	288-5.Dec22	781 Neeson Rd Bldg 520 (7175660288-5)	Paid by Check # 101442		12/10/2022	12/15/2022	12/15/2022		12/22/2022	244.17
10463 - Pacific Gas & Electric	608-2.Dec22	3260 Imjin Rd Bldg 514 (7383993608-2)	Paid by Check # 101442		12/10/2022	12/15/2022	12/15/2022		12/22/2022	1,297.54
10463 - Pacific Gas & Electric	767-2.Dec22	751 Neeson Rd Bldg 526 (2652040767-2)	Paid by Check # 101442		12/10/2022	12/15/2022	12/15/2022		12/22/2022	107.90
10463 - Pacific Gas & Electric	694-1.Dec22	721 Neeson Rd Bldg 533 (7269284694-1)	Paid by Check # 101442		12/10/2022	12/15/2022	12/15/2022		12/22/2022	1,558.27
10463 - Pacific Gas & Electric	451-7.Dec22	3271 Imjin Rd (8600650451-7)	Paid by Check # 101442		12/09/2022	12/15/2022	12/15/2022		12/22/2022	182.31
10463 - Pacific Gas & Electric	103-6.Dec22	3200 Imjin Rd (8030427103-6)	Paid by Check # 101442		12/09/2022	12/15/2022	12/15/2022		12/22/2022	4,483.86



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Fund 555 - Marina Airport										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	347-0.Dec22	3263 Imjin Rd Bldg 519 (6258961347-0)	Paid by Check # 101442		12/09/2022	12/15/2022	12/15/2022		12/22/2022	723.30
Account 6380.300 - Utilities Gas & Electric Totals									Invoice Transactions 11	\$24,771.27
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056097 113022	3200 Imjin Rd/Airport	Paid by Check # 101427		11/30/2022	12/12/2022	12/12/2022		12/22/2022	623.48
10349 - Marina Coast Water District	000056096 113022	3271 Imjin Rd/Airport	Paid by Check # 101427		11/30/2022	12/12/2022	12/12/2022		12/22/2022	107.88
10349 - Marina Coast Water District	000056092 113022	741 Neeson Road/Airport	Paid by Check # 101427		11/30/2022	12/12/2022	12/12/2022		12/22/2022	1,156.70
10349 - Marina Coast Water District	000056051 113022	721 Neeson Rd/Airport	Paid by Check # 101427		11/30/2022	12/12/2022	12/12/2022		12/22/2022	243.97
10349 - Marina Coast Water District	000056043 113022	761 Neeson Rd/Airport	Paid by Check # 101427		11/30/2022	12/12/2022	12/12/2022		12/22/2022	841.32
10349 - Marina Coast Water District	000056044 113022	781 Neeson Rd/Airport	Paid by Check # 101427		11/30/2022	12/12/2022	12/12/2022		12/22/2022	155.54
10432 - Monterey One Water - former MRWPCA	13-000152 113022	741 Neeson Rd 527	Paid by Check # 101434		11/30/2022	12/02/2022	12/02/2022		12/22/2022	28.80
10432 - Monterey One Water - former MRWPCA	13-000148 113022	781 Neeson Rd 520	Paid by Check # 101434		11/30/2022	12/15/2022	12/15/2022		12/22/2022	47.90
10432 - Monterey One Water - former MRWPCA	13-000149 113022	791 Neeson Rd	Paid by Check # 101434		11/30/2022	12/15/2022	12/15/2022		12/22/2022	28.80
10432 - Monterey One Water - former MRWPCA	13-000153 113022	771 Neeson Rd 529	Paid by Check # 101434		11/30/2022	12/15/2022	12/15/2022		12/22/2022	28.80
10432 - Monterey One Water - former MRWPCA	13-000157 113022	721 Neeson Rd Bldg 533	Paid by Check # 101434		11/30/2022	12/15/2022	12/15/2022		12/22/2022	191.60
10432 - Monterey One Water - former MRWPCA	13-000158 11302	711 Neeson Rd 535	Paid by Check # 101434		11/30/2022	12/15/2022	12/15/2022		12/22/2022	47.90
10432 - Monterey One Water - former MRWPCA	13-000159 113022	761 Neeson Rd Bldg 524	Paid by Check # 101434		11/30/2022	12/15/2022	12/15/2022		12/22/2022	220.40
10432 - Monterey One Water - former MRWPCA	13-000144 113022	3200 Imjin Rd 507	Paid by Check # 101434		11/30/2022	12/15/2022	12/15/2022		12/22/2022	28.80
10432 - Monterey One Water - former MRWPCA	13-000145 113022	3260 Imjin Rd Bldg 514	Paid by Check # 101434		11/30/2022	12/15/2022	12/15/2022		12/22/2022	47.90
Account 6380.500 - Utilities Water & Sewer Totals									Invoice Transactions 15	\$3,799.79
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 48	\$39,262.26
Division 000 - Non-Div Totals									Invoice Transactions 48	\$39,262.26
Department 000 - Non-Dept Totals									Invoice Transactions 48	\$39,262.26



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 555 - Marina Airport Totals								Invoice Transactions 48		\$39,262.26
Grand Totals								Invoice Transactions 222		\$645,540.99



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 120 - City Mgr/HR/Risk										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.310 - Prof Svc HR - Labor Relation& Negotiation										
10335 - Liebert Cassidy Whitmore	230880	LCW - Professional Services	Paid by Check # 101479		11/30/2022	12/21/2022	12/21/2022		01/06/2023	321.50
Account 6300.310 - Prof Svc HR - Labor Relation& Negotiation Totals									Invoice Transactions 1	\$321.50
Account 6300.465 - Prof Svc Legal - Special Counsel										
11505 - Shartsis Friese LLP	5467545	Professional Services - MPWSP - November 2022	Paid by Check # 101492		11/29/2022	01/03/2023	01/03/2023		01/06/2023	220,654.49
Account 6300.465 - Prof Svc Legal - Special Counsel Totals									Invoice Transactions 1	\$220,654.49
Account 6300.570 - Prof Svc Other										
10335 - Liebert Cassidy Whitmore	230240	LCW - Professional Services	Paid by Check # 101479		11/30/2022	12/21/2022	12/21/2022		01/06/2023	2,623.50
10335 - Liebert Cassidy Whitmore	230904	LCW - Professional Services	Paid by Check # 101479		11/30/2022	12/21/2022	12/21/2022		01/06/2023	3,041.50
10335 - Liebert Cassidy Whitmore	230918	LCW - Professional Services	Paid by Check # 101479		11/30/2022	12/21/2022	12/21/2022		01/06/2023	248.00
10335 - Liebert Cassidy Whitmore	230943	LCW - Professional Services	Paid by Check # 101479		11/30/2022	12/21/2022	12/21/2022		01/06/2023	1,670.50
10335 - Liebert Cassidy Whitmore	230984	LCW - Professional Services	Paid by Check # 101479		11/30/2022	12/21/2022	12/21/2022		01/06/2023	53.00
10335 - Liebert Cassidy Whitmore	230992	LCW - Professional Services	Paid by Check # 101479		11/30/2022	12/21/2022	12/21/2022		01/06/2023	660.00
10335 - Liebert Cassidy Whitmore	231021	LCW - Professional Services	Paid by Check # 101479		11/30/2022	12/21/2022	12/21/2022		01/06/2023	1,155.00
Account 6300.570 - Prof Svc Other Totals									Invoice Transactions 7	\$9,451.50
Account 6380.120 - Utilities Comm Mobile & Pager										
10603 - Verizon Wireless	9922578828	Monthly Verizon Bill- 308174766	Paid by Check # 101498		12/10/2022	12/20/2022	12/20/2022		01/06/2023	174.06
Account 6380.120 - Utilities Comm Mobile & Pager Totals									Invoice Transactions 1	\$174.06
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel										
10416 - Monterey County Petroleum-Sturdy Oil Co.	29648A-IN	Regular Ethenol	Paid by Check # 101483		12/16/2022	12/22/2022	12/22/2022		01/06/2023	89.42
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel Totals									Invoice Transactions 1	\$89.42
Account 6400.565 - Material & Suppl Office Supplies										
10732 - Office Depot-General Account	282975915001	2023 3Month Wall Calendars	Paid by Check # 101489		12/16/2022	01/03/2023	01/03/2023		01/06/2023	23.80
Account 6400.565 - Material & Suppl Office Supplies Totals									Invoice Transactions 1	\$23.80
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 12	\$230,714.77
Division 000 - Non-Div Totals									Invoice Transactions 12	\$230,714.77
Department 120 - City Mgr/HR/Risk Totals									Invoice Transactions 12	\$230,714.77



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 125 - I. T.										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.331 - Prof Svc IT - Website Svc										
11320 - H&P Publications - April Pastis	2856	Annual Website Maintenance Updates	Paid by Check # 101474		01/01/2023	01/03/2023	01/03/2023		01/06/2023	960.00
Account 6300.331 - Prof Svc IT - Website Svc Totals							Invoice Transactions 1			\$960.00
Account 6360.076 - Maint & Repairs Copier										
10406 - Monterey Bay Systems	438534	CDD Copier Maintenance and Overage	Paid by Check # 101481		12/22/2022	01/03/2023	01/03/2023		01/06/2023	1,224.08
Account 6360.076 - Maint & Repairs Copier Totals							Invoice Transactions 1			\$1,224.08
Account 6360.342 - Maint & Repairs IT - System Annual Maint										
10905 - Taygeta Scientific, Inc.	000423-R-0049	Computer Network Defense - January 2023	Paid by Check # 101496		01/01/2023	01/03/2023	01/03/2023		01/06/2023	2,000.00
10905 - Taygeta Scientific, Inc.	000708-R-0022	Barracuda Spam Firewall - January 2023	Paid by Check # 101496		01/01/2023	01/03/2023	01/03/2023		01/06/2023	475.80
Account 6360.342 - Maint & Repairs IT - System Annual Maint Totals							Invoice Transactions 2			\$2,475.80
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions 4			\$4,659.88
Division 000 - Non-Div Totals							Invoice Transactions 4			\$4,659.88
Department 125 - I. T. Totals							Invoice Transactions 4			\$4,659.88
Department 130 - Finance										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.216 - Prof Svc Fin - Accounting Services										
10511 - Richard B. Standridge	22-26	Service 12/19-29/2022	Paid by EFT # 2828		12/30/2022	01/04/2023	01/04/2023		01/06/2023	1,567.50
Account 6300.216 - Prof Svc Fin - Accounting Services Totals							Invoice Transactions 1			\$1,567.50
Account 6300.217 - Prof Svc Fin - Business Lic Services										
10274 - Hinderliter, de Llamas & Associates (HDL)	SIN023867	Dec 22 BL Admin Fee	Paid by Check # 101503		11/30/2022	11/30/2022	11/30/2022		01/06/2023	21,624.94
Account 6300.217 - Prof Svc Fin - Business Lic Services Totals							Invoice Transactions 1			\$21,624.94
Account 6380.120 - Utilities Comm Mobile & Pager										
10603 - Verizon Wireless	9922578828	Monthly Verizon Bill- 308174766	Paid by Check # 101498		12/10/2022	12/20/2022	12/20/2022		01/06/2023	88.59
Account 6380.120 - Utilities Comm Mobile & Pager Totals							Invoice Transactions 1			\$88.59
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions 3			\$23,281.03
Division 000 - Non-Div Totals							Invoice Transactions 3			\$23,281.03
Department 130 - Finance Totals							Invoice Transactions 3			\$23,281.03



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 190 - Citywide Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.150 - Utilities Comm Phone System										
10758 - AT & T CALNET3	December 2022	CALNET3-9391023454 (384-4226)	Paid by Check # 101467		12/14/2022	01/04/2023	01/04/2023		01/06/2023	3,196.55
Account 6380.150 - Utilities Comm Phone System Totals									Invoice Transactions 1	\$3,196.55
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	Dec 2022 795-7	PG&E - 4467294795-7	Paid by Check # 101490		12/20/2022	01/04/2023	01/04/2023		01/06/2023	850.76
10463 - Pacific Gas & Electric	Dec 2022 172-2	PG&E - 5618207172-2	Paid by Check # 101490		12/18/2022	01/04/2023	01/04/2023		01/06/2023	1,890.20
10463 - Pacific Gas & Electric	Dec 2022 683-2	PG&E 6217294683-2	Paid by Check # 101490		12/16/2022	01/04/2023	01/04/2023		01/06/2023	137.87
Account 6380.300 - Utilities Gas & Electric Totals									Invoice Transactions 3	\$2,878.83
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056025 121522	327 Reindollar Ave	Paid by Check # 101480		12/15/2022	12/22/2022	12/22/2022		01/06/2023	69.16
Account 6380.500 - Utilities Water & Sewer Totals									Invoice Transactions 1	\$69.16
Account 6400.565 - Material & Suppl Office Supplies										
10540 - Sierra Springs & Alhambra	7266038 122322	Water Cooler Rental and Replacement Water	Paid by Check # 101494		12/23/2022	01/03/2023	01/03/2023		01/06/2023	98.42
10469 - Stordok	53546940	Document Shredding Services - City Hall	Paid by Check # 101495		12/16/2022	01/03/2023	01/03/2023		01/06/2023	65.00
Account 6400.565 - Material & Suppl Office Supplies Totals									Invoice Transactions 2	\$163.42
Account 6600.090 - Other Charges Claims, Judgments, Damages										
11780 - Raymond Robinson - Claim Resettlement	MBA22-0424	Claim Settlement	Paid by Check # 101502		04/24/2022	01/04/2023	01/04/2023		01/06/2023	100.00
Account 6600.090 - Other Charges Claims, Judgments, Damages Totals									Invoice Transactions 1	\$100.00
Account 6600.460 - Other Charges Legal Notices & Pub										
10420 - Monterey County Weekly	246-090198- 00002	Imjin Parkway Widening Project Ad	Paid by Check # 101484		12/15/2022	12/22/2022	12/22/2022		01/06/2023	1,953.00
Account 6600.460 - Other Charges Legal Notices & Pub Totals									Invoice Transactions 1	\$1,953.00
Account 6600.490 - Other Charges Membership Prof Orgs										
10050 - ASCAP	100006019362	Citywide Music Licensing - 2023	Paid by Check # 101466		12/20/2022	01/03/2023	01/03/2023		01/06/2023	420.00
Account 6600.490 - Other Charges Membership Prof Orgs Totals									Invoice Transactions 1	\$420.00
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 10	\$8,780.96
Division 000 - Non-Div Totals									Invoice Transactions 10	\$8,780.96
Department 190 - Citywide Non-Dept Totals									Invoice Transactions 10	\$8,780.96



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 210 - Police										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
10107 - California Towing & Transport	204364	City of Marina	Paid by Check # 101470		11/28/2022	12/21/2022	12/21/2022		01/06/2023	100.00
10107 - California Towing & Transport	204636	City of Marina	Paid by Check # 101470		11/28/2022	12/21/2022	12/21/2022		01/06/2023	100.00
10326 - Language Line, LLC	10683695	Acct #9020101064	Paid by Check # 101477		11/30/2022	12/21/2022	12/21/2022		01/06/2023	504.39
10456 - Shred-it USA - Stericycle, Inc.	8002365041	Cust #1000200361	Paid by Check # 101493		09/18/2022	12/21/2022	12/21/2022		01/06/2023	152.15
10456 - Shred-it USA - Stericycle, Inc.	8002164725	Cust #1000200361	Paid by Check # 101493		08/18/2022	12/21/2022	12/21/2022		01/06/2023	1,380.04
10456 - Shred-it USA - Stericycle, Inc.	8001976122	Cust #1000200361	Paid by Check # 101493		07/18/2022	12/21/2022	12/21/2022		01/06/2023	304.30
10456 - Shred-it USA - Stericycle, Inc.	8001778920	Cust #1000200361	Paid by Check # 101493		06/18/2022	12/21/2022	12/21/2022		01/06/2023	304.30
10456 - Shred-it USA - Stericycle, Inc.	8001583290	Cust #1000200361	Paid by Check # 101493		05/18/2022	12/21/2022	12/21/2022		01/06/2023	152.15
10456 - Shred-it USA - Stericycle, Inc.	8001382692	Cust #1000200361	Paid by Check # 101493		04/18/2022	12/21/2022	12/21/2022		01/06/2023	152.15
10456 - Shred-it USA - Stericycle, Inc.	8001179645	Cust #1000200361	Paid by Check # 101493		03/18/2022	12/21/2022	12/21/2022		01/06/2023	152.15
10456 - Shred-it USA - Stericycle, Inc.	8000985066	Cust #1000200361	Paid by Check # 101493		02/18/2022	12/21/2022	12/21/2022		01/06/2023	152.15
10456 - Shred-it USA - Stericycle, Inc.	8002560790	Cust #1000200361	Paid by Check # 101493		10/18/2022	12/21/2022	12/21/2022		01/06/2023	152.15
10456 - Shred-it USA - Stericycle, Inc.	8002959500	Cust #1000200361	Paid by Check # 101493		12/18/2022	12/21/2022	12/21/2022		01/06/2023	152.15
Account 6300.570 - Prof Svc Other Totals									Invoice Transactions 13	\$3,758.08
Account 6380.120 - Utilities Comm Mobile & Pager										
10603 - Verizon Wireless	9921436297	Acct #371782403-00002	Paid by Check # 101498		11/25/2022	12/12/2022	12/12/2022		01/06/2023	883.46
10603 - Verizon Wireless	9920838170	Acct #272493672-00001	Paid by Check # 101498		11/18/2022	12/12/2022	12/12/2022		01/06/2023	4,881.50
Account 6380.120 - Utilities Comm Mobile & Pager Totals									Invoice Transactions 2	\$5,764.96
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel										
10416 - Monterey County Petroleum-Sturdy Oil Co.	29648A-IN	Regular Ethenol	Paid by Check # 101483		12/16/2022	12/22/2022	12/22/2022		01/06/2023	3,397.86
11324 - Wex Bank (former Chevron Fuel Cards)	85128790	Acct #0496-00-52150-7	Paid by EFT # 2830		11/23/2022	12/21/2022	12/21/2022		01/06/2023	441.42
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel Totals									Invoice Transactions 2	\$3,839.28



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 210 - Police										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6400.565 - Material & Suppl Office Supplies										
10498 - Quill Corporation	29350761	Acct # 7474999	Paid by Check # 101491		12/02/2022	12/21/2022	12/21/2022		01/06/2023	56.79
10498 - Quill Corporation	29602680	Acct # 7474999	Paid by Check # 101491		12/14/2022	12/21/2022	12/21/2022		01/06/2023	68.59
Account 6400.565 - Material & Suppl Office Supplies Totals									Invoice Transactions 2	\$125.38
Account 6400.720 - Material & Suppl Safety Equip										
10029 - Altius Medical	18608	Cust #175	Paid by Check # 101464		12/15/2022	12/21/2022	12/21/2022		01/06/2023	93.80
10330 - LC Action	445200	Cust #862	Paid by Check # 101478		10/27/2022	12/21/2022	12/21/2022		01/06/2023	755.99
10330 - LC Action	444677	Cust #862	Paid by Check # 101478		10/12/2022	12/21/2022	12/21/2022		01/06/2023	2,124.28
10330 - LC Action	436235	Cust #862	Paid by Check # 101478		03/07/2022	12/21/2022	12/21/2022		01/06/2023	2,878.68
10330 - LC Action	4524	Cust #862	Paid by Check # 101478		06/24/2022	12/21/2022	12/21/2022		01/06/2023	2,055.16
Account 6400.720 - Material & Suppl Safety Equip Totals									Invoice Transactions 5	\$7,907.91
Account 6500.620 - Training & Travel POST										
11778 - Motor Squad Training Institute	22-234-018	Marina Police Dept	Paid by Check # 101501		08/12/2022	12/21/2022	12/21/2022		01/06/2023	1,200.00
Account 6500.620 - Training & Travel POST Totals									Invoice Transactions 1	\$1,200.00
Account 6600.485 - Other Charges Medical Svc - Investigations										
10193 - California Department of Justice	620852	Cust #110312	Paid by Check # 101469		12/05/2022	12/21/2022	12/21/2022		01/06/2023	79.00
10008 - Monterey County Department of Health - EHB	MRN-PD-22-10	City of Marina	Paid by Check # 101482		12/06/2022	12/21/2022	12/21/2022		01/06/2023	775.00
10445 - Natividad Medical Center	12-05-22	Marina Police Department	Paid by Check # 101487		12/05/2022	12/21/2022	12/21/2022		01/06/2023	93.00
10445 - Natividad Medical Center	12-07-22	Marina Police Department	Paid by Check # 101487		12/07/2022	12/21/2022	12/21/2022		01/06/2023	124.00
Account 6600.485 - Other Charges Medical Svc - Investigations Totals									Invoice Transactions 4	\$1,071.00
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 29	\$23,666.61
Division 000 - Non-Div Totals									Invoice Transactions 29	\$23,666.61
Department 210 - Police Totals									Invoice Transactions 29	\$23,666.61
Department 250 - Fire										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel										
10416 - Monterey County Petroleum-Sturdy Oil Co.	29648A-IN	Regular Ethenol	Paid by Check # 101483		12/16/2022	12/22/2022	12/22/2022		01/06/2023	268.25



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 250 - Fire										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel										
10416 - Monterey County Petroleum-Sturdy Oil Co.	29650A-IN	Clear Diesel	Paid by Check # 101483		12/19/2022	12/22/2022	12/22/2022		01/06/2023	1,791.69
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel Totals										Invoice Transactions 2
										\$2,059.94
Account 6400.740 - Material & Suppl Special Dept Suppl										
10580 - Tri County Fire Protection	HP59928	Extinguisher refills/service	Paid by Check # 101497		12/14/2022	12/21/2022	12/21/2022		01/06/2023	483.00
Account 6400.740 - Material & Suppl Special Dept Suppl Totals										Invoice Transactions 1
										\$483.00
Sub-Division 00 - Non-Subdiv Totals										Invoice Transactions 3
										\$2,542.94
Division 000 - Non-Div Totals										Invoice Transactions 3
										\$2,542.94
Department 250 - Fire Totals										Invoice Transactions 3
										\$2,542.94
Department 310 - Public Works										
Division 311 - Buildings & Grounds										
Sub-Division 00 - Non-Subdiv										
Account 6360.065 - Maint & Repairs Bdg NonFlagship										
10080 - Branch's Janitorial	228524	Custodial Service for December	Paid by Check # 101468		12/22/2022	12/21/2022	12/21/2022		01/06/2023	2,886.35
Account 6360.065 - Maint & Repairs Bdg NonFlagship Totals										Invoice Transactions 1
										\$2,886.35
Account 6360.440 - Maint & Repairs Landscape General										
10250 - Gavilan Pest Control	0150373	3126 Shoemaker/at Pond	Paid by Check # 101473		12/15/2022	12/21/2022	12/21/2022		01/06/2023	80.00
10250 - Gavilan Pest Control	0150444	Preston Park Squirrels	Paid by Check # 101473		12/15/2022	12/21/2022	12/21/2022		01/06/2023	180.00
10250 - Gavilan Pest Control	0150372	120 Seaside Circle Pond/Restrooms	Paid by Check # 101473		12/15/2022	12/21/2022	12/21/2022		01/06/2023	80.00
Account 6360.440 - Maint & Repairs Landscape General Totals										Invoice Transactions 3
										\$340.00
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056045 122122	3100 Preston Drive	Paid by Check # 101480		12/21/2022	12/22/2022	12/22/2022		01/06/2023	171.02
10349 - Marina Coast Water District	000056046 122122	3100 Preston Drive	Paid by Check # 101480		12/21/2022	12/22/2022	12/22/2022		01/06/2023	150.82
10349 - Marina Coast Water District	000056094 122122	2660 5th Ave	Paid by Check # 101480		12/21/2022	12/22/2022	12/22/2022		01/06/2023	426.66
10349 - Marina Coast Water District	000056061 122122	Reservation/Locke Paddon Park	Paid by Check # 101480		12/21/2022	12/22/2022	12/22/2022		01/06/2023	86.07
Account 6380.500 - Utilities Water & Sewer Totals										Invoice Transactions 4
										\$834.57



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 310 - Public Works										
Division 311 - Buildings & Grounds										
Sub-Division 00 - Non-Subdiv										
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel										
10416 - Monterey County Petroleum-Sturdy Oil Co.	29648A-IN	Regular Ethenol	Paid by Check # 101483		12/16/2022	12/22/2022	12/22/2022		01/06/2023	134.12
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel Totals									Invoice Transactions 1	<u>\$134.12</u>
Account 6400.800 - Material & Suppl Uniform										
10043 - Aramark Uniform Service	5110139267	PW Uniforms	Paid by Check # 101465		12/28/2022	12/22/2022	12/22/2022		01/06/2023	130.97
Account 6400.800 - Material & Suppl Uniform Totals									Invoice Transactions 1	<u>\$130.97</u>
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 10	<u>\$4,326.01</u>
Division 311 - Buildings & Grounds Totals									Invoice Transactions 10	<u>\$4,326.01</u>
Division 313 - Vehicle Maint										
Sub-Division 00 - Non-Subdiv										
Account 6360.690 - Maint & Repairs Supplies										
10403 - NAPA Auto Parts - former Monterey Auto Supply	4006-953374	2007 Ford Ranger Building	Paid by Check # 101486		12/20/2022	12/21/2022	12/21/2022		01/06/2023	83.69
10403 - NAPA Auto Parts - former Monterey Auto Supply	953339	Oil Filters	Paid by Check # 101486		12/20/2022	12/21/2022	12/21/2022		01/06/2023	44.71
Account 6360.690 - Maint & Repairs Supplies Totals									Invoice Transactions 2	<u>\$128.40</u>
Account 6360.850 - Maint & Repairs Vehicle										
10448 - Newton Bros. Tire & Auto	438028	PD	Paid by Check # 101488		12/21/2022	12/21/2022	12/21/2022		01/06/2023	468.45
Account 6360.850 - Maint & Repairs Vehicle Totals									Invoice Transactions 1	<u>\$468.45</u>
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 3	<u>\$596.85</u>
Division 313 - Vehicle Maint Totals									Invoice Transactions 3	<u>\$596.85</u>
Department 310 - Public Works Totals									Invoice Transactions 13	<u>\$4,922.86</u>
Department 410 - Planning										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.610 - Prof Svc Planning - Consultant										
10508 - Regional Government Services	14372	Contract Services for Planning - November 2022	Paid by EFT # 2827		11/30/2022	01/03/2023	01/03/2023		01/06/2023	1,406.85
Account 6300.610 - Prof Svc Planning - Consultant Totals									Invoice Transactions 1	<u>\$1,406.85</u>
Account 6330.100 - Fee Agr Costs - Planning										
10508 - Regional Government Services	14258	Marina Dunes October 2022	Paid by EFT # 2827		10/31/2022	01/04/2023	01/04/2023		01/06/2023	14,497.40



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 410 - Planning										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6330.100 - Fee Agr Costs - Planning										
10508 - Regional Government Services	14373	Marina Quick Quack Car Wash - November 2022	Paid by EFT # 2827		11/30/2022	01/03/2023	01/03/2023		01/06/2023	840.68
Account 6330.100 - Fee Agr Costs - Planning Totals									Invoice Transactions 2	\$15,338.08
Account 6380.120 - Utilities Comm Mobile & Pager										
10603 - Verizon Wireless	9922578828	Monthly Verizon Bill-308174766	Paid by Check # 101498		12/10/2022	12/20/2022	12/20/2022		01/06/2023	50.58
Account 6380.120 - Utilities Comm Mobile & Pager Totals									Invoice Transactions 1	\$50.58
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel										
10416 - Monterey County Petroleum-Sturdy Oil Co.	29648A-IN	Regular Ethenol	Paid by Check # 101483		12/16/2022	12/22/2022	12/22/2022		01/06/2023	89.42
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel Totals									Invoice Transactions 1	\$89.42
Account 6400.565 - Material & Suppl Office Supplies										
10732 - Office Depot-General Account	282759140001	Marina Community Partners LLC The Dunes	Paid by Check # 101489		12/22/2022	01/04/2023	01/04/2023		01/06/2023	74.78
Account 6400.565 - Material & Suppl Office Supplies Totals									Invoice Transactions 1	\$74.78
Account 6400.635 - Material & Suppl Postage Shipping										
11779 - Alyson Hunter	122222	AH Purchase of maps for Cypress Knolls Public Workshop on 1/7/23	Paid by Check # 101500		12/22/2022	01/03/2023	01/03/2023		01/06/2023	651.89
Account 6400.635 - Material & Suppl Postage Shipping Totals									Invoice Transactions 1	\$651.89
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 7	\$17,611.60
Division 000 - Non-Div Totals									Invoice Transactions 7	\$17,611.60
Department 410 - Planning Totals									Invoice Transactions 7	\$17,611.60
Department 420 - Engineering										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection										
10316 - Kimley-Horn & Associates	22093766	Dunes 2nd Ave	Paid by Check # 101476		07/31/2022	12/21/2022	12/21/2022		01/06/2023	4,579.50
Account 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection Totals									Invoice Transactions 1	\$4,579.50
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 1	\$4,579.50
Division 000 - Non-Div Totals									Invoice Transactions 1	\$4,579.50
Department 420 - Engineering Totals									Invoice Transactions 1	\$4,579.50



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 510 - Recreation & Culture										
Division 100 - Admin										
Sub-Division 00 - Non-Subdiv										
Account 6380.120 - Utilities Comm Mobile & Pager										
10153 - Comcast	12-14-22	Acc# 8155 10 029	Paid by Check		12/14/2022	01/03/2023	01/03/2023		01/06/2023	142.69
		0106172	# 101472							
10603 - Verizon Wireless	9923189049	Cell Phone Charges for	Paid by Check		12/17/2022	01/03/2023	01/03/2023		01/06/2023	203.20
		Recreation Department	# 101498							
		- December 2022								
Account 6380.120 - Utilities Comm Mobile & Pager Totals							Invoice Transactions 2			\$345.89
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel										
10416 - Monterey County Petroleum-Sturdy Oil Co.	29648A-IN	Regular Ethenol	Paid by Check		12/16/2022	12/22/2022	12/22/2022		01/06/2023	223.54
			# 101483							
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel Totals							Invoice Transactions 1			\$223.54
Account 6600.740 - Other Charges Special Event										
10301 - Janice Griffin	12-16-22	Youth Special Event -	Paid by Check		12/13/2022	01/03/2023	01/03/2023		01/06/2023	400.00
		Christmas Party	# 101475							
Account 6600.740 - Other Charges Special Event Totals							Invoice Transactions 1			\$400.00
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions 4			\$969.43
Division 100 - Admin Totals							Invoice Transactions 4			\$969.43
Department 510 - Recreation & Culture Totals							Invoice Transactions 4			\$969.43
Fund 100 - General Fund Totals							Invoice Transactions 86			\$321,729.58



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 220 - Gas Tax										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	Dec 2022 533-8	PG&E - 2253666533-8	Paid by Check # 101490		12/16/2022	01/04/2023	01/04/2023		01/06/2023	286.88
10463 - Pacific Gas & Electric	Dec 2022 483-6	PG&E - 3982644483-6	Paid by Check # 101490		12/14/2022	01/04/2023	01/04/2023		01/06/2023	13,624.07
10463 - Pacific Gas & Electric	Dec 2022 362-9	PG&E - 5996678362-9	Paid by Check # 101490		12/18/2022	01/04/2023	01/04/2023		01/06/2023	249.67
10463 - Pacific Gas & Electric	Dec 2022 683-2	PG&E 6217294683-2	Paid by Check # 101490		12/16/2022	01/04/2023	01/04/2023		01/06/2023	1,018.58
Account 6380.300 - Utilities Gas & Electric Totals									Invoice Transactions 4	\$15,179.20
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056027 121522	Calif Ave at Reindollar	Paid by Check # 101480		12/15/2022	12/22/2022	12/22/2022		01/06/2023	36.77
10349 - Marina Coast Water District	000056007 121522	Calif Ave/North of 3rd	Paid by Check # 101480		12/15/2022	12/22/2022	12/22/2022		01/06/2023	89.02
Account 6380.500 - Utilities Water & Sewer Totals									Invoice Transactions 2	\$125.79
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel										
10416 - Monterey County Petroleum-Sturdy Oil Co.	29648A-IN	Regular Ethenol	Paid by Check # 101483		12/16/2022	12/22/2022	12/22/2022		01/06/2023	134.13
10416 - Monterey County Petroleum-Sturdy Oil Co.	29650A-IN	Clear Diesel	Paid by Check # 101483		12/19/2022	12/22/2022	12/22/2022		01/06/2023	882.47
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel Totals									Invoice Transactions 2	\$1,016.60
Account 6400.800 - Material & Suppl Uniform										
10043 - Aramark Uniform Service	5110139270	Shop Supplies	Paid by Check # 101465		12/28/2022	12/22/2022	12/22/2022		01/06/2023	62.36
Account 6400.800 - Material & Suppl Uniform Totals									Invoice Transactions 1	\$62.36
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 9	\$16,383.95
Division 000 - Non-Div Totals									Invoice Transactions 9	\$16,383.95
Department 000 - Non-Dept Totals									Invoice Transactions 9	\$16,383.95
Fund 220 - Gas Tax Totals									Invoice Transactions 9	\$16,383.95



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 251 - CFD - Locke Paddon										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	Dec 2022 272-1	PG&E - 2862559272-1	Paid by Check # 101490		12/16/2022	01/04/2023	01/04/2023		01/06/2023	63.12
Account 6380.300 - Utilities Gas & Electric Totals							Invoice Transactions 1			\$63.12
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions 1			\$63.12
Division 000 - Non-Div Totals							Invoice Transactions 1			\$63.12
Department 000 - Non-Dept Totals							Invoice Transactions 1			\$63.12
Fund 251 - CFD - Locke Paddon Totals							Invoice Transactions 1			\$63.12



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 460 - Airport Capital Projects										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
11489 - Wallace Group, Inc.	58162	Airport Fuel Farm 100LL Tank Replacement	Paid by Check # 101499		12/20/2022	12/20/2022	12/20/2022		01/06/2023	7,743.75
11489 - Wallace Group, Inc.	58206	Airport B533 Exterior CM	Paid by Check # 101499		12/21/2022	12/20/2022	12/20/2022		01/06/2023	951.38
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	2		\$8,695.13
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	2		\$8,695.13
Division 000 - Non-Div Totals							Invoice Transactions	2		\$8,695.13
Department 000 - Non-Dept Totals							Invoice Transactions	2		\$8,695.13
Fund 460 - Airport Capital Projects Totals							Invoice Transactions	2		\$8,695.13



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 462 - City Capital Projects										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
10316 - Kimley-Horn & Associates	22093765	2021 Dev Impact Fee	Paid by Check # 101476		07/31/2022	12/22/2022	12/22/2022		01/06/2023	10,476.00
10316 - Kimley-Horn & Associates	23298347	2021 Dev Impact Fee	Paid by Check # 101476		11/30/2022	12/22/2022	12/22/2022		01/06/2023	1,026.50
10515 - Rincon Consultants, Inc.	44614	Marina DVSP	Paid by EFT # 2829		01/19/2023	01/04/2023	01/04/2023		01/06/2023	7,972.00
11489 - Wallace Group, Inc.	58249	California Ave Pedestrian Crossing Construction Management	Paid by Check # 101499		12/21/2022	12/21/2022	12/21/2022		01/06/2023	1,373.75
11489 - Wallace Group, Inc.	58233	MLK Sculpture	Paid by Check # 101499		12/21/2022	12/21/2022	12/21/2022		01/06/2023	2,355.00
11489 - Wallace Group, Inc.	58234	MLK Sculpture CDs	Paid by Check # 101499		12/21/2022	12/21/2022	12/21/2022		01/06/2023	9,450.93
11489 - Wallace Group, Inc.	58232	Sea Haven City Park	Paid by Check # 101499		12/21/2022	12/21/2022	12/21/2022		01/06/2023	1,239.00
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	7		<u>\$33,893.18</u>
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	7		<u>\$33,893.18</u>
Division 000 - Non-Div Totals							Invoice Transactions	7		<u>\$33,893.18</u>
Department 000 - Non-Dept Totals							Invoice Transactions	7		<u>\$33,893.18</u>
Fund 462 - City Capital Projects Totals							Invoice Transactions	7		<u>\$33,893.18</u>



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 555 - Marina Airport										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6360.050 - Maint & Repairs Building										
10427 - Monterey Regional Waste Management District	3737107	Airport Run	Paid by Check # 101485		12/21/2022	12/20/2022	12/20/2022		01/06/2023	66.50
10427 - Monterey Regional Waste Management District	3736668	Airport Run	Paid by Check # 101485		12/20/2022	12/20/2022	12/20/2022		01/06/2023	59.50
Account 6360.050 - Maint & Repairs Building Totals									Invoice Transactions 2	\$126.00
Account 6360.440 - Maint & Repairs Landscape General										
10154 - Commercial Environment Landscape	2796-1222	Marina Airport Medians	Paid by EFT # 2826		12/19/2022	12/20/2022	12/20/2022		01/06/2023	2,900.00
Account 6360.440 - Maint & Repairs Landscape General Totals									Invoice Transactions 1	\$2,900.00
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	Dec 2022 683-2	PG&E 6217294683-2	Paid by Check # 101490		12/16/2022	01/04/2023	01/04/2023		01/06/2023	90.86
Account 6380.300 - Utilities Gas & Electric Totals									Invoice Transactions 1	\$90.86
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel										
10416 - Monterey County Petroleum-Sturdy Oil Co.	29648A-IN	Regular Ethenol	Paid by Check # 101483		12/16/2022	12/22/2022	12/22/2022		01/06/2023	134.13
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel Totals									Invoice Transactions 1	\$134.13
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 5	\$3,250.99
Division 000 - Non-Div Totals									Invoice Transactions 5	\$3,250.99
Department 000 - Non-Dept Totals									Invoice Transactions 5	\$3,250.99
Fund 555 - Marina Airport Totals									Invoice Transactions 5	\$3,250.99



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 556 - Preston Park NonProfit Corp										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.215 - Prof Svc Fin - Audit										
11476 - Chavan & Associates LLP	17611	City Audit Service	Paid by Check # 101471		11/06/2022	01/04/2023	01/04/2023		01/06/2023	2,325.00
Account 6300.215 - Prof Svc Fin - Audit Totals							Invoice Transactions	1		\$2,325.00
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	1		\$2,325.00
Division 000 - Non-Div Totals							Invoice Transactions	1		\$2,325.00
Department 000 - Non-Dept Totals							Invoice Transactions	1		\$2,325.00
Fund 556 - Preston Park NonProfit Corp Totals							Invoice Transactions	1		\$2,325.00
Grand Totals							Invoice Transactions	111		\$386,340.95



Accounts Payable by G/L Distribution Report

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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 120 - City Mgr/HR/Risk										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
11714 - Advisian, Inc. - Worley Group, Inc.	408522	Professional Services - MPWSP - September 2022	Paid by Check # 101565		10/14/2022	01/06/2023	01/06/2023		01/13/2023	11,513.75
11714 - Advisian, Inc. - Worley Group, Inc.	414174	Professional Services - MPWSP - Sept.- October 2022	Paid by Check # 101565		11/08/2022	01/06/2023	01/06/2023		01/13/2023	9,500.00
10335 - Liebert Cassidy Whitmore	203719	LCW - Professional Services	Paid by Check # 101531		08/31/2021	01/10/2023	01/10/2023		01/13/2023	632.00
11735 - Michael Josselyn	07-31-22-August	Professional Services - MPWSP - August 2022	Paid by Check # 101535		07/31/2022	01/06/2023	01/06/2023		01/13/2023	3,750.00
11033 - Sara Steck Myers	01-01-23	Professional Services - MPWSP - December 2022	Paid by EFT # 2856		01/01/2023	01/06/2023	01/06/2023		01/13/2023	3,090.00
Account 6300.570 - Prof Svc Other Totals									Invoice Transactions 5	\$28,485.75
Account 6500.700 - Training & Travel Training & Travel										
11783 - City of Pacific Grove	12-16-22	MBAMG December 16, 2022 Luncheon-Meeting	Paid by Check # 101518		12/16/2022	01/06/2023	01/06/2023		01/13/2023	49.59
Account 6500.700 - Training & Travel Training & Travel Totals									Invoice Transactions 1	\$49.59
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 6	\$28,535.34
Division 000 - Non-Div Totals									Invoice Transactions 6	\$28,535.34
Department 120 - City Mgr/HR/Risk Totals									Invoice Transactions 6	\$28,535.34
Department 125 - I. T.										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.330 - Prof Svc IT - Information Tech Svc										
10897 - TechRx Technology Services	10665	IT Support - December 2022	Paid by Check # 101563		01/01/2023	01/06/2023	01/06/2023		01/13/2023	8,160.00
Account 6300.330 - Prof Svc IT - Information Tech Svc Totals									Invoice Transactions 1	\$8,160.00
Account 6360.076 - Maint & Repairs Copier										
10406 - Monterey Bay Systems	439273	City Hall Copier Maintenance Contract - Jan-Apr 2023	Paid by Check # 101537		01/06/2023	01/06/2023	01/06/2023		01/13/2023	607.45
10592 - U.S. Bank Equipment Finance-US Bancorp	490774486	CDD Copier Lease - January 2023	Paid by Check # 101552		12/30/2022	01/06/2023	01/06/2023		01/13/2023	216.32
Account 6360.076 - Maint & Repairs Copier Totals									Invoice Transactions 2	\$823.77
Account 6360.342 - Maint & Repairs IT - System Annual Maint										
10897 - TechRx Technology Services	10644	Ninite Monthly Subscription - January 2023	Paid by Check # 101563		01/01/2023	01/06/2023	01/06/2023		01/13/2023	112.50



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Payment Date Range 01/13/23 - 01/13/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 125 - I. T.										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6360.342 - Maint & Repairs IT - System Annual Maint										
10897 - TechRx Technology Services	10645	Veeam Virtual Backup Monthly Subscription - January 2023	Paid by Check # 101563		01/01/2023	01/06/2023	01/06/2023		01/13/2023	380.00
Account 6360.342 - Maint & Repairs IT - System Annual Maint Totals								Invoice Transactions	2	\$492.50
Account 6360.345 - Maint & Repairs Citywide Microsoft Ofc Upgrade										
10897 - TechRx Technology Services	10592	Citywide MS Office 365 - December 2022	Paid by Check # 101563		12/01/2022	01/06/2023	01/06/2023		01/13/2023	1,782.60
Account 6360.345 - Maint & Repairs Citywide Microsoft Ofc Upgrade Totals								Invoice Transactions	1	\$1,782.60
Sub-Division 00 - Non-Subdiv Totals								Invoice Transactions	6	\$11,258.87
Division 000 - Non-Div Totals								Invoice Transactions	6	\$11,258.87
Department 125 - I. T. Totals								Invoice Transactions	6	\$11,258.87
Department 130 - Finance										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6400.350 - Material & Suppl IT-Computer & Hardware (non-cap)										
10897 - TechRx Technology Services	10622	New Laptop for Assis.Fin.Director	Paid by Check # 101563		12/31/2022	01/05/2023	01/05/2023		01/13/2023	2,068.54
Account 6400.350 - Material & Suppl IT-Computer & Hardware (non-cap) Totals								Invoice Transactions	1	\$2,068.54
Sub-Division 00 - Non-Subdiv Totals								Invoice Transactions	1	\$2,068.54
Division 000 - Non-Div Totals								Invoice Transactions	1	\$2,068.54
Department 130 - Finance Totals								Invoice Transactions	1	\$2,068.54
Department 150 - City Attorney										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.450 - Prof Svc Legal - City Attorney Other Svc										
11718 - Noland, Hamerly, Etienne & Hoss	226741	Attorney Services - Nov-Dec 2022 - Multiple Subjects	Paid by Check # 101543		12/28/2022	01/06/2023	01/06/2023		01/13/2023	42,633.60
11753 - Fenton & Keller PC	129797	Professional Services - Cardroom Ordinance - November 2022	Paid by Check # 101520		11/10/2022	12/22/2022	12/22/2022		01/13/2023	1,417.50
Account 6300.450 - Prof Svc Legal - City Attorney Other Svc Totals								Invoice Transactions	2	\$44,051.10
Sub-Division 00 - Non-Subdiv Totals								Invoice Transactions	2	\$44,051.10
Division 000 - Non-Div Totals								Invoice Transactions	2	\$44,051.10
Department 150 - City Attorney Totals								Invoice Transactions	2	\$44,051.10



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 190 - Citywide Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6360.570 - Maint & Repairs Other Svc Agr										
10129 - Cintas Corporation	4142671962	Payer# 16673534	Paid by Check # 101516		01/06/2023	01/06/2023	01/06/2023		01/13/2023	43.72
Account 6360.570 - Maint & Repairs Other Svc Agr Totals										Invoice Transactions 1
										\$43.72
Account 6380.150 - Utilities Comm Phone System										
10758 - AT & T CALNET3	000019270535	CALNET3-9391023437	Paid by Check # 101509		12/28/2022	01/06/2023	01/06/2023		01/13/2023	51.63
10758 - AT & T CALNET3	000019270538	CALNET3-9391023440 (384-0860)	Paid by Check # 101509		12/28/2022	01/06/2023	01/06/2023		01/13/2023	26.65
10758 - AT & T CALNET3	000019270539	CALNET3-9391023441 (384-0888)	Paid by Check # 101509		12/28/2022	01/06/2023	01/06/2023		01/13/2023	26.65
10758 - AT & T CALNET3	000019270563	CALNET3-9391023463 (384-7854)	Paid by Check # 101509		12/28/2022	01/06/2023	01/06/2023		01/13/2023	26.65
10758 - AT & T CALNET3	000019270566	CALNET3-9391023466 (384-8477)	Paid by Check # 101509		12/28/2022	01/06/2023	01/06/2023		01/13/2023	51.63
10758 - AT & T CALNET3	000019270568	CALNET3-9391023468 (384-9148)	Paid by Check # 101509		12/28/2022	01/06/2023	01/06/2023		01/13/2023	26.65
10758 - AT & T CALNET3	000019268689	CALNET3-9391023471 (582-0100)	Paid by Check # 101509		12/27/2022	01/06/2023	01/06/2023		01/13/2023	55.95
10758 - AT & T CALNET3	000019268695	CALNET3-9391023477 (582-9803)	Paid by Check # 101509		12/27/2022	01/06/2023	01/06/2023		01/13/2023	26.65
Account 6380.150 - Utilities Comm Phone System Totals										Invoice Transactions 8
										\$292.46
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056020	304 Hillcrest Ave	Paid by Check # 101533		12/15/2022	01/04/2023	01/04/2023		01/13/2023	111.02
10349 - Marina Coast Water District	000056018	208 Palm Ave	Paid by Check # 101533		12/15/2022	01/04/2023	01/04/2023		01/13/2023	153.37
10349 - Marina Coast Water District	000056017	208-A Palm Ave	Paid by Check # 101533		12/15/2022	01/04/2023	01/04/2023		01/13/2023	80.86
Account 6380.500 - Utilities Water & Sewer Totals										Invoice Transactions 3
										\$345.25
Account 6600.010 - Other Charges Alarm										
10239 - First Alarm	725818	Remote Access New Code Entry - City Hall	Paid by EFT # 2855		12/21/2022	01/06/2023	01/06/2023		01/13/2023	35.00
10239 - First Alarm	725817	Remote Access New Code Entry - City Hall	Paid by EFT # 2855		12/21/2022	01/06/2023	01/06/2023		01/13/2023	35.00
Account 6600.010 - Other Charges Alarm Totals										Invoice Transactions 2
										\$70.00
Account 6600.450 - Other Charges Leases & Rents										
10579 - Transportation Agency of Monterey County	TAMC Jan 2023	Handcart Lease Pymt	Paid by Check # 101550		01/06/2023	01/06/2023	01/06/2023		01/13/2023	8,858.00
Account 6600.450 - Other Charges Leases & Rents Totals										Invoice Transactions 1
										\$8,858.00



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 190 - Citywide Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6600.452 - Other Charges Leased Copier										
11451 - Monterey Bay Office Products - US Bank	491188074	City Hall Copier Lease Payment - January 2023	Paid by Check # 101536		01/04/2023	01/06/2023	01/06/2023		01/13/2023	380.20
Account 6600.452 - Other Charges Leased Copier Totals									Invoice Transactions 1	\$380.20
Account 6600.630 - Other Charges Promotional Activities										
11784 - John Upshaw John Upshaw - DJ Monterey	12-28-22	MLK Groundbreaking Ceremony DJ Services	Paid by Check # 101558		12/28/2022	01/10/2023	01/10/2023		01/13/2023	300.00
Account 6600.630 - Other Charges Promotional Activities Totals									Invoice Transactions 1	\$300.00
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 17	\$10,289.63
Division 000 - Non-Div Totals									Invoice Transactions 17	\$10,289.63
Department 190 - Citywide Non-Dept Totals									Invoice Transactions 17	\$10,289.63
Department 195 - Conveyance										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6360.440 - Maint & Repairs Landscape General										
10446 - New Image Landscape Co.	140815	Landscape Maintenance December 2022	Paid by Check # 101542		12/31/2022	01/09/2023	01/09/2023		01/13/2023	2,140.00
Account 6360.440 - Maint & Repairs Landscape General Totals									Invoice Transactions 1	\$2,140.00
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 1	\$2,140.00
Division 000 - Non-Div Totals									Invoice Transactions 1	\$2,140.00
Department 195 - Conveyance Totals									Invoice Transactions 1	\$2,140.00
Department 210 - Police										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
10865 - Hayon Inc. (University Chevron Marina)	03-2022PD	Marina Police Department	Paid by Check # 101574		10/04/2022	01/04/2023	01/04/2023		01/13/2023	450.00
10326 - Language Line, LLC	10706051	Acct #9020101064	Paid by Check # 101575		12/31/2022	01/09/2023	01/09/2023		01/13/2023	314.64
10334 - Lexis Nexis Risk Solutions	1308841-20221130	Billing ID #1308841	Paid by Check # 101576		11/30/2022	01/09/2023	01/09/2023		01/13/2023	150.00
10342 - Monterey County Peace Officers Association-MCPOA	2022090R	Marina 2022	Paid by Check # 101578		01/02/2023	01/04/2023	01/04/2023		01/13/2023	1,050.00
10456 - Shred-it USA - Stericycle, Inc.	8002761672	Cust #1000200361	Paid by Check # 101580		11/18/2023	01/04/2023	01/04/2023		01/13/2023	152.15
Account 6300.570 - Prof Svc Other Totals									Invoice Transactions 5	\$2,116.79



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 210 - Police										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6360.360 - Maint & Repairs Janitorial										
10080 - Branch's Janitorial	228525	Janitorial Service - Police/Fire/Airport December 2022	Paid by Check # 101510		12/22/2022	01/04/2023	01/04/2023		01/13/2023	1,308.34
Account 6360.360 - Maint & Repairs Janitorial Totals Invoice Transactions 1										\$1,308.34
Account 6360.570 - Maint & Repairs Other Svc Agr										
10129 - Cintas Corporation	4141405033	Mat Service - Police/Fire 12/23/22	Paid by Check # 101516		12/23/2022	01/04/2023	01/04/2023		01/13/2023	37.59
10592 - U.S. Bank Equipment Finance-USbancorp	490334380	Customer Credit Acct #598296	Paid by Check # 101583		12/27/2022	01/04/2023	01/04/2023		01/13/2023	2,582.28
10627 - Zoom Imaging Solutions	IN3160157	Acct # SOS-CIT-1600-Z - City of Marina PD	Paid by Check # 101585		12/22/2022	01/04/2023	01/04/2023		01/13/2023	643.96
Account 6360.570 - Maint & Repairs Other Svc Agr Totals Invoice Transactions 3										\$3,263.83
Account 6380.120 - Utilities Comm Mobile & Pager										
10603 - Verizon Wireless	9923220371	Acct #272493672-00001	Paid by Check # 101584		12/18/2022	01/09/2023	01/09/2023		01/13/2023	2,375.86
Account 6380.120 - Utilities Comm Mobile & Pager Totals Invoice Transactions 1										\$2,375.86
Account 6380.150 - Utilities Comm Phone System										
10053 - AT & T	12-21-22	Acct #051 935-4017 001	Paid by Check # 101568		12/21/2022	01/04/2023	01/04/2023		01/13/2023	96.37
10053 - AT & T	12-01-22	Acct #248 134-7275 428 0	Paid by Check # 101568		12/01/2022	01/04/2023	01/04/2023		01/13/2023	18.51
10053 - AT & T	01-01-2023	Acct #248 134-7275 428 0	Paid by Check # 101568		01/01/2023	01/09/2023	01/09/2023		01/13/2023	47.06
10758 - AT & T CALNET3	000019220961	BAN #9391023478	Paid by Check # 101569		12/15/2022	01/04/2023	01/04/2023		01/13/2023	51.63
10057 - Avaya, Inc.	2734636866	Acct #0100828859	Paid by EFT # 2872		12/04/2022	01/04/2023	01/04/2023		01/13/2023	12.49
10374 - Maynard Group Inc.	IN2033010	Acct #AC3746	Paid by Check # 101577		01/01/2023	01/09/2023	01/09/2023		01/13/2023	661.13
Account 6380.150 - Utilities Comm Phone System Totals Invoice Transactions 6										\$887.19
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	014874000 103122	289 12th Street	Paid by Check # 101533		10/31/2022	01/09/2023	01/09/2023		01/13/2023	126.13
10349 - Marina Coast Water District	014874000 113022	289 12th Street	Paid by Check # 101533		11/30/2022	01/09/2023	01/09/2023		01/13/2023	126.13
10349 - Marina Coast Water District	014874000 123022	289 12th Street	Paid by Check # 101533		12/30/2022	01/09/2023	01/09/2023		01/13/2023	138.74
10349 - Marina Coast Water District	014874000 063022	289 12th Street	Paid by Check # 101533		06/30/2022	01/10/2023	01/10/2023		01/13/2023	130.85



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 210 - Police										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	014874000	289 12th Street	Paid by Check		07/29/2022	01/10/2023	01/10/2023		01/13/2023	126.13
	072922		# 101533							
10349 - Marina Coast Water District	014874000	289 12th Street	Paid by Check		08/31/2022	01/10/2023	01/10/2023		01/13/2023	126.13
	083122		# 101533							
10349 - Marina Coast Water District	014874000	289 12th Street	Paid by Check		09/29/2022	01/10/2023	01/10/2023		01/13/2023	130.85
	092922		# 101533							
Account 6380.500 - Utilities Water & Sewer Totals							Invoice Transactions 7			\$904.96
Account 6400.565 - Material & Suppl Office Supplies										
10498 - Quill Corporation	27992375	Acct # 7474999	Paid by Check		09/27/2022	01/04/2023	01/04/2023		01/13/2023	43.68
			# 101547							
10498 - Quill Corporation	29604752	Acct # 7474999	Paid by Check		12/14/2022	01/04/2023	01/04/2023		01/13/2023	53.52
			# 101547							
10498 - Quill Corporation	29608845	Acct # 7474999	Paid by Check		12/15/2022	01/04/2023	01/04/2023		01/13/2023	9.28
			# 101547							
Account 6400.565 - Material & Suppl Office Supplies Totals							Invoice Transactions 3			\$106.48
Account 6400.635 - Material & Suppl Postage Shipping										
10235 - FedEx	9-641-46768	Acct #3995-9218-6	Paid by Check		12/23/2022	01/04/2023	01/04/2023		01/13/2023	3.65
			# 101573							
10235 - FedEx	7-971-98415	Acct #3995-9218-6	Paid by Check		12/09/2022	01/04/2023	01/04/2023		01/13/2023	50.05
			# 101573							
10235 - FedEx	9-640-99171	Acct #3995-9218-6	Paid by Check		12/16/2022	01/04/2023	01/04/2023		01/13/2023	6.51
			# 101573							
Account 6400.635 - Material & Suppl Postage Shipping Totals							Invoice Transactions 3			\$60.21
Account 6400.720 - Material & Suppl Safety Equip										
10304 - Johnson Associates	494414	PD Truck 826	Paid by Check		12/20/2022	01/05/2023	01/05/2023		01/13/2023	463.06
			# 101529							
10727 - Ace Hardware-Public Safety	084069	Cust #116	Paid by Check		01/06/2023	01/09/2023	01/09/2023		01/13/2023	15.27
			# 101566							
10309 - Salinas Valley Pro Squad	474	Marina PD - Rose	Paid by Check		12/01/2022	01/09/2023	01/09/2023		01/13/2023	362.67
			# 101579							
10309 - Salinas Valley Pro Squad	464	Marina PD - Rocha	Paid by Check		11/11/2022	01/09/2023	01/09/2023		01/13/2023	180.25
			# 101579							
10309 - Salinas Valley Pro Squad	457	Marina PD - Santana	Paid by Check		10/10/2022	01/09/2023	01/09/2023		01/13/2023	77.56
			# 101579							
10309 - Salinas Valley Pro Squad	463	Marina PD - Dhillon	Paid by Check		11/11/2022	01/09/2023	01/09/2023		01/13/2023	335.35
			# 101579							
Account 6400.720 - Material & Suppl Safety Equip Totals							Invoice Transactions 6			\$1,434.16



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 210 - Police										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6400.800 - Material & Suppl Uniform										
10753 - Ace High Designs Inc.	50813	Cust #01956	Paid by Check # 101567		12/20/2022	01/09/2023	01/09/2023		01/13/2023	54.63
Account 6400.800 - Material & Suppl Uniform Totals										Invoice Transactions 1
										\$54.63
Account 6500.620 - Training & Travel POST										
10140 - City Of Marina Petty Cash	Petty Cash 1/23	Replenish Petty Cash	Paid by Check # 101517		01/15/2023	01/10/2023	01/10/2023		01/13/2023	1,120.00
11768 - Ivan Santana	01-04-23	DO NOT MAIL, PER DIEM - Santana	Paid by Check # 101586		01/04/2023	01/04/2023	01/04/2023		01/13/2023	140.00
11781 - K'Shante Dela Cuadra - Employee	01-04-23	DO NOT MAIL, PER DIEM - K. Dela Cuadra	Paid by Check # 101587		01/04/2023	01/04/2023	01/04/2023		01/13/2023	253.00
11782 - Kimberly Ruelas - Employee	01-04-23	DO NOT MAIL, PER DIEM - Ruelas	Paid by Check # 101588		01/04/2023	01/04/2023	01/04/2023		01/13/2023	115.00
11760 - Rachel Shimabukuro	01-04-23	DO NOT MAIL, PER DIEM - Shimabukuro	Paid by Check # 101589		01/04/2023	01/04/2023	01/04/2023		01/13/2023	115.00
10935 - South Bay Regional Public Safety Training Cons.	223323	Radar/Lidar Course 11/14-11/17/22 - Dela Cuadra, Dhillon, Rose	Paid by Check # 101581		12/08/2022	01/04/2023	01/04/2023		01/13/2023	315.00
Account 6500.620 - Training & Travel POST Totals										Invoice Transactions 6
										\$2,058.00
Account 6500.700 - Training & Travel Training & Travel										
10140 - City Of Marina Petty Cash	Petty Cash 1/23	Replenish Petty Cash	Paid by Check # 101517		01/15/2023	01/10/2023	01/10/2023		01/13/2023	483.00
Account 6500.700 - Training & Travel Training & Travel Totals										Invoice Transactions 1
										\$483.00
Account 6600.455 - Other Charges Leased Parking										
10253 - George T. Powell	01012023	Parking Rental Fees	Paid by Check # 101523		01/05/2023	01/05/2023	01/05/2023		01/13/2023	997.00
Account 6600.455 - Other Charges Leased Parking Totals										Invoice Transactions 1
										\$997.00
Account 6600.465 - Other Charges Live Scan										
10193 - California Department of Justice	626795	Cust #110312	Paid by Check # 101570		01/05/2023	01/09/2023	01/09/2023		01/13/2023	237.00
Account 6600.465 - Other Charges Live Scan Totals										Invoice Transactions 1
										\$237.00
Account 6600.485 - Other Charges Medical Svc - Investigations										
10776 - Central Valley Toxicology	324007	Marina Police Department	Paid by Check # 101571		11/04/2022	01/04/2023	01/04/2023		01/13/2023	85.00
10157 - Community Hospital of the Monterey Peninsula	12-08-22	Guarantor #12252 - Nov 2022	Paid by Check # 101572		12/08/2022	01/04/2023	01/04/2023		01/13/2023	27.00
Account 6600.485 - Other Charges Medical Svc - Investigations Totals										Invoice Transactions 2
										\$112.00
Account 6600.780 - Other Charges Transcription Svc										
10544 - SpeakWrite	a2eb236a	City of Marina CA Police Dept Billing Acct	Paid by Check # 101582		01/01/2023	01/04/2023	01/04/2023		01/13/2023	579.23



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Fund 100 - General Fund										
Department 210 - Police										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6600.780 - Other Charges Transcription Svc										
10544 - SpeakWrite	5daa634e	City of Marina CA Police Dept Billing Acct	Paid by Check # 101582		12/01/2022	01/09/2023	01/09/2023		01/13/2023	480.86
Account 6600.780 - Other Charges Transcription Svc Totals							Invoice Transactions	2		\$1,060.09
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	49		\$17,459.54
Division 000 - Non-Div Totals							Invoice Transactions	49		\$17,459.54
Department 210 - Police Totals							Invoice Transactions	49		\$17,459.54
Department 250 - Fire										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
10841 - Carmel Fire Protection Associates - Art Black	122517	Plan registration and inspection at 479 Marina Heights Drive	Paid by Check # 101514		01/16/2023	01/04/2023	01/04/2023		01/13/2023	200.00
10841 - Carmel Fire Protection Associates - Art Black	122518	Plan check and inspection for 495 Lassen Way	Paid by Check # 101514		12/16/2022	01/04/2023	01/04/2023		01/13/2023	200.00
10841 - Carmel Fire Protection Associates - Art Black	122519	Plan check and inspection at 481 Marina Heights Drive	Paid by Check # 101514		12/16/2022	01/04/2023	01/04/2023		01/13/2023	200.00
10841 - Carmel Fire Protection Associates - Art Black	122522	Plan check and inspection for 174 Via Del Mar Lot 7	Paid by Check # 101514		12/17/2022	01/04/2023	01/04/2023		01/13/2023	200.00
10841 - Carmel Fire Protection Associates - Art Black	122521	Plan check and inspection for 176 Via Del Mar Lot 6	Paid by Check # 101514		12/17/2022	01/04/2023	01/04/2023		01/13/2023	200.00
10841 - Carmel Fire Protection Associates - Art Black	122520	Plan check and inspection for 178 Via Del Mar Lot 5	Paid by Check # 101514		12/17/2022	01/04/2023	01/04/2023		01/13/2023	200.00
10841 - Carmel Fire Protection Associates - Art Black	122524	Plan check and inspection for 170 Via Del Mar Lot 9	Paid by Check # 101514		12/17/2022	01/04/2023	01/04/2023		01/13/2023	200.00
10841 - Carmel Fire Protection Associates - Art Black	122523	Plan check and inspection for 172 Via Del Mar Lot 8	Paid by Check # 101514		12/17/2022	01/04/2023	01/04/2023		01/13/2023	200.00
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	8		\$1,600.00



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Fund 100 - General Fund										
Department 250 - Fire										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6360.360 - Maint & Repairs Janitorial										
10080 - Branch's Janitorial	228525	Janitorial Service - Police/Fire/Airport December 2022	Paid by Check # 101510		12/22/2022	01/04/2023	01/04/2023		01/13/2023	516.66
Account 6360.360 - Maint & Repairs Janitorial Totals							Invoice Transactions 1			\$516.66
Account 6360.570 - Maint & Repairs Other Svc Agr										
10129 - Cintas Corporation	4141405033	Mat Service - Police/Fire 12/23/22	Paid by Check # 101516		12/23/2022	01/04/2023	01/04/2023		01/13/2023	117.48
10623 - Xerox Financial Services	3698226	Acct: 010-0066774-001 FD Monthly Copier Fees	Paid by Check # 101557		12/28/2022	01/04/2023	01/04/2023		01/13/2023	264.61
Account 6360.570 - Maint & Repairs Other Svc Agr Totals							Invoice Transactions 2			\$382.09
Account 6360.680 - Maint & Repairs Radio Equip										
10221 - Emergency Vehicle Specialists	14547	Installed truck vault on unit 5400.	Paid by EFT # 2853		01/05/2023	01/06/2023	01/06/2023		01/13/2023	1,120.00
Account 6360.680 - Maint & Repairs Radio Equip Totals							Invoice Transactions 1			\$1,120.00
Account 6400.565 - Material & Suppl Office Supplies										
10018 - Advantage Gear	59533-1	Shipping charges for uniform	Paid by Check # 101561		12/20/2022	01/04/2023	01/04/2023		01/13/2023	17.16
10586 - United Parcel Service	00008Y4481522	Acct#: 8Y4481 Shipping fees to Advantage Gear	Paid by Check # 101553		12/24/2022	01/05/2023	01/05/2023		01/13/2023	15.46
Account 6400.565 - Material & Suppl Office Supplies Totals							Invoice Transactions 2			\$32.62
Account 6400.739 - Material & Suppl Special Dept Exp-Fire Prevent										
10085 - Burton's Fire, Inc.	W 80903	New engine - install firecom wireless intercom, interface radio	Paid by Check # 101511		12/05/2022	01/06/2023	01/06/2023		01/13/2023	11,992.06
Account 6400.739 - Material & Suppl Special Dept Exp-Fire Prevent Totals							Invoice Transactions 1			\$11,992.06
Account 6400.740 - Material & Suppl Special Dept Suppl										
10927 - Ace Hardware - Fire Dept.	083984	Spark plug for chainsaw on engine	Paid by Check # 101504		12/26/2022	01/04/2023	01/04/2023		01/13/2023	6.54
11393 - Carmel Roasters, Inc.	65687	FD Coffee - 4 boxes	Paid by Check # 101515		11/27/2022	01/04/2023	01/04/2023		01/13/2023	349.60
Account 6400.740 - Material & Suppl Special Dept Suppl Totals							Invoice Transactions 2			\$356.14
Account 6500.700 - Training & Travel Training & Travel										
10140 - City Of Marina Petty Cash	Petty Cash 1/23	Replenish Petty Cash	Paid by Check # 101517		01/15/2023	01/10/2023	01/10/2023		01/13/2023	92.00



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 250 - Fire										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6500.700 - Training & Travel Training & Travel										
11720 - Helping Hands Health Education, LLC	341	BLS Provider cards for S. DeVincenzi, G. Sales & B. Bredeson	Paid by Check # 101527		12/13/2022	01/04/2023	01/04/2023		01/13/2023	33.00
Account 6500.700 - Training & Travel Training & Travel Totals									Invoice Transactions 2	\$125.00
Account 6600.455 - Other Charges Leased Parking										
10253 - George T. Powell	01012023	Parking Rental Fees	Paid by Check # 101523		01/05/2023	01/05/2023	01/05/2023		01/13/2023	303.00
Account 6600.455 - Other Charges Leased Parking Totals									Invoice Transactions 1	\$303.00
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 20	\$16,427.57
Division 000 - Non-Div Totals									Invoice Transactions 20	\$16,427.57
Department 250 - Fire Totals									Invoice Transactions 20	\$16,427.57
Department 310 - Public Works										
Division 311 - Buildings & Grounds										
Sub-Division 00 - Non-Subdiv										
Account 6360.065 - Maint & Repairs Bdg NonFlagship										
10728 - Ace Hardware-Public Works	083820	Key Storage	Paid by Check # 101505		12/07/2022	01/04/2023	01/04/2023		01/13/2023	49.15
10952 - MuttMitt - ZW USA Inc.	524636	City Parks	Paid by Check # 101564		01/06/2023	01/05/2023	01/05/2023		01/13/2023	1,196.14
10560 - Suburban Propane	1602-127729	Propane and transportation 167.3 Gallons	Paid by Check # 101549		11/25/2022	01/10/2023	01/10/2023		01/13/2023	721.34
10580 - Tri County Fire Protection	HP58644	Maintenance	Paid by Check # 101551		07/07/2022	01/04/2023	01/04/2023		01/13/2023	88.00
10140 - City Of Marina Petty Cash	Petty Cash 1/23	Replenish Petty Cash	Paid by Check # 101517		01/15/2023	01/10/2023	01/10/2023		01/13/2023	250.00
Account 6360.065 - Maint & Repairs Bdg NonFlagship Totals									Invoice Transactions 5	\$2,304.63
Account 6360.070 - Maint & Repairs Bdg Public Safety										
10728 - Ace Hardware-Public Works	084073	Shower	Paid by Check # 101505		01/06/2023	01/09/2023	01/09/2023		01/13/2023	1.08
10728 - Ace Hardware-Public Works	084070	PD	Paid by Check # 101505		01/06/2023	01/09/2023	01/09/2023		01/13/2023	16.15
10728 - Ace Hardware-Public Works	084043	WC Office	Paid by Check # 101505		01/04/2023	01/09/2023	01/09/2023		01/13/2023	72.06
Account 6360.070 - Maint & Repairs Bdg Public Safety Totals									Invoice Transactions 3	\$89.29



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Fund 100 - General Fund										
Department 310 - Public Works										
Division 311 - Buildings & Grounds										
Sub-Division 00 - Non-Subdiv										
Account 6360.315 - Maint & Repairs HVAC										
10187 - Della Mora Heating, Inc.	15330	Rtu Not Heating	Paid by Check # 101519		12/27/2022	01/04/2023	01/04/2023		01/13/2023	400.00
Account 6360.315 - Maint & Repairs HVAC Totals									Invoice Transactions 1	\$400.00
Account 6360.690 - Maint & Repairs Supplies										
10728 - Ace Hardware-Public Works	084037	Tools	Paid by Check # 101505		01/03/2023	01/04/2023	01/04/2023		01/13/2023	7.64
10728 - Ace Hardware-Public Works	084035	Storm Damage	Paid by Check # 101505		01/03/2023	01/04/2023	01/04/2023		01/13/2023	25.12
Account 6360.690 - Maint & Repairs Supplies Totals									Invoice Transactions 2	\$32.76
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056006 122122	188 Seaside Circle	Paid by Check # 101533		12/21/2022	01/04/2023	01/04/2023		01/13/2023	47.72
10349 - Marina Coast Water District	000056042 122122	3040 Lake Drive	Paid by Check # 101533		12/21/2022	01/04/2023	01/04/2023		01/13/2023	110.92
10349 - Marina Coast Water District	000056090 122122	Locke Paddon Park	Paid by Check # 101533		12/21/2022	01/04/2023	01/04/2023		01/13/2023	60.52
10349 - Marina Coast Water District	000056019 121522	211 Hillcrest Ave	Paid by Check # 101533		12/15/2022	01/04/2023	01/04/2023		01/13/2023	1,026.63
10349 - Marina Coast Water District	000056001 121522	209-13 Cypress Ave	Paid by Check # 101533		12/15/2022	01/04/2023	01/04/2023		01/13/2023	102.85
10349 - Marina Coast Water District	000056099 123022	9th Street West of 2nd Avenue	Paid by Check # 101533		12/30/2022	01/10/2023	01/10/2023		01/13/2023	171.02
10349 - Marina Coast Water District	000056100 123022	9th Street (Irrigation) Parcels L&M	Paid by Check # 101533		12/30/2022	01/10/2023	01/10/2023		01/13/2023	264.17
Account 6380.500 - Utilities Water & Sewer Totals									Invoice Transactions 7	\$1,783.83
Account 6400.800 - Material & Suppl Uniform										
10043 - Aramark Uniform Service	5110143433	PW Uniforms	Paid by Check # 101507		01/04/2023	01/04/2023	01/04/2023		01/13/2023	130.97
10043 - Aramark Uniform Service	5110093073	PW Uniforms	Paid by Check # 101507		10/12/2022	01/05/2023	01/05/2023		01/13/2023	129.79
10043 - Aramark Uniform Service	5110097280	PW Uniforms	Paid by Check # 101507		10/19/2022	01/05/2023	01/05/2023		01/13/2023	129.79
10043 - Aramark Uniform Service	5110101524	PW Uniforms	Paid by Check # 101507		10/26/2022	01/05/2023	01/05/2023		01/13/2023	129.79
10043 - Aramark Uniform Service	5110110690	PW Uniforms	Paid by Check # 101507		11/09/2022	01/05/2023	01/05/2023		01/13/2023	285.62
Account 6400.800 - Material & Suppl Uniform Totals									Invoice Transactions 5	\$805.96
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 23	\$5,416.47
Division 311 - Buildings & Grounds Totals									Invoice Transactions 23	\$5,416.47



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Fund 100 - General Fund										
Department 310 - Public Works										
Division 313 - Vehicle Maint										
Sub-Division 00 - Non-Subdiv										
Account 6360.690 - Maint & Repairs Supplies										
10292 - Interstate Battery	120125178	Batteries	Paid by Check # 101528		12/07/2022	01/05/2023	01/05/2023		01/13/2023	733.20
10403 - NAPA Auto Parts - former Monterey Auto Supply	956315	PD Brakes	Paid by Check # 101541		01/06/2023	01/05/2023	01/05/2023		01/13/2023	458.13
Account 6360.690 - Maint & Repairs Supplies Totals							Invoice Transactions 2			\$1,191.33
Account 6360.850 - Maint & Repairs Vehicle										
10221 - Emergency Vehicle Specialists	14587	2022 Ford F-150 PW	Paid by EFT # 2853		11/30/2022	01/05/2023	01/05/2023		01/13/2023	3,991.98
10527 - Safety-Kleen Corp.	90532502	Oil	Paid by Check # 101548		12/19/2022	01/04/2023	01/04/2023		01/13/2023	145.00
Account 6360.850 - Maint & Repairs Vehicle Totals							Invoice Transactions 2			\$4,136.98
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions 4			\$5,328.31
Division 313 - Vehicle Maint Totals							Invoice Transactions 4			\$5,328.31
Department 310 - Public Works Totals							Invoice Transactions 27			\$10,744.78
Department 410 - Planning										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6400.352 - Material & Suppl IT - Software (non-capitalize)										
10046 - ARC (Former San Jose Blue)	2654327	ARC	Paid by Check # 101508		12/21/2022	01/05/2023	01/05/2023		01/13/2023	282.96
Account 6400.352 - Material & Suppl IT - Software (non-capitalize) Totals							Invoice Transactions 1			\$282.96
Account 6400.635 - Material & Suppl Postage Shipping										
11779 - Alyson Hunter	011123	A. Hunter Reimbursement	Paid by Check # 101506		01/11/2023	01/11/2023	01/11/2023		01/13/2023	69.88
Account 6400.635 - Material & Suppl Postage Shipping Totals							Invoice Transactions 1			\$69.88
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions 2			\$352.84
Division 000 - Non-Div Totals							Invoice Transactions 2			\$352.84
Department 410 - Planning Totals							Invoice Transactions 2			\$352.84
Department 430 - Building Inspection										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.120 - Utilities Comm Mobile & Pager										
10603 - Verizon Wireless	9923298615	PW Verizon Phone Bill (972476364-0001)	Paid by Check # 101555		12/18/2022	01/04/2023	01/04/2023		01/13/2023	40.42
Account 6380.120 - Utilities Comm Mobile & Pager Totals							Invoice Transactions 1			\$40.42



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Fund 100 - General Fund										
Department 430 - Building Inspection										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6400.565 - Material & Suppl Office Supplies										
10734 - Office Depot-Public Works Dept.	283975192001	Office Supplies	Paid by Check # 101544		12/16/2022	01/04/2023	01/04/2023		01/13/2023	94.14
Account 6400.565 - Material & Suppl Office Supplies Totals							Invoice Transactions	1		\$94.14
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	2		\$134.56
Division 000 - Non-Div Totals							Invoice Transactions	2		\$134.56
Department 430 - Building Inspection Totals							Invoice Transactions	2		\$134.56
Department 440 - Economic Dev										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6600.497 - Other Charges Membership MCCVB										
10378 - Monterey County Convention & Visitors Bureau	16280	Jurisdiction Investment - FY 22-23 Q3 - Jan-Mar 2023	Paid by Check # 101539		01/01/2023	01/10/2023	01/10/2023		01/13/2023	20,500.00
Account 6600.497 - Other Charges Membership MCCVB Totals							Invoice Transactions	1		\$20,500.00
Account 6600.630 - Other Charges Promotional Activities										
11620 - Certified Folder Display Service, Inc.	599725	Distribution of Restaurant Guides - January 2023	Paid by EFT # 2851		01/01/2023	01/06/2023	01/06/2023		01/13/2023	298.58
Account 6600.630 - Other Charges Promotional Activities Totals							Invoice Transactions	1		\$298.58
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	2		\$20,798.58
Division 000 - Non-Div Totals							Invoice Transactions	2		\$20,798.58
Department 440 - Economic Dev Totals							Invoice Transactions	2		\$20,798.58
Fund 100 - General Fund Totals							Invoice Transactions	135		\$164,261.35



Accounts Payable by G/L Distribution Report

Payment Date Range 01/13/23 - 01/13/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 110 - Vehicle and Equipment										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6600.450 - Other Charges Leases & Rents										
11491 - Enterprise FM Trust - Fleet Lease payments only	FBN4646866	Lease Payment/January 23	Paid by EFT # 2854		01/05/2023	01/09/2023	01/09/2023		01/13/2023	22,612.83
Account 6600.450 - Other Charges Leases & Rents Totals							Invoice Transactions	1		\$22,612.83
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	1		\$22,612.83
Division 000 - Non-Div Totals							Invoice Transactions	1		\$22,612.83
Department 000 - Non-Dept Totals							Invoice Transactions	1		\$22,612.83
Fund 110 - Vehicle and Equipment Totals							Invoice Transactions	1		\$22,612.83



Accounts Payable by G/L Distribution Report

Payment Date Range 01/13/23 - 01/13/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 220 - Gas Tax										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.120 - Utilities Comm Mobile & Pager										
10603 - Verizon Wireless	9923298615	PW Verizon Phone Bill (972476364-0001)	Paid by Check # 101555		12/18/2022	01/04/2023	01/04/2023		01/13/2023	422.08
Account 6380.120 - Utilities Comm Mobile & Pager Totals										Invoice Transactions 1
										<u>\$422.08</u>
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056028 122122	California at Jerry Ct	Paid by Check # 101533		12/21/2022	01/04/2023	01/04/2023		01/13/2023	36.77
10349 - Marina Coast Water District	000056040 122122	Hilo Ave	Paid by Check # 101533		12/21/2022	01/04/2023	01/04/2023		01/13/2023	27.26
10349 - Marina Coast Water District	000056024 121522	Del Monte/Palm	Paid by Check # 101533		12/15/2022	01/04/2023	01/04/2023		01/13/2023	89.02
10349 - Marina Coast Water District	000056016 121522	Resev Rd & Seacrest Ave-Next to Fire Hyd	Paid by Check # 101533		12/15/2022	01/04/2023	01/04/2023		01/13/2023	39.33
10349 - Marina Coast Water District	000056021 121522	Reservation Rd/By 290- 308 Reservation	Paid by Check # 101533		12/15/2022	01/04/2023	01/04/2023		01/13/2023	36.77
10349 - Marina Coast Water District	000056022 121522	Reser/Marina Auto Stereo/Irrigation	Paid by Check # 101533		12/15/2022	01/04/2023	01/04/2023		01/13/2023	36.77
10349 - Marina Coast Water District	000056036 123022	2nd Ave/Divarty & Intergarrison	Paid by Check # 101533		12/30/2022	01/09/2023	01/09/2023		01/13/2023	185.03
10349 - Marina Coast Water District	000056037 123022	2nd Ave	Paid by Check # 101533		12/30/2022	01/10/2023	01/10/2023		01/13/2023	171.02
10349 - Marina Coast Water District	000056095 123022	2nd Ave	Paid by Check # 101533		12/30/2022	01/10/2023	01/10/2023		01/13/2023	227.41
Account 6380.500 - Utilities Water & Sewer Totals										Invoice Transactions 9
										<u>\$849.38</u>
Account 6400.750 - Material & Suppl Street Material (non-capitalize)										
10043 - Aramark Uniform Service	5110093079	Shop Supplies	Paid by Check # 101507		10/12/2022	01/05/2023	01/05/2023		01/13/2023	70.51
10043 - Aramark Uniform Service	5110097284	Shop Supplies	Paid by Check # 101507		10/19/2022	01/05/2023	01/05/2023		01/13/2023	62.36
10043 - Aramark Uniform Service	5110101531	Shop Supplies	Paid by Check # 101507		10/26/2022	01/05/2023	01/05/2023		01/13/2023	62.36
10043 - Aramark Uniform Service	5110110691	Shop Supplies	Paid by Check # 101507		11/09/2022	01/05/2023	01/05/2023		01/13/2023	62.36
10261 - Graniterock/Pavex Construction	2068777	Granitepatch	Paid by Check # 101524		12/24/2022	01/04/2023	01/04/2023		01/13/2023	1,180.59
Account 6400.750 - Material & Suppl Street Material (non-capitalize) Totals										Invoice Transactions 5
										<u>\$1,438.18</u>



Accounts Payable by G/L Distribution Report

Payment Date Range 01/13/23 - 01/13/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 220 - Gas Tax										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6400.800 - Material & Suppl Uniform										
10043 - Aramark Uniform Service	5110143438	Shop Supplies	Paid by Check # 101507		01/04/2023	01/04/2023	01/04/2023		01/13/2023	62.36
Account 6400.800 - Material & Suppl Uniform Totals							Invoice Transactions		1	\$62.36
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions		16	\$2,772.00
Division 000 - Non-Div Totals							Invoice Transactions		16	\$2,772.00
Department 000 - Non-Dept Totals							Invoice Transactions		16	\$2,772.00
Fund 220 - Gas Tax Totals							Invoice Transactions		16	\$2,772.00



Accounts Payable by G/L Distribution Report

Payment Date Range 01/13/23 - 01/13/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 223 - FORA Dissolution										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
11755 - Unlimited Environmental, Inc.	22-071-4 CK	Blight Removal	Paid by EFT # 2857		01/04/2023	01/05/2023	01/05/2023		01/13/2023	336,955.50
11489 - Wallace Group, Inc.	58250	Blight Removal 2022	Paid by Check # 101556		12/21/2022	12/22/2022	12/22/2022		01/13/2023	34,411.38
11489 - Wallace Group, Inc.	58274	Program Management	Paid by Check # 101556		12/21/2022	01/05/2023	01/05/2023		01/13/2023	1,914.64
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	3		\$373,281.52
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	3		\$373,281.52
Division 000 - Non-Div Totals							Invoice Transactions	3		\$373,281.52
Department 000 - Non-Dept Totals							Invoice Transactions	3		\$373,281.52
Fund 223 - FORA Dissolution Totals							Invoice Transactions	3		\$373,281.52



Accounts Payable by G/L Distribution Report

Payment Date Range 01/13/23 - 01/13/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 251 - CFD - Locke Paddon										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	012016000 122122	199 A Paddon Place	Paid by Check # 101533		12/21/2022	01/04/2023	01/04/2023		01/13/2023	36.77
Account 6380.500 - Utilities Water & Sewer Totals							Invoice Transactions	1		\$36.77
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	1		\$36.77
Division 000 - Non-Div Totals							Invoice Transactions	1		\$36.77
Department 000 - Non-Dept Totals							Invoice Transactions	1		\$36.77
Fund 251 - CFD - Locke Paddon Totals							Invoice Transactions	1		\$36.77



Accounts Payable by G/L Distribution Report

Payment Date Range 01/13/23 - 01/13/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 422 - Capital Projects - Measure X										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
11711 - Precision Grade Inc.	163	Annual Street Resurfacing	Paid by Check # 101546		01/05/2022	01/06/2023	01/06/2023		01/13/2023	88,102.69
11489 - Wallace Group, Inc.	58274	Program Management	Paid by Check # 101556		12/21/2022	01/05/2023	01/05/2023		01/13/2023	7,149.38
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	2		\$95,252.07
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	2		\$95,252.07
Division 000 - Non-Div Totals							Invoice Transactions	2		\$95,252.07
Department 000 - Non-Dept Totals							Invoice Transactions	2		\$95,252.07
Fund 422 - Capital Projects - Measure X Totals							Invoice Transactions	2		\$95,252.07



Accounts Payable by G/L Distribution Report

Payment Date Range 01/13/23 - 01/13/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 462 - City Capital Projects										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
11037 - Don Chapin Company, Inc.	75650	Streetlight Replacement	Paid by EFT # 2852		11/30/2022	01/06/2023	01/06/2023		01/13/2023	137,768.62
10831 - Kompan, Inc.	INV114485	Sea Haven Park Marina Heights	Paid by Check # 101562		01/06/2023	01/09/2023	01/09/2023		01/13/2023	765,175.86
11489 - Wallace Group, Inc.	58205	Glorya Jean Tate Pump Track & Restroom Improvements	Paid by Check # 101556		12/21/2022	12/22/2022	12/22/2022		01/13/2023	10,613.40
11489 - Wallace Group, Inc.	58274	Program Management	Paid by Check # 101556		12/21/2022	01/05/2023	01/05/2023		01/13/2023	6,526.50
10046 - ARC (Former San Jose Blue)	2657442	Imjin Parkway Widening Project Plans	Paid by Check # 101508		01/03/2023	01/09/2023	01/09/2023		01/13/2023	2,871.61
10046 - ARC (Former San Jose Blue)	2657651	Imjin Parkway Widening Specifications	Paid by Check # 101508		01/04/2023	01/09/2023	01/09/2023		01/13/2023	833.86
11278 - M3 Environmental Consulting, LLC	2241101	Aquatic Center	Paid by Check # 101532		12/15/2022	01/10/2023	01/10/2023		01/13/2023	5,170.00
10463 - Pacific Gas & Electric	0008161902-5	EP Imjin Parkway	Paid by Check # 101545		01/10/2023	01/09/2023	01/09/2023		01/13/2023	2,000.00
11266 - Verde Design, Inc.	5-2121701	Dunes Park Development Project	Paid by Check # 101554		01/09/2023	01/09/2023	01/09/2023		01/13/2023	5,023.69
11456 - William A. Thayer Construction, Inc	220552-0109	Marina Library Audio-Visual	Paid by EFT # 2858		01/09/2023	01/09/2023	01/09/2023		01/13/2023	3,296.48
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	10		\$939,280.02
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	10		\$939,280.02
Division 000 - Non-Div Totals							Invoice Transactions	10		\$939,280.02
Department 000 - Non-Dept Totals							Invoice Transactions	10		\$939,280.02
Fund 462 - City Capital Projects Totals							Invoice Transactions	10		\$939,280.02



Accounts Payable by G/L Distribution Report

Payment Date Range 01/13/23 - 01/13/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 555 - Marina Airport										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.450 - Prof Svc Legal - City Attorney Other Svc										
11718 - Noland, Hamerly, Etienne & Hoss	226741	Attorney Services - Nov-Dec 2022 - Multiple Subjects	Paid by Check # 101543		12/28/2022	01/06/2023	01/06/2023		01/13/2023	8,116.95
Account 6300.450 - Prof Svc Legal - City Attorney Other Svc Totals									Invoice Transactions 1	\$8,116.95
Account 6300.570 - Prof Svc Other										
11489 - Wallace Group, Inc.	58275	Airport Project Management	Paid by Check # 101556		12/21/2022	01/05/2023	01/05/2023		01/13/2023	1,650.25
Account 6300.570 - Prof Svc Other Totals									Invoice Transactions 1	\$1,650.25
Account 6360.050 - Maint & Repairs Building										
10728 - Ace Hardware-Public Works	083925	Airport	Paid by Check # 101505		12/19/2022	01/04/2023	01/04/2023		01/13/2023	10.91
10728 - Ace Hardware-Public Works	083922	Airport	Paid by Check # 101505		12/19/2022	01/04/2023	01/04/2023		01/13/2023	40.39
10728 - Ace Hardware-Public Works	083891	Airport	Paid by Check # 101505		12/14/2022	01/04/2023	01/04/2023		01/13/2023	17.46
10237 - Ferguson Enterprise , Inc. # 1423	0346076	Airport	Paid by Check # 101521		12/19/2022	01/04/2023	01/04/2023		01/13/2023	70.06
10237 - Ferguson Enterprise , Inc. # 1423	0352783	Airport	Paid by Check # 101521		12/21/2022	01/04/2023	01/04/2023		01/13/2023	108.11
10427 - Monterey Regional Waste Management District	3737429	Airport Dump Run	Paid by Check # 101540		12/21/2022	01/04/2023	01/04/2023		01/13/2023	10.00
Account 6360.050 - Maint & Repairs Building Totals									Invoice Transactions 6	\$256.93
Account 6360.280 - Maint & Repairs Habitat Management Svc										
10250 - Gavilan Pest Control	0150106	781 Neeson Rd Bldg 520 Squirrles	Paid by Check # 101522		12/16/2022	01/05/2023	01/05/2023		01/13/2023	1,150.00
10250 - Gavilan Pest Control	0150107	781 Neeson Rd Bldg 520 Rodents	Paid by Check # 101522		12/16/2022	01/05/2023	01/05/2023		01/13/2023	75.00
Account 6360.280 - Maint & Repairs Habitat Management Svc Totals									Invoice Transactions 2	\$1,225.00
Account 6360.360 - Maint & Repairs Janitorial										
10080 - Branch's Janitorial	228525	Janitorial Service - Police/Fire/Airport December 2022	Paid by Check # 101510		12/22/2022	01/04/2023	01/04/2023		01/13/2023	410.00
Account 6360.360 - Maint & Repairs Janitorial Totals									Invoice Transactions 1	\$410.00
Account 6360.566 - Maint & Repairs Other Equipment										
10264 - Green Rubber-Kennedy AG	S-737306	781 Neeson Rd	Paid by Check # 101525		12/14/2022	01/05/2023	01/05/2023		01/13/2023	16.82
11299 - JR Fencing	8949	Marina Airport Fencing 781 Neeson Rd	Paid by Check # 101530		01/02/2023	01/05/2023	01/05/2023		01/13/2023	4,750.00
10356 - Marina Plumbing	52341	Airport upstairs restroom	Paid by Check # 101534		12/27/2022	01/05/2023	01/05/2023		01/13/2023	255.00



Accounts Payable by G/L Distribution Report

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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 555 - Marina Airport										
Department 000 - Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6360.566 - Maint & Repairs Other Equipment										
10414 - Monterey County Agricultural Commissioner	Permit# 1317	Certificate of Registration	Paid by Check # 101538		12/19/2022	01/04/2023	01/04/2023		01/13/2023	166.60
Account 6360.566 - Maint & Repairs Other Equipment Totals										Invoice Transactions 4
										\$5,188.42
Account 6380.150 - Utilities Comm Phone System										
10758 - AT & T CALNET3	000019270542	Fire Alarms Hangars Bldgs 524 & 533	Paid by Check # 101509		12/28/2022	01/05/2023	01/05/2023		01/13/2023	51.63
10758 - AT & T CALNET3	000019270541	Fire Alarms Hangar Bldgs 524 & 533	Paid by Check # 101509		12/28/2022	01/05/2023	01/05/2023		01/13/2023	51.63
10758 - AT & T CALNET3	000019270547	AWOS Auto Weather Station	Paid by Check # 101509		12/28/2022	01/05/2023	01/05/2023		01/13/2023	28.76
Account 6380.150 - Utilities Comm Phone System Totals										Invoice Transactions 3
										\$132.02
Account 6380.300 - Utilities Gas & Electric										
10603 - Verizon Wireless	9923298615	PW Verizon Phone Bill (972476364-0001)	Paid by Check # 101555		12/18/2022	01/04/2023	01/04/2023		01/13/2023	28.08
Account 6380.300 - Utilities Gas & Electric Totals										Invoice Transactions 1
										\$28.08
Account 6400.740 - Material & Suppl Special Dept Suppl										
10878 - Green Waste Recovery, Inc.	0006474337	Airport Haul Charge	Paid by Check # 101526		12/01/2022	01/04/2023	01/04/2023		01/13/2023	584.87
Account 6400.740 - Material & Suppl Special Dept Suppl Totals										Invoice Transactions 1
										\$584.87
Sub-Division 00 - Non-Subdiv Totals										Invoice Transactions 20
										\$17,592.52
Division 000 - Non-Div Totals										Invoice Transactions 20
										\$17,592.52
Department 000 - Non-Dept Totals										Invoice Transactions 20
										\$17,592.52
Fund 555 - Marina Airport Totals										Invoice Transactions 20
Grand Totals										Invoice Transactions 188
										\$1,615,089.08



DRAFT

Agenda Item: **10b(1)**
City Council Meeting of
January 18, 2023

MINUTES

Tuesday, December 20, 2022

6:30 P.M. Open Session

**REGULAR 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 accordance with California Government Code §54953(e)(1)(A) and (C) and the Proclamation of a State of Emergency issued by Governor Newsom on March 4, 2020, under the provisions of Government Code §8625 related to the COVID-19 (coronavirus) pandemic, consistent with recommendations by State and local health officials regarding social distancing and in order to prevent an imminent risk to the health and safety of attendees as determined in Resolution 2022-134, public participation in City of Marina City Council public meetings shall be electronic only and without a physical location for public participation until the earlier of May 31, 2022, or such time as the City Council may adopt a resolution in accordance with Government Code §54953(e)(3). 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: Liesbeth Visscher, Brian McCarthy, Cristina Medina Dirksen, Mayor Pro-Tem/Vice Chair Kathy Biala, Mayor/Chair Bruce C. Delgado
3. CLOSED SESSION PUBLIC COMMENTS:
4. CLOSED SESSION: (Not a Project under CEQA per Article 20, Section 15378): NONE
5. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
6. SPECIAL PRESENTATIONS: (Not a Project under CEQA per Article 20, Section 15378)

7. COUNCIL AND STAFF ANNOUNCEMENTS:

Council Member Visscher – Attended Dad Reads event at the Marina Library on December 10th. Thanked the volunteers who organize this event each month.

Brian McMinn, PW Dir. – Announced the Martin Luther King Jr. groundbreaking ceremony on January 16, 2023, at 2:00 pm at the Marina Library.

Council Member Medina Dirksen – Thanked the volunteers of the Winterfest especially our Recreation Department staff. Thanked the Marina Foundation, Dorothy and Steve Emerson for Senior Holiday event.

Layne Long, City Manager – Announced that Marina’s Police Chief, Tina Nieto’s and Marina’s Commander Eddie Anderson’s last active day with the city is December 20th and a special recognition will be done at a later date when they can be in attendance.

Mayor Delgado – Announced on January 18th is the Monterey County Public Safety Night at the Salinas Elks Club. Also, thanked the Winterfest volunteers and staff for the work on this event. Thanked the many volunteers that showed up on December 10th at the Hilltop Park where 700 plants were planted. Thanked the volunteers who continue to help with litter removal along Del Monte Blvd to Lapis Road.

8. PUBLIC COMMENT: *Any member of the public may comment on any matter within the City Council’s jurisdiction that is not on the agenda. This is the appropriate place to comment on items on the Consent Agenda. Action will not be taken on items not on the agenda. Comments are limited to a maximum of three (3) minutes. General public comment may be limited to thirty (30) minutes and/or continued to the end of the agenda. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the City Council. Whenever possible, written correspondence should be submitted to the Council in advance of the meeting, to provide adequate time for its consideration.*

- Denise Turley – Asked if there were any city sponsored Christmas Dinners being offered.

9. CONSENT AGENDA FOR THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Background information has been provided to the Successor Agency of the former Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine and non-controversial. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or City Council may ask a question or make a comment about an agenda item and staff may provide a response. If discussion or a lengthy explanation is required, the Council may remove an item from the Consent Agenda for individual consideration. If an item is pulled for discussion, it will be placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*

10. CONSENT AGENDA: *These items are considered to be routine and non-controversial. All items under the Consent Agenda may be approved by one motion. Prior to such a motion being made, any member of City Council may ask a question or make a comment about an agenda item and staff may provide a response. If discussion or a lengthy explanation is required, Council may remove the item from the Consent Agenda and it will be placed at the end of Other Action Items.*

- a. ACCOUNTS PAYABLE: *(Not a Project under CEQA per Article 20, Section 15378)*

- (1) Accounts Payable Check Numbers 101321-101399, totaling \$2,148,491.49
Successor Agency Accounts Payable Check Number 102, totaling \$1,350.00
- b. MINUTES: (Not a Project under CEQA per Article 20, Section 15378)
 - (1) December 6, 2022, Regular City Council Meeting
- c. CLAIMS AGAINST THE CITY:
- d. AWARD OF BID: None
- e. CALL FOR BIDS: None
- f. ADOPTION OF RESOLUTIONS: (Not a Project under CEQA per Article 20, Section 15378)
 - (1) ~~Adopting Resolution No. 2022, approving Mayor's 2023 recommendation for Mayor Pro Tem and City Council member assignments to various Committees/Commissions/Boards. Pulled by Council Member McCarthy, becomes agenda item 13b~~
 - (2) Adopting **Resolution No. 2022-154**, authorizing change in signatories on the City General, and Payroll, and Successor Agency General checking accounts with Chase JPMorgan.
- g. APPROVAL OF AGREEMENTS: (Not a Project under CEQA per Article 20, Section 15378)
 - (1) Adopting **Resolution No. 2022-155**, authorizing the City Manager to execute a Side Letter Agreement to the Memorandum of Understanding between the City of Marina and the Marina Public Safety Officers Association (PSOA).
 - (2) Adopting **Resolution No. 2022-156**, awarding a construction contract for the City of Marina-Dr. Martin Luther King Jr. Sculpture Garden Project to Monterey Peninsula Engineering (MPE) of Marina, CA for Total Bid 2 in the amount of \$401,830; and allocating and appropriating additional funding in the amount of \$328,835.50 to project account APF2125 for a total funding of \$578,835.50.
- h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None
- i. MAPS: None
- j. REPORTS: (RECEIVE AND FILE): None
- k. FUNDING & BUDGET MATTERS: (Not a Project under CEQA per Article 20, Section 15378)
 - (1) Adopting **Resolution No. 2022-157**, approving the allocation of \$48,000 for necessary City Hall lobby security and customer service improvements.
- l. APPROVE ORDINANCES (WAIVE SECOND READING): None
- m. APPROVE APPOINTMENTS: None

Council Member McCarthy requested to pull agenda item 10f(1) for discussion

Council Member Medina Dirksen made comments on agenda item 10k(1).

MEDINA DIRKSEN/VISSCHER: TO APPROVE THE CONSENT AGENDA MINUS 10f(1). 4-0-0-0 Motion Passes by Roll Call Vote.

11. PUBLIC HEARINGS: *In the Council's discretion, the applicant/proponent of an item may be given up to ten (10) minutes to speak. All other persons may be given up to three (3) minutes to speak on the matter. NONE*
12. OTHER ACTIONS ITEMS OF THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Action listed for each Agenda item is that which is requested by staff. The Successor Agency may, at its discretion, take action on any items. Members of the public may be given up to three (3) minutes to speak. NONE*
13. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is requested by staff. The City Council may, at its discretion, take action on any items. Members of the public may be given up to three (3) minutes to speak.*

Note: *No additional major projects or programs should be undertaken without review of the impacts on existing priorities (Resolution No. 2006-79 – April 4, 2006).*

- a. Have a discussion regarding unmet community facility needs and starting process again to consider strategies and possible funding options to address these needs and provide direction to city staff.

Public Comments:

- Tommy Bolea – Commented that city should look at the building on the next property adjacent to City Hall, more that enough space for city office and storage for a new ladder truck. Believes survey should be in multiple languages. Stated city does not need to burden citizens with another bond tax on their property bill.
- Karen Andersen – Asked where in Marina are there buildings that require a ladder truck?
- Denise Turley – Spoke about fire response times being over the limit. Asked how tall does the opening of a station have to be for a ladder truck to fit?

DELGADO/MCCARTHY: THAT WE DIRECT STAFF TO PREPARE A SCOPE OF WORK, TO BRING TO COUNCIL FOR UP TO 18 MONTHS OF PUBLIC OUTREACH AND SURVEYS THAT ARE APPROPRIATE, AND THAT STAFF PREPARE DESIGN PLANS AND ALTERNATIVES, AS THEY SEE FITTING AND THAT WE DO INCLUDE IN THAT PUBLIC OUTREACH, AND SURVEYS, EXISTING CONDITIONS, EXISTING PHYSICALITY, CONDITIONS. 4-0-0-0 Motion Passes by Roll Call Vote

- b. Adopting **Resolution No. 2022-158**, approving Mayor's 2023 recommendation for Mayor Pro Tem and City Council member assignments to various Committees/Commissions/Boards. ***Pulled by Council Member McCarthy, was agenda item 10f(1)***

Public Comments: None received

MCCARTHY/VISSCHER: TO ADOPT RESOLUTION NO. 2022-258, APPROVING MAYOR'S 2023 RECOMMENDATION FOR MAYOR PRO TEM AND CITY COUNCIL MEMBER ASSIGNMENTS TO VARIOUS COMMITTEES/COMMISSIONS/BOARDS WITH CHANGES TO APPOINT COUNCIL MEMBER BRIAN MCCARTHY TO AMP. 4-0-0-0 Motion Passes by Roll Call Vote

- c. City Council discuss for not more than 30 minutes any projects from the below project list; and provide staff with any further direction in the matter.

Council Member McCarthy asked about maintenance of the 120-project priority list to 2023 budget discussion.

Mayor Delgado hopes department directors will take a look at priority list, determine what project falls under what department and write a 2-sentence description of a project and provide a ballpark estimate for each project on the list to help with prioritizing.

Council Member Visscher asked if list was available to the public and if the public can locate it on the city's website.

Council Member Medina Dirksen asked for a status update on the Chaparral arrangement and what is being done if anything. There was mention of a consultant being hired, can you tell me a little bit about what direction you have provided to staff about accommodating possibly horse boarding in our city? if so, what's the scope of working being proposed?

Public Comments:

- Karen Andersen – Asked when did the retreat take place.
- Denise Turley – Asked when did the retreat take place.

14. COUNCIL & STAFF INFORMATIONAL REPORTS:

- a. Monterey County Mayor's Association [Mayor Bruce Delgado]
- b. Council reports on meetings and conferences attended (Gov't Code Section 53232).

15. ADJOURNMENT: The meeting adjourned at 8:50 P.M.

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of November 15, 2022

CITY COUNCIL CONSIDER ADOPTING RESOLUTION 2023-, RECOGNIZING A LOCAL EMERGENCY PERSISTS, RE-RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY GOVERNOR NEWSOM ON MARCH 4, 2020, AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY COUNCIL OF THE CITY OF MARINA AND ITS CONSTITUENT BODIES FOR THE PERIOD JANUARY 20, 2023, THROUGH FEBRUARY 19, 2023, PURSUANT TO BROWN ACT PROVISIONS.

REQUEST:

It is requested that the City Council consider:

1. Adopting Resolution No. 2023-, regarding the Ralph M. Brown Act (California Government Code §§54950-54963, hereinafter the “Brown Act”) making certain findings; and authorizing the City to continue to implement remote teleconferenced public meetings of the City Council and its constituent bodies for the period January 20, 2022, through February 19, 2023.

BACKGROUND:

Government Code §54953(e) allows cities to continue to meet remotely during states of emergency proclaimed by the Governor under modified Brown Act requirements that are similar to but not identical to the rules and procedures established by the prior Executive Orders of Governor Newsom relating to the relaxation of certain Brown Act requirements during the COVID-19 pandemic.

Government Code §54953(e) authorizes local agencies to use teleconferencing without complying with teleconferencing requirement imposed by the Brown Act during a declared state of emergency when state or local health officials have imposed or recommended measures to promote social distancing during the proclaimed state of emergency or when the legislative body had determined by majority vote that meeting in person would present imminent risks to the health or safety of attendees.

At a special meeting held on October 5, 2021, the City Council adopted Resolution 2021-104 regarding the Brown Act making certain findings, and authorizing the City to implement remote teleconferenced public meetings of the City Council and its constituent bodies might be held without compliance with Government Code §54953(b)(3) for the period October 5, 2021 through November 4, 2021; subsequently on November 2, 2021, the Council adopted Resolution 2021-113 extending that period until December 2, 2021; on November 16, 2021, the Council adopted Resolution 2021-118 extending that period until December 16, 2021; on December 14, 2021, the Council adopted Resolution 2021-134 extending that period until January 13, 2022; and on January 11, 2022, the Council adopted Resolution 2022-02 extending that period to February 10, 2022; and on February 1, 2022, the Council adopted Resolution No. 2022-13, extending that period until March 3, 2022; on March 1, 2022 Council adopted Resolution No. 2022-32, extending that period to March 31, 2022, on March 15, 2022 Resolution 2022-34; April 19, 2022 Resolution No. 2022-48, and on May 17, 2022 adopted Resolution No. 2022-54; on June 21, 2022 Resolution No. 2022-78; on July 19, 2022, Resolution No. 2022-94 on August 16, 2022 Resolution No. 2022-105, on September 7, 2022 Resolution No. 2022-110; on October 18, 2022, Resolution No. 2022-123; on November 15, 2022 Resolution No. 2022-134; on December 6, 2022, Resolution No. 2022-140, extending the period during which remote teleconferenced public meetings of the City Council and its constituent bodies might be held without compliance with Government Code §54953(b)(3) to January 19, 2023.

ANALYSIS:

On June 11, 2021, Governor Newsom issued Executive Order N-08-21 which among other things rescinded his prior Executive Order N-29-20 and set the date of October 1, 2021, for public agencies to transition back to public meetings held in full compliance with the Brown Act.

As the Delta variants surged in California, the legislature took action to extend the COVID-19 exemptions to the Brown Act's teleconference requirements, subject to some additional requirements. California and Monterey County are presently continuing to experience cases of the rapidly-spreading Omicron variant. Assembly Bill 361 amended Government Code §54953 and allowed a local agency to use teleconferencing in any of the following circumstances without complying with certain Brown Act provisions:

1. The legislative body holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.
2. The legislative body holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.
3. The legislative body holds a meeting during a proclaimed state of emergency and has determined, by majority vote taken at a meeting held for the purpose described in 2 above, that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

A local agency that holds a meeting under any of these circumstances would be required to follow certain requirements listed in the attached Resolution, in addition to giving notice of the meeting and posting agendas as required under the Brown Act. These additional requirements are intended to protect the public's right to participate in the meetings of local agency legislative bodies. The City of Marina adheres to the listed requirements.

Government Code §54953(e)(3) provides that if the state of emergency remains active for more than 30 days, a local agency must make the following findings by majority vote every 30 days to continue using the exemption to the Brown Act teleconferencing requirements:

- The legislative body has reconsidered the circumstances of the emergency; and
- Either of the following circumstances exist: the state of emergency continue to directly impact the ability of members to meet safely in person or State or local officials continue to impose or recommend social distancing measures.

The goal of Government Code §54953 as revised by AB 361 is to improve and enhance public access to local agency meetings during the COVID-19 pandemic and future applicable emergencies by allowing broader access through teleconferencing options. The current version of Government Code §54953 became effective on September 16, 2021, with a sunset of the present version on January 1, 2024.

FISCAL IMPACT:

None identified.

CONCLUSION:

This request is submitted for City Council consideration and possible adoption of a resolution proclaiming a local emergency persists, re-ratifying the proclamation of a state of emergency by Governor Newsom on March 4, 2020, and re-authorizing remote teleconference meetings of the City Council of the City of Marina and its constituent bodies for the period January 20, 2023, through February 19, 2023, pursuant to Brown Act provisions.

Respectfully submitted,

Layne Long
City Manager
City of Marina

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA RECOGNIZING A LOCAL EMERGENCY PERSISTS, RE-RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY GOVERNOR NEWSOM ON MARCH 4, 2020, AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY COUNCIL OF THE CITY OF MARINA AND ITS CONSTITUENT BODIES FOR THE PERIOD JANUARY 20, 2023, THROUGH FEBRUARY 19, 2023, PURSUANT TO BROWN ACT PROVISIONS.

WHEREAS, the City of Marina is committed to preserving and nurturing public access and participation in meetings of the City Council and its constituent bodies; and

WHEREAS, all meetings of City of Marina's legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provision for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the City's boundaries, caused by natural, technological or human-caused disasters; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, the City Council previously adopted Resolution No. 2021-104 on October 5, 2021, Resolution 2021-113 on November 2, 2021, Resolution 2021-118 on November 16, 2021, Resolution 2021-134 on December 14, 2021, Resolution 2022-02 on January 11, 2022, Resolution 2022-13 on February 1, 2022, Resolution No. 2022-13 on March 1, 2022, Resolution 2022-32, on March 15, 2022 Resolution 2022-34; April 19, 2022 Resolution No. 2022-48, and on May 17, 2022 Resolution No. 2022-54; on June 21, 2022 Resolution No. 2022-78; on July 19, 2022 Resolution No. 2022-94; on August 16, 2022, Resolution No. 2022-105; Resolution No. 2022-110 on September 7, 2022, Resolution No. 2022-123 on October 18, 2022,, , Resolution No. 2022-134 on November 15, 2022; on December 6, 2022, Resolution No. 2022-140, extending the period during which remote teleconferenced public meetings of the City Council and its constituent bodies might be held without compliance with Government Code §54953(b)(3) to January 19, 2023; and

WHEREAS, as a condition of extending the use of the provisions found in section 54953(e), the City Council must reconsider the circumstances of the state of emergency that exists in the City, and the City Council has done so; and

WHEREAS, emergency conditions persist in the City, specifically, the March 4, 2020, proclamation by the Governor of a state of emergency in the State of California due to COVID-19 and the March 13, 2020, proclamation of a state of emergency in the City of Marina by the City Manager, as the City's Director of Emergency Services, due to COVID-19 which was subsequently ratified by the City Council on March 17, 2020, and after having been supplemented twice, and both proclamations of states of emergency remain in effect; and

WHEREAS, on September 22, 2021, the County of Monterey Health Department issued a Recommendation Regarding Social Distancing Including Remote Meetings of Legislative Bodies, attached hereto as **Attachment 1**; and

WHEREAS, the City Council does hereby find that California and Monterey County are presently continuing to experience cases of the rapidly-spreading COVID-19 Omicron variant and as of June 13, 2022, the federal Centers for Disease Control and Prevention rated the risk level for community transmission of COVID-19 in Monterey County as medium with a case rate of 29.9 individuals per 100,000 persons, as of June 13, 2022, a total of 750 persons have died of COVID-19 and 367 persons are reported as new cases currently suffering from COVID-19 with 27 persons reported hospitalized in Monterey County by the County Health Department; this situation has and will continue to cause, conditions of peril to the safety of persons within the City that are likely to be beyond the control of services, personnel, equipment, and facilities of the City, and desires to recognize and affirm a local emergency exists and re-ratify the proclamation of state of emergency by the Governor of the State of California and to recognize the County of Monterey Health Department's recommendation regarding social distancing; and

WHEREAS, as a consequence of the local emergency persisting, the City Council does hereby find that the City Council and its constituent bodies shall continue to conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that such legislative bodies shall continue to comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

WHEREAS, the City of Marina will continue to implement the following measures for meetings of its City Council and its constituent bodies:

- Allow the public to access the meeting and require that the agenda provide an opportunity for the public to directly address the legislative body pursuant to the Brown Act's other teleconferencing provisions.
- In each instance when the local agency provides notice of the teleconferenced meeting or posts its agenda, give notice for how the public can access the meeting and provide public comment.
- Identify and include in the agenda an opportunity for all persons to attend via a call-in or an internet-based service option; the legislative body need not provide a physical location for the public to attend or provide comments.
- Conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the public.
- Stop the meeting until public access is restored in the event of a service disruption that either prevents the local agency from broadcasting the meeting to the public using the call-in or internet-based service option or is within the local agency's control and prevents the public from submitting public comments (any action taken during such a service disruption could be challenged under the Brown Act's existing challenger provisions).
- Not require comments be submitted in advance (though the legislative body may provide that as an option) and provide the opportunity to comment in real time.
- Provide adequate time for public comment, either by establishing a timed public comment period or by allowing a reasonable amount of time to comment.
- If the legislative body uses a third-party website or platform to host the teleconference, and the third-party service requires users to register to participate, the legislative body must provide adequate time during the comment period for users to register and may not close the registration comment period until the comment period has elapsed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARINA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Affirmation that Local Emergency Persists. The City Council hereby reconsiders the conditions of the state of emergency in the City and proclaims that a local emergency persists throughout the City, and:

(a) On September 22, 2021, the County of Monterey Health Department issued a Recommendation Regarding Social Distancing Including Remote Meetings of Legislative Bodies; and

(b) California and Monterey County are presently continuing to experience cases of the rapidly-spreading COVID-19 Omicron variant and as of June 13, 2022, the federal Centers for Disease Control and Prevention rated the risk level for community transmission of COVID-19 in Monterey County as medium with a case rate of 29.9 individuals per 100,000 persons, as of June 13, 2022, a total of 750 persons have died of COVID-19 and 367 persons are reported as new cases currently suffering from COVID-19 with 27 persons reported hospitalized in Monterey County by the County Health Department; and this has caused, and will continue to cause, conditions of peril to the safety of persons within the City that are likely to be beyond the control of services, personnel, equipment, and facilities of the City.

Section 3. Re-ratification of Governor's Proclamation of a State of Emergency. The City Council hereby reconsiders and re-ratifies the Governor of the State of California's Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020.

Section 4. Remote Teleconference Meetings. The City Manager and legislative bodies of the City of Marina, the City Council and its constituent bodies, are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 5. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) February 19, 2023, or such time the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the City Council of the City of Marina and its constituent bodies may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting held this 18th day of January 2023, by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk



COUNTY OF MONTEREY HEALTH DEPARTMENT

Elsa Mendoza Jimenez, Director of Health

Administration Animal Services Behavioral Health Clinic Services
Emergency Medical Services Environmental Health Public Administrator/Public Guardian Public Health

Recommendation Regarding Social Distancing Including Remote Meetings of Legislative Bodies

Issued: September 22, 2021

The Monterey County Health Department continues to recommend that physical and social distancing strategies be practiced in Monterey County, which includes remote meetings of legislative bodies of local agencies, to the extent possible.

Monterey County continues to experience transmission of COVID-19 locally. Physical and social distancing is still an effective measure to reduce the spread of COVID-19, especially when combined with use of face coverings, frequent hand washing, staying home when ill, testing, and vaccination with U.S. Food and Drug Administration approved or authorized COVID-19 vaccines.

Remote meetings of legislative bodies allow for the virtual participation of agency staff, presenters, and community members in safer environments, with less risk of exposure to SARS-CoV-2, the virus that causes COVID-19.

The Monterey County Health Officer will continue to monitor local metrics and the necessity of this recommendation.

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of January 18, 2022

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2023-,
AUTHORIZING THE CITY MANAGER TO APPLY FOR THE PERMANENT
LOCAL HOUSING ALLOCATION (PLHA) GRANT AS ADMINISTERED BY
THE STATE DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT (STATE HCD) AND TO AUTHORIZE THE FINANCE
DIRECTOR TO MAKE APPROPRIATE BUDGETARY AMENDMENTS TO
BUDGET**

REQUEST:

It is requested that the City Council consider:

1. Adopting Resolution No. 2022- direction the City Manager to apply for the Permanent Local Housing Allocation (PLHA) grant application.
2. Authorize Finance Director to make appropriate budgetary amendments.

BACKGROUND

In 2017, the State of California passed a 15-bill housing package to address the state's housing shortage and high housing costs. This included the Building Homes and Jobs Act (SB 2, 2017), which established a \$75 recording fee on real estate documents. Seventy percent of these recording fees are being set aside for a Permanent Local Housing Allocation (PLHA) program.

The PLHA program is overseen by the State's Department of Housing and Community Development (HCD) who issued a Request for Proposals (RFP) in March 2020. Jurisdictions receiving PLHA grant funds are required to have a five-year plan in place to determine how the grant funds will be spent. This five-year plan may or may not need to identify specific projects. However, the Plan must result in expenditure of a portion of the grant funds each year in order to receive the next year's allocation. HCD estimates the City of Marina may receive a cumulative amount of \$945,290 over the next five years. Note that the amounts for these subsequent years are estimates only based on an equal division of HCD's estimate for future funds. The actual annual funding allocation will later be determined by HCD.

Until recently, because the City does not have a certified Housing Element, Marina was ineligible for these funds. However, if the City Council adopts the Affordable Housing Overlay by January 18th with a second reading on February 7th 2023 this will demonstrate compliance with the Fourth and Fifth Cycle Housing Elements. The deadline to file for the PLHA funds is February 13, 2023 so immediate action by the City Council will ensure the funds can be granted by the State in the near term. Eligibility for these funds have been made possible by a Marina resident (Carlos Nuno) who works for State HCD and over the course of the past seven months has been providing guidance to the Community Development Department on the grant submittal process.

ANALYSIS

The grant funding can be used for a wide variety of activities that support the development of housing related to persons at the 60% Area Median Income (AMI) level. See Attachment 1 (Eligible Grant Activities) for additional details. Attachment 2 identifies how other local agencies

are utilizing their PLHA funds which include a wide array of activities including but not limited to: ADU financing, first time home buyer assistance, support of multifamily housing projects, and rapid response housing for individuals at risk for homelessness. Up to 5% of the grant allocation can be used for general administrative cost related to tracking and annual reporting on the execution of eligible activities.

Once the City Council approves the submission of the application to HCD, HCD is expected to approve the application and send the City a five-year Standard Agreement to be executed and signed within 90 days. All the first-year's allocation will be available for disbursement once the Standard Agreement is executed. Each year, HCD will publish the amount of funds the City will receive for the following year. To receive the funds, the City must submit a letter accepting the funds, its annual report detailing uses and expenditures of all awarded PLHA allocations and outcomes achieved, must have a certified Housing Element, and have submitted its latest Housing Element annual performance report. During the five-year expenditure plan period, up to 10% of the planned expenditure for each type of eligible activity may be reallocated to another activity without the submission of a plan amendment; however, changes exceeding this amount require HCD's approval in writing.

FISCAL IMPACT

The City will be eligible for approximately \$945,000 in grant funding which can assist the City in meeting it's regional housing needs allocation (RHNA).

Respectfully submitted,

Guido F. Persicone
Community Development Director
City of Marina

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL AUTHORIZING THE APPLICATION AND ADOPTING THE PLHA PLAN FOR THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM

The City Council of the City of Marina (“Applicant”) hereby consents to, adopts, and ratifies the following resolution.

- A. WHEREAS, the Department is authorized to provide up to \$335 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2))).
- B. WHEREAS the State of California (the “State”), Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability (“NOFA”) dated 5/3/2021 under the Permanent Local Housing Allocation (PLHA) Program;
- C. WHEREAS the City of Marina is an eligible Local government who has applied for program funds to administer one or more eligible activities, or a Local or Regional Housing Trust Fund to whom an eligible Local government delegated its PLHA formula allocation after adoption of the Affordable Housing Overlay Policy by the City Council which will demonstrate sufficient capacity to meet our Regional Housing Needs RHNA allocation to State HCD on January 18, 2023
- D. WHEREAS the Department may approve funding allocations for PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement, and other contracts between the Department and PLHA grant recipients;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARINA:

- 1. If Applicant receives a grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts Applicant may have with the Department.
- 2. Applicant is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix C of the current NOFA \$945,000 in accordance with all applicable rules and laws.
- 3. Applicant hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the Applicant and the Department.

4. Pursuant to Section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for the 2019-2023 Allocations is attached to this resolution, and Applicant hereby adopts this PLHA Plan and certifies compliance with all public notice, public comment, and public hearing requirements in accordance with the Guidelines.
5. Applicant certifies that it was delegated by the City of Marina to submit an application on its behalf and administer the PLHA grant award for the formula allocation of PLHA funds, pursuant to Guidelines Section 300(c) and 300(d), and the legally binding agreement between the recipient of the PLHA funds and the Applicant is submitted with the PLHA application.
6. Applicant certifies that it has or will subgrant some or all of its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), "entity" means a housing developer or program operator, but does not mean an administering Local government to whom a Local government may delegate its PLHA allocation.
7. Applicant certifies that its selection process of these subgrantees was or will be accessible to the public and avoided or shall avoid any conflicts of interest.
8. Pursuant to Applicant's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all program requirements.
9. Applicant certifies that, if funds are used for the acquisition, construction or rehabilitation of for-sale housing projects or units within for-sale housing projects, the grantee shall record a deed restriction against the property that will ensure compliance with one of the requirements stated in Guidelines Section 302(c)(6)(A)(B) and (C).
10. Applicant certifies that, if funds are used for the development of an Affordable Rental Housing Development, the Local government shall make PLHA assistance in the form of a low-interest, deferred loan to the Sponsor of the Project, and such loan shall be evidenced through a Promissory Note secured by a Deed of Trust and a Regulatory Agreement shall restrict occupancy and rents in accordance with a Local government-approved underwriting of the Project for a term of at least 55 years.
11. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department.
12. The City Manager is authorized to execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Applicant, as the Department may deem appropriate.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on this 18th day of January 2023 by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

Attachment 1-List of Eligible Grant Activities

Attachment 2-List of Local Agencies PLHA Activities

**Permanent Local Housing Allocation (PLHA)
Eligible Activities**

1. The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.
2. The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120-percent of AMI, or 150-percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
3. Matching portions of funds placed into Local or Regional Housing Trust Funds.
4. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
5. Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.
6. Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
 - A. This activity may include subawards to administrative entities as defined in HSC Section 50490(a)(1-3) that were awarded CESH program or HEAP funds for rental assistance to continue assistance to these households.
 - B. Applicants must provide rapid rehousing, rental assistance, navigation centers, emergency shelter, and transitional housing activities in a manner consistent with the Housing First practices described in 25 CCR, Section 8409, subdivision (b)(1)-(6) and in compliance with WIC Section 8225(b)(8). An applicant allocated funds for the new construction, rehabilitation, and preservation of permanent supportive housing shall incorporate the core components of Housing First, as provided in WIC Section 8255, subdivision (b).
7. Accessibility modifications in lower-income owner-occupied housing.
8. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
9. Homeownership opportunities, including, but not limited to, down payment assistance.
10. Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing projects, or matching funds invested by a county in an affordable housing development project in a city within the county, provided that the city has made an equal or greater investment in the project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing project.

Attachment 2-List of Local Agencies PLHA Activities

City	Year-2019	2020	2021	2022	2023
Pacific Grove	Regional homeless shelter services	regional homeless shelter services	rental assistance for low-income seniors	rental assistance for low-income seniors	rental assistance for low-income seniors
King City	90%-Multi Family housing (predevelopment, development, acquisition) 5%-Homeless Services-rapid rehousing, rental assistance, case management) 5%-Program Admin	45%-Multi Family housing (predevelopment, development, acquisition) 25%-Local Regional Housing Trust Funds 25%-Homeless Services-rapid rehousing, rental assistance, case management) 5%-Program Admin	45%-Multi Family housing (predevelopment, development, acquisition) 25%-Local Regional Housing Trust Funds 25%-Homeless Services-rapid rehousing, rental assistance, case management) 5%-Program Admin	70%-Multi Family housing (predevelopment, development, acquisition) 25%-Homeless Services-rapid rehousing, rental assistance, case management) 5%-Program Admin	70%-Multi Family housing (predevelopment, development, acquisition) 25%-Homeless Services-rapid rehousing, rental assistance, case management) Program Admin 5%-Program Admin
Salinas	75%-Develop multifamily rental house- 20%-Homeless Services (20%) rapid rehousing 5%-Program Admin	85%-Homeless Services 10%-ADU Financing-Grants and Loans 5%-Program - Administration	70%-Development of Multi Family Rental 25%-Homeless Services 5%-Program Admin	40%-Multi-Family Rental Housing 10%-ADU Financing 30%-Local Housing Trust Funds 15%-Homeless Services-15% 5%-Admin	40%-Multi Family Rental Housing 10%-ADU Financing 30%-Local Housing Trust Funds 15%-Homeless Services-Rapid Rehousing-Rental Assistance, Case Management 5%-Program Admin

Attachment 2-List of Local Agencies PLHA Activities

Soledad	The County will administer Soledad's funds for projects specific to this agency. Capitalizing the Monterey County Local Housing Trust Fund, construction financing for new permanent supportive housing, operating funds for navigation centers, and new construction of transitional housing are the top priorities of the County.
Carmel by the Sea	The County will administer Carmel by the Sea funds for projects specific to this agency. Capitalizing the Monterey County Local Housing Trust Fund, construction financing for new permanent supportive housing, operating funds for navigation centers, and new construction of transitional housing are the top priorities of the County.
San Jose	The City of San José plans to use PLHA funds to 1) fund operating costs for bridge housing communities for formerly homeless residents, and 2) fund operating costs for emergency interim housing communities for the provision of COVID-19-appropriate non-congregate shelter for formerly homeless residents, which will later be transitioned to bridge housing communities for formerly homeless residents.

January 10, 2023

Item No: **10f(3)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of January 18, 2023

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2023-,
AUTHORIZING THE CHANGING OF THE NAME OF THE “DESIGNATED
AVENUE OF LANDMARK TREES 1996” SIGNS ALONG BEACH ROAD TO NOW
READ “MIKE OWEN AVENUE OF LANDMARK TREES 1996.**

REQUEST:

It is requested that the City Council consider:

1. Adopting Resolution No. 2023-, authorizing the changing of the name of the “Designated Avenue of Landmark Trees 1996” signs along Beach Road to now read “Mike Owen Avenue of Landmark Trees 1996; and
2. Directing Public Works Department to order and replace signs

BACKGROUND:

In 1996 the City Council approved the Ad Hoc Tree Committees’ recommendation for memorial landmark tree markers along Beach Road. (**“EXHIBIT A”**).

In November 2022, Michael Owen, who was dedicated to preserving Marina’s historic trees passed away. Mike was passionate about preserving the Eucalyptus trees along Beach Road. One way to honor Mikes’ legacy and passion for protecting the city’s historic trees would be to rename the tree signage along Beach Road to read “Mike Owen Avenue of Landmark Trees 1996”.

CONCLUSION:

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

Respectfully submitted,

Layne Long
City Manager
City of Marina

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
AUTHORIZING THE CHANGING OF THE NAME OF THE “DESIGNATED
AVENUE OF LANDMARK TREES 1996” SIGNS ALONG BEACH ROAD TO NOW
READ “MIKE OWEN AVENUE OF LANDMARK TREES 1996.

WHEREAS, in 1996 the City Council approved the Ad Hoc Tree Committees’ recommendation for memorial landmark tree markers along Beach Road. (**“EXHIBIT A”**); and

WHEREAS, In November 2022, Michael Owen, who was dedicated to preserving Marina’s historic trees passed away. Mike was passionate about preserving the Eucalyptus trees along Beach Road.

WHEREAS, one way to honor Mikes’ legacy and passion for protecting the city’s historic trees would be to rename the tree signage along Beach Road to read “Mike Owen Avenue of Landmark Trees 1996”; and; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marina does hereby:

1. Authorizing the changing of the name of the “Designated Avenue of Landmark Trees 1996” signs along Beach Road to now read “Mike Owen Avenue of Landmark Trees 1996”; and
2. Directing Public Works Department to order and replace signs

PASSED AND ADOPTED by the City Council of the City of Marina at a special meeting duly held on this 18TH day of January 2023 by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

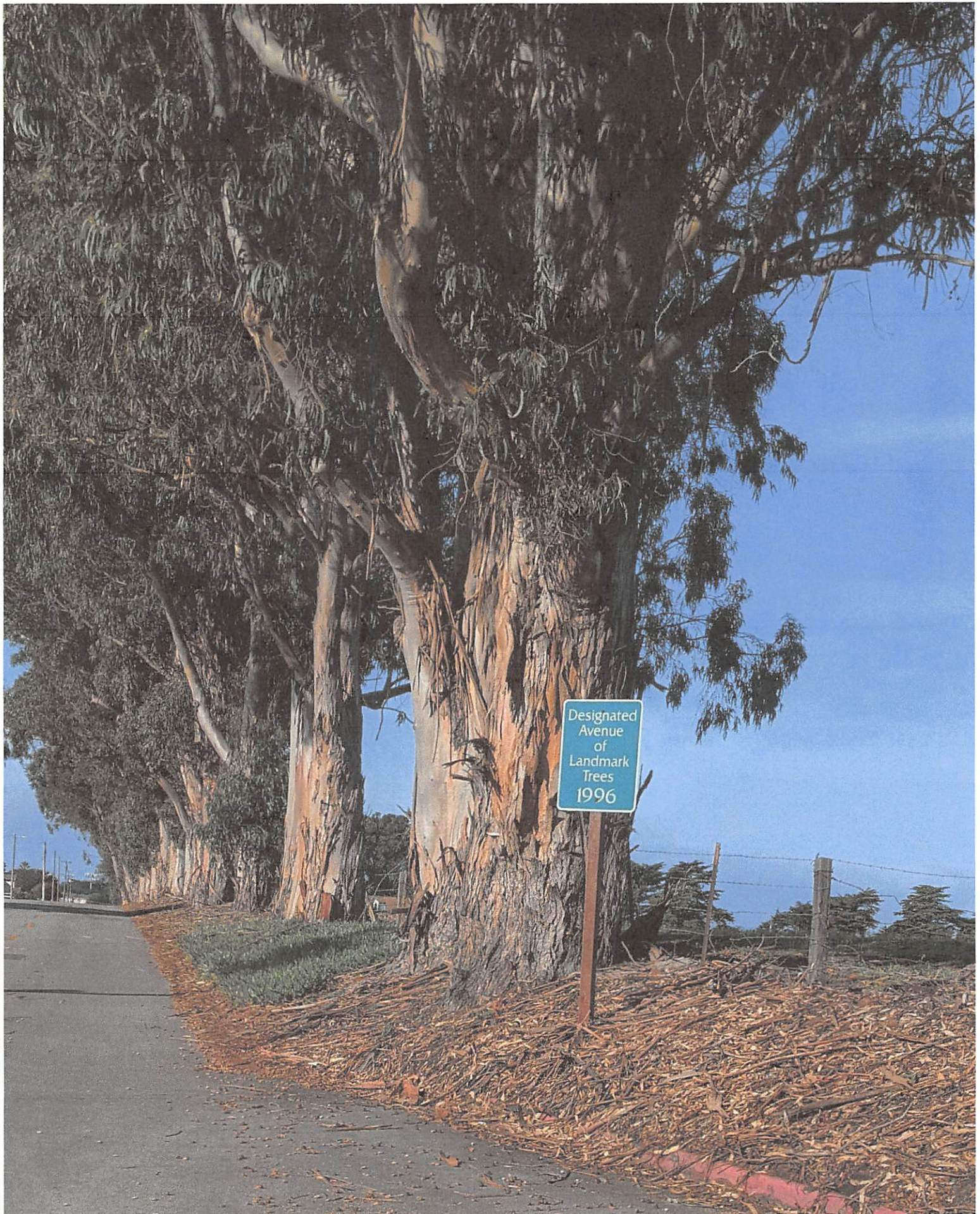
ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk





Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of January 18, 2023

**ADOPTION OF A RESOLUTION GRANTING CONSENT TO THE CITY
OF MONTEREY TO RENEW THE MONTEREY COUNTY TOURISM
IMPROVEMENT DISTRICT (MCTID) AND INCLUDE THE CITY OF
MARINA IN THE MCTID**

REQUEST:

It is requested that City Council consider:

1. Adopting Resolution No. 2023-, approving consent to the City of Monterey to renew the Monterey County Tourism Improvement District (MCTID) and include the City of Marina in the MCTID

BACKGROUND:

First launched in 2006 under the Property and Business Improvement Area Law of 1989 ('89 Law), the Monterey County Tourism Improvement District (MCTID) is a benefit assessment district proposed to continue as a revenue source to help fund marketing and sales promotion efforts for lodging businesses in Monterey County. In 2018, an effort to modernize the MCTID led to the disestablishment of the '89 Law district and re-establishing the MCTID pursuant to the Property and Business Improvement District Law of 1994 ('94 Law). On September 18, 2018, the City of Marina City Council approved Resolution No. 2018-114, consenting to the City of Monterey establishing, operating, and renewing the MCTID, which District includes the City of Marina.

The five-year term of the MCTID is set to expire on December 31, 2023, and the required number of lodging business owners have submitted a written petition to renew the district. Pending successful renewal of the MCTID, the Owner's Association will request to modify the current MCTID term to end early on June 30, 2023, with the renewed district beginning on July 1, 2023.

The 94 Law allows for the renewal of multi-jurisdictional tourism improvement districts, with consent of the included jurisdictions being granted to one "lead" jurisdiction. The City of Monterey has requested consent to continue to act as the lead jurisdiction in the renewal of the MCTID administering the MCTID countywide. Adopting this resolution will give the City authority to include the City of Marina in the renewed MCTID.

The MCTID boundary includes the unincorporated areas of Monterey County and the cities of Carmel-by-the-Sea, Del Rey Oaks, Gonzales, Greenfield, King City, Marina, Monterey, Pacific Grove, Salinas, Sand City, Seaside, and Soledad. The MCTID is divided into two (2) benefit zones with the City of Salinas being the sole occupier of Zone 2. Within each Zone lodging business assess a fee per night stay based on the level of lodging business as described below.

- Luxury lodging business means: a lodging business with an average daily rate of \$500 or more, Luxury lodging businesses may have restaurants, meeting spaces, exercise rooms, or spas, and have characteristics of five (5) star hotels.
- Non-luxury full-service lodging business means: a lodging business with a wide variety of onsite amenities, such as restaurants, meeting spaces, exercise rooms, or spas.
- Limited-service lodging business means: a lodging business that offers limited facilities and amenities, typically without a full-service restaurant.

Lodging businesses do not include:

- Vacation time-share facilities;
- Vacation rentals, defined as a single family home, townhome, or condominium that is available for rent; and
- Recreational vehicle (RV) parks.

ANALYSIS:

The MCTID is an assessment district which provides specific benefits to payors by funding group sales and services and marketing communications activities for assessed businesses. The purpose of the MCTID is to target hotel promotion and booking room nights.

The action contained in the attached resolution will enable the City of Monterey and the Monterey County Convention and Visitors Bureau (MCCVB) to move forward with the MCTID renewal process. Upon successful renewal, the MCTID will continue to be governed by the TID Oversight Committee and the Management District Plan (MDP), facilitated by the Monterey City Council and the Monterey County Convention and Visitors Bureau (the Owner's Association).

Management District Plan

The Management District Plan (**Exhibit "A"**) includes the proposed boundary of the renewed MCTID, a service plan and budget, and a proposed means of governance. The MCTID shall include all lodging businesses, existing and in the future, located within the boundaries of the unincorporated areas of Monterey County and the cities of Carmel-by-the-Sea, Del Rey Oaks, Gonzales, Greenfield, King City, Marina, Monterey, Pacific Grove, Salinas, Sand City, Seaside, and Soledad. The MCTID is divided into two (2) benefit zones as described in the Plan.

The cities and County shall continue to be responsible for collecting the assessment on a monthly, bi-monthly, or quarterly basis (including any delinquencies, penalties, and interest) from each lodging business located within the boundaries of the MCTID. The cities and County shall make all reasonable efforts to collect the assessments from each lodging business. The cities and County shall forward the assessments to Monterey County Destination Marketing Organization, Inc. d.b.a. Monterey County Convention and Visitors Bureau (MCCVB), serving as the MCTID Owner's Association, which will have the responsibility of managing MCTID programs as provided in the Management District Plan.

Lodging business owners decided to pursue renewal of the MCTID in order to continue a revenue source devoted to marketing Monterey County as a tourist, meeting, and event destination.

Assessments

The MCTID is separated into two Zones with different assessment rates. Salinas is the only jurisdiction included in the MCTID that is in Zone 2. Within each Zone, assessments are levied based on the services and average daily rate of the business. The Management District Plan calls for increases to the assessments every two years for 10 years ending in 2033. The Assessments proposed are contained in Table 1 below.

Table 1. Assessment Increase Schedule

Fiscal Year	Zone 1			Zone 2		
	Luxury	Non-Luxury Full Service	Limited Service	Luxury	Non-Luxury Full Service	Limited Service
2023-24	\$ 7.00	\$ 4.50	\$ 1.50	\$ 7.50	\$ 5.00	\$ 2.00
2024-25	\$ 7.00	\$ 4.50	\$ 1.50	\$ 7.50	\$ 5.00	\$ 2.00
2025-26	\$ 7.90	\$ 5.10	\$ 1.70	\$ 8.40	\$ 5.60	\$ 2.20
2026-27	\$ 7.90	\$ 5.10	\$ 1.70	\$ 8.40	\$ 5.60	\$ 2.20
2027-28	\$ 8.80	\$ 5.70	\$ 1.90	\$ 9.30	\$ 6.20	\$ 2.40
2028-29	\$ 8.80	\$ 5.70	\$ 1.90	\$ 9.30	\$ 6.20	\$ 2.40
2029-30	\$ 9.70	\$ 6.30	\$ 2.10	\$ 10.20	\$ 6.80	\$ 2.60
2030-31	\$ 9.70	\$ 6.30	\$ 2.10	\$ 10.20	\$ 6.80	\$ 2.60
2031-32	\$ 10.60	\$ 6.90	\$ 2.30	\$ 11.10	\$ 7.40	\$ 2.80
2032-33	\$ 10.60	\$ 6.90	\$ 2.30	\$ 11.10	\$ 7.40	\$ 2.80

The assessment budget is projected at an initial budget of \$8,856,266, increasing biennially for a total of \$111,645,780 through 2033. This amount is expected to fluctuate as occupancy rates increase at assessed businesses and when the assessment rate is increased. The following table demonstrates the estimated assessment budget over the life of the district, based on existing lodging businesses, following the rate increase schedule.

Table 2. Estimated Annual Assessment Budget

FY	Marketing Comm.	Group Bus. Devel.	Salinas Visitor Services (Zone 2 Only)	Contingency / Reserve	Admin & Operations	City/County Admin Fee	Total
2023-24	\$3,985,320	\$3,152,831	\$123,988	\$885,627	\$619,939	\$88,563	\$8,856,266
2024-25	\$3,985,320	\$3,152,831	\$123,988	\$885,627	\$619,939	\$88,563	\$8,856,266
2025-26	\$4,504,690	\$3,563,710	\$140,146	\$1,001,042	\$700,730	\$100,104	\$10,010,422
2026-27	\$4,504,690	\$3,563,710	\$140,146	\$1,001,042	\$700,730	\$100,104	\$10,010,422
2027-28	\$5,024,060	\$3,974,590	\$156,304	\$1,116,458	\$781,520	\$111,646	\$11,164,578
2028-29	\$5,024,060	\$3,974,590	\$156,304	\$1,116,458	\$781,520	\$111,646	\$11,164,578
2029-30	\$5,543,430	\$4,385,469	\$172,462	\$1,231,873	\$862,311	\$123,187	\$12,318,734
2030-31	\$5,543,430	\$4,385,469	\$172,462	\$1,231,873	\$862,311	\$123,187	\$12,318,734
2031-32	\$6,062,801	\$4,796,349	\$188,620	\$1,347,289	\$943,102	\$134,729	\$13,472,890
2032-33	\$6,062,801	\$4,796,349	\$188,620	\$1,347,289	\$943,102	\$134,729	\$13,472,890
Total	\$50,240,601	\$39,745,898	\$1,563,041	\$11,164,578	\$7,815,205	\$1,116,458	\$111,645,780

The projected budgeted TID revenues from each jurisdiction varies based on the number and make up of its lodging businesses. The City of Marina has 12 hotels included in the MCTID, all are limited service lodging businesses with the exception of the Sanctuary Beach Resort which is a full service lodging business. Marina's TID revenues are approximately 4.6% of the total MCTID revenues and are projected at approximately \$407,388 for 2023/24 after the district is renewed.

Work Effort

The purpose of the MCTID is to target hotel promotion and booking room nights. The work efforts supported by the generation of TID revenues includes:

- Marketing Communications - the marketing communications program will promote assessed businesses as tourist, meeting, and events destinations. The marketing communications program will have a central theme of promoting Monterey County as a desirable place for overnight visits.

- Group Business Development - the group business development program will develop business leads for meetings and events that convert to room nights for assessed businesses. The group business development program will have a central theme of promoting Monterey County as a desirable place for overnight group visits.

A service plan assessment budget has been developed to deliver services that benefit the assessed businesses. The table below illustrates the initial annual assessment budget allocations. The total initial assessment budget is \$8,856,266. Expenditures included in the work effort include:

Salinas Visitor Services -	\$123,988
Administration & Operations -	\$619,939
Marketing Communications -	\$3,985,320
City/County Administration Fee -	\$88,563
Contingency Reserve -	\$885,627
<u>Group Business Development -</u>	<u>\$3,152,831</u>
Total Initial Annual Assessment Budget -	\$8,856,266

FISCAL IMPACT:

None immediately. Because the MCTID programs are intended to increase room night sales for assessed businesses within the MCTID, there may be an increase in tax collections.

The cities and the County may retain a fee equal to one percent (1%) of the amount of the assessment collected within their respective jurisdictions to cover their costs of collection and administration.

CONCLUSION:

Staff recommends the Council adopt the attached resolution granting consent to the City of Monterey to renew the MCTID and include the City of Marina in the MCTID, which will enable the City of Monterey and the Monterey County Convention and Visitors Bureau (MCCVB) to move forward with the MCTID renewal process.

Respectfully submitted,

Matt Mogensen
Assistant City Manager
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA, STATE OF CALIFORNIA, GRANTING CONSENT TO THE CITY OF MONTEREY TO RENEW THE MONTEREY COUNTY TOURISM IMPROVEMENT DISTRICT (MCTID)

WHEREAS, the City of Monterey initially created the MCTID in 2006 under the Parking and Business Improvement Area Law of 1989; and

WHEREAS, the MCTID was converted in 2019 under Property and Business Improvement District Law of 1994 by Resolution No. 18-147 for a five (5) year term, which ends December 31, 2023; and

WHEREAS, the City Council of the City of Monterey has requested consent to renew the MCTID in the City of Marina with adoption of Monterey City Council Resolution No. 22-169, dated December 20, 2022;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Marina, that:

Section 1: The above recitals are true and correct.

Section 2: The City of Monterey is hereby granted consent to include the City of Marina in the MCTID, for the renewal of the MCTID and future renewals.

Section 3: The City Clerk is hereby directed to transmit a certified copy of this Resolution to the Clerk of the City of Monterey City Council.

Section 4: This Resolution is effective upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Marina, State of California, held on this 18th day of January, 2023 by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

2023-2033



MONTEREY COUNTY TOURISM IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN

*Prepared pursuant to the Property and Business Improvement District Law of
1994, Streets and Highways Code section 36600 et seq.*

November 2, 2022

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Prepared by
Civitas



I. OVERVIEW

Developed by the Monterey County Destination Marketing Organization, Inc. d.b.a. Monterey County Convention and Visitors Bureau (MCCVB), the Monterey County Tourism Improvement District (MCTID) is an assessment district which provides specific benefits to payors by funding group sales and services and marketing communications activities for assessed businesses. This approach has been used successfully in other destination areas throughout the country to provide the benefit of additional room night sales directly to payors. The MCTID was initially created in 2006 pursuant to the Parking and Business Improvement Area Law of 1989 and was converted in 2019 pursuant to the Property and Business Improvement District Law of 1994 for a five (5) year term. MCCVB and Monterey County lodging businesses now wish to renew the MCTID for a ten (10) year term. Pursuant to Streets and Highways Code §36620.5, the City of Monterey shall continue to act as the lead jurisdiction for renewing the MCTID. The City of Monterey shall continue to receive MCTID annual reports. Funds raised through the MCTID are meant to supplement the Jurisdiction Partnership investments so as to have a competitive budget and business plan.

Location: The renewed MCTID includes all lodging businesses located within the boundaries of the unincorporated areas of Monterey County and the cities of Carmel-by-the-Sea, Del Rey Oaks, Gonzales, Greenfield, King City, Marina, Monterey, Pacific Grove, Salinas, Sand City, Seaside, and Soledad. The MCTID is divided into two (2) benefit zones, as shown on the map in Section IV.

Services: The MCTID is designed to provide specific benefits directly to payors by increasing demand for room night sales. Group business development and marketing communications activities will increase demand for overnight tourism and market Monterey County as a tourist, meeting and event destination, thereby increasing demand for room night sales for assessed businesses.

Budget: The total MCTID annual assessment budget for the initial year of its ten (10) year operation is anticipated to be approximately \$8,856,266. This assessment budget is expected to increase as the assessment rate increases are adopted pursuant to this Plan, but this budget is expected to fluctuate as room sales do.

Cost: The assessment is a fixed amount per occupied room per night. The assessment is based on the business hotel type. Based on the benefit received, assessments shall not be collected on: stays of more than thirty (30) consecutive days; stays at vacation time-share facilities; stays at vacation rentals; stays at RV parks; stays by any Federal or State of California officer or employee when on official business; and stays by any officer or employee of a foreign government who is exempt by reason of express provision of Federal law or international treaty. Initial assessment rates are:

Hotel Type	Zone 1	Zone 2
Luxury	\$7.00	\$7.50
Non-Luxury Full Service	\$4.50	\$5.00
Limited Service	\$1.50	\$2.00

Based on the provision of additional services and additional benefit to the lodging businesses, the assessment rate shall automatically increase biennially beginning in FY

2025-26, unless the MCCVB Board's TID Committee votes not to implement the automatic increase based upon circumstances that they deem significant. If the MCCVB Board's TID Committee elects to cancel the automatic increase for that year, the MCCVB Board's TID Committee may implement a cumulative increase at the next regularly scheduled rate increase.

Collection: The cities and County shall be responsible for collecting the assessment on a monthly, bi-monthly or quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the MCTID. The cities and County shall make all reasonable efforts to collect the assessments from each lodging business.

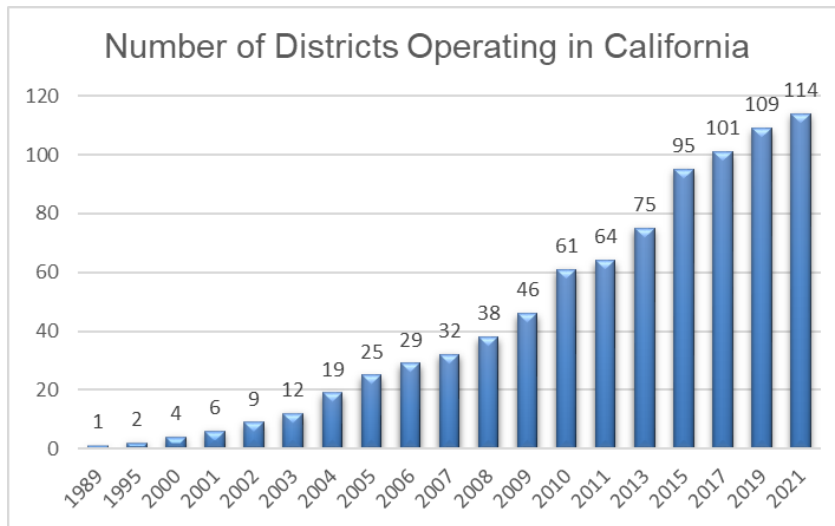
Duration: The renewed MCTID shall have a ten (10) year life, beginning July 1, 2023, or as soon as possible thereafter, and end ten (10) years from its start date. Once per year, beginning on the anniversary of MCTID renewal, there is a thirty (30) day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a Monterey City Council hearing on MCTID termination.

Management: The MCCVB Monterey County Destination Marketing Organization, Inc. d.b.a. Monterey County Convention and Visitors Bureau (MCCVB) shall continue to serve as the Owners' Association for the MCTID. The MCCVB Board's TID Committee shall continue to have full decision-making authority over the expenditure of MCTID funds as defined in Section V. The Owners' Association is charged with managing funds and implementing activities in accordance with this Plan and must provide annual reports to the Monterey City Council.

II. BACKGROUND

A. Tourism Improvement District Overview

TIDs are an evolution of the traditional Business Improvement District. The first TID was formed in West Hollywood, California in 1989. Since then, over 100 California destinations have followed suit. In recent years, other states have begun adopting the California model – Massachusetts, Montana, South Dakota, Washington, Colorado, Texas and Louisiana have adopted TID laws. Several other states are in the process of adopting their own legislation. The cities of Wichita, Kansas and Newark, New Jersey used an existing business improvement district law to form a TID. And, some cities, like Portland, Oregon and Memphis, Tennessee have utilized their home rule powers to create TIDs without a state law.



California's TIDs collectively raise over \$300 million annually for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that Monterey County lodging businesses continue to invest in stable, lodging-specific marketing programs.

TIDs utilize the efficiencies of private sector operation in the market-based promotion of

tourism districts. TIDs allow lodging business owners to organize their efforts to increase demand for room night sales. Lodging business owners within the TID pay an assessment and those funds are used to provide services that increase demand for room night sales.

In California, most TIDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. *The key difference between TIDs and other benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

B. Tourism Improvement District Benefits

There are many benefits to TIDs:

- Funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- Funds cannot be diverted to general government programs;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are ***designed, created and governed by those who will pay*** the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

C. MCTID History and Partnerships with Jurisdictions

The history of the Monterey County Tourism Improvement District (MCTID) is one of partnership. The MCTID was first established in 2006 because the region's hospitality industry recognized that TIDs create a reliable funding source for destination marketing.

Municipalities and the County of Monterey have historically demonstrated a commitment to fund tourism promotion. The renewed and expanded MCTID has been developed with this partnership in mind. The continued partnership is critical to the MCTID's success, as the funds raised through both the TID, the municipalities and the County of Monterey will allow a competitive budget and business plan for the region's destination marketing.

D. Looking Ahead

Market share, revenue, improved community connectivity

Focus	Currently	Investment in a Better Future
Sphere of Marketing Reach	Primarily Regional paid media advertiser	National Brand with paid media reach into Midwest, East Coast – high value travelers
Meetings & Conferences	Five-person sales team; primarily focused on regional meetings; limited booking incentive	Expand sales team; increase sales activities; aggressive booking incentive; intensify focus on corporate, incentive and Tour & Travel
Event Attraction & Promotion	No proactive event attraction effort; promotion limited to social and PR (no paid media)	Dedicated program to attract <i>advantageous</i> events; paid media support for select events
Transportation Development	Tactical and reactive; lacking a well-supported MCCVB/Community strategy	Annual dedicated budget; strategically proactive
International Marketing	One sales executive, limited co-op (VCA, Brand USA) marketing	Multi-country sales representation, significant increase in direct sales and marketing
Luxury Initiative	Direct sales through involvement with Virtuoso, ILTM, VCA; limited marketing	Significant expansion (2-3X) of both sales and marketing programs
Sustainable/Responsible Travel	Consistent messaging through unpaid (social & PR), limited paid media; implementation of See Monterey app	On-going paid media campaign; support shuttle programs/promotion; in-market collateral/signage;

III. BOUNDARY

The renewed MCTID shall include all lodging businesses, existing and in the future, available for public occupancy within the boundaries of the unincorporated areas of Monterey County and the cities of Carmel-by-the-Sea, Del Rey Oaks, Gonzales, Greenfield, King City, Marina, Monterey, Pacific Grove, Salinas, Sand City, Seaside, and Soledad.

Lodging business means: any building, portion of any building, or group of buildings in which there are guest rooms or suites, including housekeeping units for transient guests, where lodging with or without meals is provided. Notwithstanding the previous sentence, lodging business does not include:

- Vacation time-share facilities;
- Vacation rentals, defined as a single family home, townhome, or condominium that is available for rent; and
- Recreational vehicle (RV) parks.

There are three types of lodging businesses in the MCTID: luxury, non-luxury full service, and limited service.

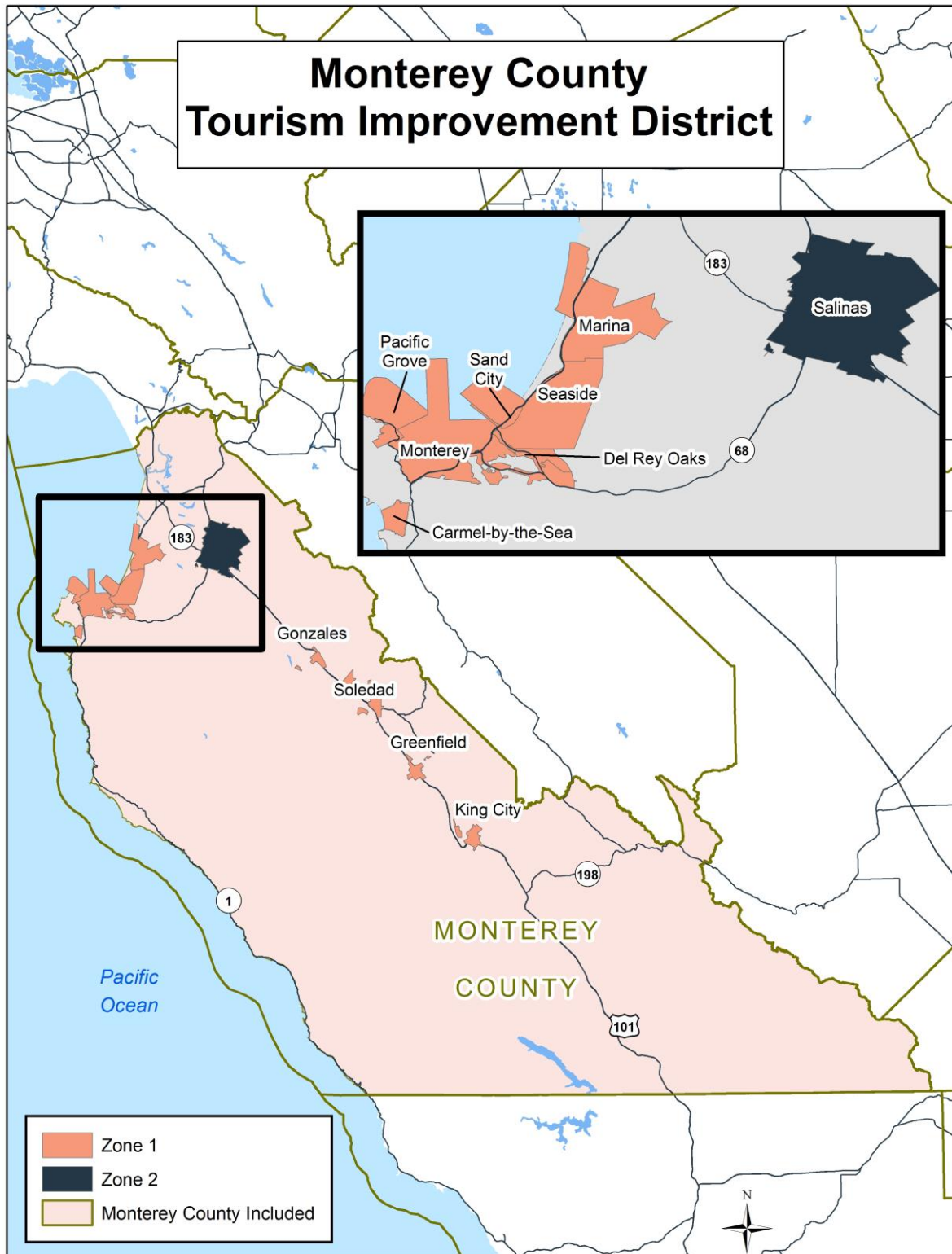
- Luxury lodging business means: a lodging business with an average daily rate of \$500 or more, based on the previous year's performance, with premium services and the highest quality ratings. Lodging businesses whose average daily rate increases to \$500 or more will be assessed upon determination of the increase; likewise, lodging businesses whose average daily rate decreases to below \$500 will not be assessed as a luxury lodging business upon determination of the decrease. Average daily rate figures shall be updated annually. Luxury lodging businesses may have restaurants, meeting spaces, exercise rooms, or spas, and have characteristics of five (5) star hotels. The luxury lodging business type includes properties classified as all-inclusive, boutique, and destination resorts by Smith Travel Research.
- Non-luxury full service lodging business means: a lodging business with a wide variety of onsite amenities, such as restaurants, meeting spaces, exercise rooms, or spas. non-luxury full service lodging businesses are often in the upscale or upper upscale class as defined by Smith Travel Research.
- Limited service lodging business means: a lodging business that offers limited facilities and amenities, typically without a full-service restaurant. Limited service lodging businesses are often in the economy, midscale, or upper midscale class as defined by Smith Travel Research.

A complete listing of lodging businesses within the proposed MCTID can be found in Appendix 2.

The proposed MCTID is divided into two (2) benefit zones, based on the special benefits and privileges granted to lodging businesses in each zone. The boundaries of each zone are shown in the map on the following page. A description of the boundaries of each zone is provided below:

Zone 1: Includes the unincorporated area of Monterey County and the cities of Carmel-by-the-Sea, Del Rey Oaks, Gonzales, Greenfield, King City, Marina, Monterey, Pacific Grove, Sand City, Seaside, and Soledad.

Zone 2: Includes the City of Salinas. The boundaries of Zone 2 shall be the boundaries of the City of Salinas as may be amended from time to time.

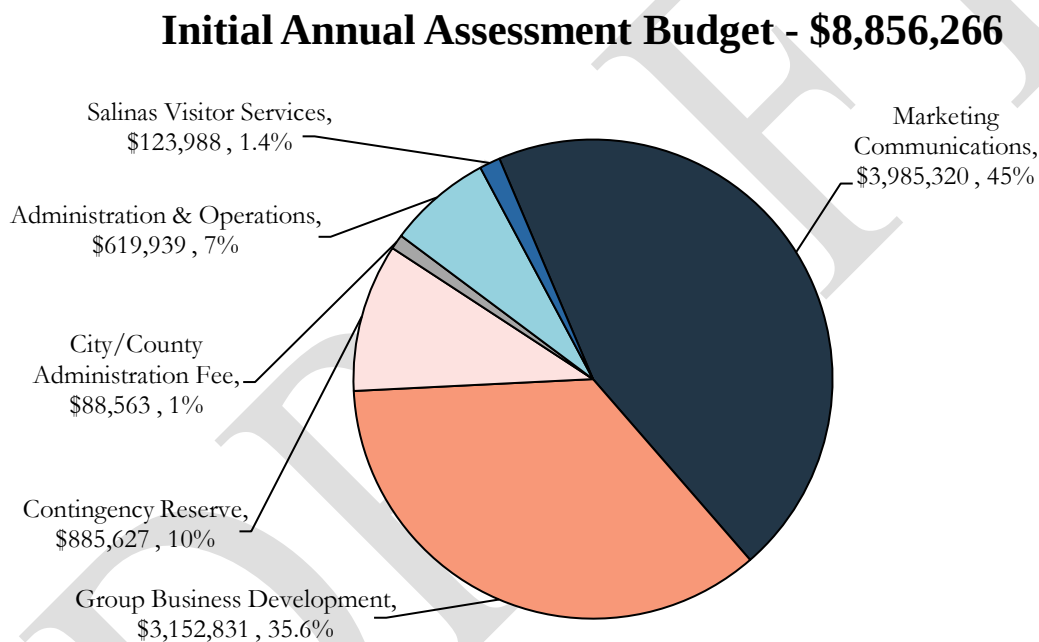


IV. ASSESSMENT BUDGET AND SERVICES

A. Annual Service Plan

Assessment funds shall be spent to provide specific benefits conferred or privileges granted directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the City of Monterey of conferring the benefits or granting the privileges. The privileges and services provided with the MCTID funds are group business development and marketing communications activities available only to assessed lodging businesses. The assessment rate for each hotel type will be commensurate with privileges and services provided to assessed businesses in each hotel type as detailed in Appendix 4.

A service plan assessment budget has been developed to deliver services that benefit the assessed businesses. A detailed annual assessment budget shall be developed and approved by MCCVB. The table below illustrates the initial annual assessment budget allocations. The total initial assessment budget is \$8,856,266.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the assessment budget shall remain the same. However, with the exception of the Zone 2 assessment budget category of Salinas Visitor Services, the MCCVB TID Committee shall have the authority to adjust assessment budget allocations between the categories by no more than fifteen percent (15%) of the total assessment budget per year. Any changes to the assessment budget category allocations shall be included in the annual report to the City of Monterey. A description of the proposed improvements and activities for the initial year of operation is below. The same activities are proposed for subsequent years. In the event of a legal challenge against the MCTID, any and all assessment funds may be used for the costs of defending the MCTID.

Each assessment budget category includes all costs related to providing that service. For example, the marketing communications assessment budget includes the cost of MCCVB staff time dedicated to overseeing and implementing the marketing communications program. Staff time dedicated purely to administrative tasks is allocated to the administrative portion of the assessment budget. The costs of

an individual staff member may be allocated to multiple assessment budget categories. The staffing levels necessary to provide the services below shall be determined by the MCCVB on an as-needed basis.

Marketing Communications

The marketing communications program will promote assessed businesses as tourist, meeting, and events destinations. The marketing communications program will have a central theme of promoting Monterey County as a desirable place for overnight visits. The program will have the goal of generating overnight visitation and room sales at assessed businesses, and may include the following activities:

- Programs that develop and distribute content via paid, owned and earned channels to drive overnight visitation and room sales to assessed businesses;
- Partnership marketing initiatives with Monterey Regional Airport for domestic marketing, plus cooperative programs for international marketing to reach farther-out prospective visitors to drive overnight visitation and room sales to assessed businesses;
- Focus on high-priority, high-impact initiatives to drive overnight visitation and room sales to assessed businesses;
- Collaborations with transportation partners to make it easier to get to and around Monterey County to drive ideal overnight visitation and room sales to assessed businesses;
- Drive familiarity and engagement for group audiences through targeted direct marketing and retargeting programs to complement Group Sales' business development focus to drive overnight visitation and room sales to assessed businesses; and
- Expand international marketing to drive overnight visitation and room sales to assessed businesses.

Group Business Development

The group business development program will develop business leads for meetings and events that convert to room nights for assessed businesses. The group business development program will have a central theme of promoting Monterey County as a desirable place for overnight group visits. The program will have the goal of generating overnight visitation and room night sales at assessed businesses, and may include the following activities:

- Group marketing initiatives to ensure target customer destination familiarity to drive overnight visitation and room sales to assessed businesses;
- A business development model ensuring highly qualified leads and efficient use of Owners' Association resources in developing new business opportunities to drive overnight visitation and room sales to assessed businesses;
- Focus on business development platform: engage, action, transaction, participation to drive overnight visitation and room sales to assessed businesses;
- Familiarization trips (FAMs) and site inspections to drive overnight visitation and room sales to assessed businesses;
- Strategic client services designed to make attendee's destination choice easier to drive overnight visitation and room sales to assessed businesses;
- Visitor services programs designed to extend stays at assessed businesses and increase visitor spending;
- Strategic business development services designed to identify, qualify, and pursue new business opportunities that best fit the destination's profile, targeting the ideal opportunities from key deployed markets to drive overnight visitation and room sales to assessed businesses; and
- Tour and travel sales programs to fill shoulder seasons and need periods for the destination to drive overnight visitation and room sales to assessed businesses.

Salinas Visitor Services

The Salinas Visitor Services portion of the assessment budget shall be utilized for funding visitor services activities for the benefit of generating overnight visitation and room night stays at Zone 2 lodging businesses. The Salinas Visitor Services program will provide visitors with brochures, maps, and information regarding local events. The Salinas Visitor Services assessment budget shall be the amount collected annually from the additional \$0.50 assessment in Zone 2.

MCCVB Administration and Operations

The MCCVB administration and operations portion of the assessment budget shall be utilized by the MCCVB for administrative staffing costs, office costs, and other general administrative costs such as insurance, legal, and accounting fees.

City/County Administration Fee

The cities and County may retain a fee equal to one percent (1%) of the amount of the assessment collected, within their respective jurisdictions, to cover their costs of collection and administration.

Contingency/Reserve

The assessment budget includes a contingency line item to account for lower than anticipated collections or higher than anticipated program costs, if any. Up to ten percent (10%) of the assessment budget may be allocated to the contingency/reserve in any given year. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program, administration or renewal costs at the discretion of the TID Committee. Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund shall be set by the TID Committee. Contingency/reserve funds may be spent on TID activities or administrative and renewal costs in such proportions as determined by the Committee. The reserve fund may be used for the costs of renewing the TID.

B. Annual Assessment Budget

The assessment is a fixed amount per occupied room per night. The assessment is based on the business hotel type. Based on the provision of additional services and additional benefit to the lodging businesses, the assessment rate shall automatically increase biennially beginning in FY 2025-26 for both Zone 1 and Zone 2, unless the MCCVB Board's TID Committee votes not to implement the automatic increase based upon circumstances that they deem significant. If the MCCVB Board's TID Committee elects to cancel the automatic increase for that year, the MCCVB Board's TID Committee may implement a cumulative increase at the next regularly scheduled rate increase. Because services shall remain constant for the Salinas Visitor Services program (brochures, maps, and information regarding local events for visitors), the additional rate of \$0.50 per annum in Zone 2 shall remain static over the life of the district. The biennial assessment increase in both Zone 1 and Zone 2 (notwithstanding the static \$0.50 rate in Zone 2), shall be \$0.90 per paid occupied room per night for luxury lodging businesses, \$0.60 per paid occupied room per night for non-luxury full service lodging businesses, and \$0.20 per paid occupied room per night for limited service lodging businesses.

The assessment budget is projected at an initial budget of \$8,856,266, increasing biennially for a total of \$111,645,780 through 2033. This amount is expected to fluctuate as occupancy rates increase at assessed businesses and when the assessment rate is increased. The following table demonstrates the estimated assessment budget over the life of the district, based on existing lodging businesses, following the rate increase schedule. Any new lodging businesses that commence business within the MCTID during the ten (10) year term shall be assessed using the same methodology listed in Section IV (D).

Estimated Annual Assessment Budget

Fiscal Year	Marketing Comm.	Group Bus. Devel.	Salinas Visitor Services (Zone 2 Only)	Contingency / Reserve	Admin & Operations	City/County Admin Fee	Total
2023-24	\$3,985,320	\$3,152,831	\$123,988	\$885,627	\$619,939	\$88,563	\$8,856,266
2024-25	\$3,985,320	\$3,152,831	\$123,988	\$885,627	\$619,939	\$88,563	\$8,856,266
2025-26	\$4,504,690	\$3,563,710	\$140,146	\$1,001,042	\$700,730	\$100,104	\$10,010,422
2026-27	\$4,504,690	\$3,563,710	\$140,146	\$1,001,042	\$700,730	\$100,104	\$10,010,422
2027-28	\$5,024,060	\$3,974,590	\$156,304	\$1,116,458	\$781,520	\$111,646	\$11,164,578
2028-29	\$5,024,060	\$3,974,590	\$156,304	\$1,116,458	\$781,520	\$111,646	\$11,164,578
2029-30	\$5,543,430	\$4,385,469	\$172,462	\$1,231,873	\$862,311	\$123,187	\$12,318,734
2030-31	\$5,543,430	\$4,385,469	\$172,462	\$1,231,873	\$862,311	\$123,187	\$12,318,734
2031-32	\$6,062,801	\$4,796,349	\$188,620	\$1,347,289	\$943,102	\$134,729	\$13,472,890
2032-33	\$6,062,801	\$4,796,349	\$188,620	\$1,347,289	\$943,102	\$134,729	\$13,472,890
Total	\$50,240,601	\$39,745,898	\$1,563,041	\$11,164,578	\$7,815,205	\$1,116,458	\$111,645,780

C. California Constitutional Compliance

The MCTID assessment is not a property-based assessment subject to the requirements of Proposition 218. Courts have found Proposition 218 limited the term ‘assessments’ to levies on real property.¹ Rather, the MCTID assessment is a business-based assessment, and is subject to Proposition 26. Pursuant to Proposition 26 all levies are a tax unless they fit one of seven exceptions. Two of these exceptions apply to the MCTID, a “specific benefit” and a “specific government service.” Both require that the costs of benefits or services do not exceed the reasonable costs to the cities and County of conferring the benefits or providing the services.

1. Specific Benefit

Proposition 26 requires that assessment funds be expended on, “a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.”² The services in this Plan are designed to provide targeted benefits directly to assessed businesses, and are intended only to provide benefits and services directly to those businesses paying the assessment. These services are tailored not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific businesses within the MCTID. The activities described in this Plan are specifically targeted to increase demand for room night sales for assessed lodging businesses within the boundaries of the MCTID, and are narrowly tailored. MCTID funds shall be used exclusively to provide the specific benefit of increased demand for room night sales directly to the assesseees. Assessment funds shall not be used to feature non-assessed lodging businesses in MCTID activities, or to directly generate sales for non-assessed businesses. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed businesses.

The assessment imposed by this MCTID is for a specific benefit conferred directly to the payors that is not provided to those not charged. The specific benefit conferred directly to the payors is the generation of room night sales. The specific benefit of increased demand for room night sales for assessed lodging businesses shall be provided only to lodging businesses paying the district assessment, with MCTID activities promoting lodging businesses paying the MCTID assessment. The MCTID activities will be designed to generate room night sales at each assessed lodging businesses. Because they are necessary to provide the MCTID activities that specifically benefit the assessed lodging

¹ *Jarvis v. the City of San Diego* 72 Cal App. 4th 230

² Cal. Const. art XIII C § 1(e)(1)

businesses, the administration and contingency services also provide the specific benefit of increased demand for room night sales to the assessed lodging businesses.

Although the MCTID, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, “A specific benefit is not excluded from classification as a ‘specific benefit’ merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor.”³

2. Specific Government Service

The assessment may also be utilized to provide, “a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.”⁴ The legislature has recognized that marketing and promotions services like those to be provided by the MCTID are government services within the meaning of Proposition 26⁵. Further, the legislature has determined that “a specific government service is not excluded from classification as a ‘specific government service’ merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor.”⁶

3. Reasonable Cost

MCTID services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed shall be used to provide the services described herein. Excluding Zone 2 funds managed by the City of Salinas, funds shall be managed by the MCCVB, and reports submitted on an annual basis to the City of Monterey. Only assessed lodging businesses will be featured in marketing materials, receive sales leads generated from MCTID-funded activities, be featured in advertising campaigns, and benefit from other MCTID-funded services. Non-assessed lodging businesses will not receive these, nor any other, MCTID-funded services and benefits.

The MCTID-funded activities are all targeted directly at and feature only assessed businesses. It is, however, possible that there will be a spill over benefit to non-assessed businesses. If non-assessed lodging businesses receive incremental room nights, that portion of the promotion or program generating those room nights shall be paid with non-MCTID funds. MCTID funds shall only be spent to benefit the assessed businesses, and shall not be spent on that portion of any program which directly generates incidental room nights for non-assessed businesses.

D. Assessment

The assessment is a fixed amount per occupied room per night. The assessment is based on the business hotel type. Based on the provision of additional services and additional benefit to the lodging businesses, the assessment rate shall automatically increase biennially beginning in FY 2025-26, unless the MCCVB Board’s TID Committee votes not to implement the automatic increase based upon circumstances that they deem significant. If the MCCVB Board’s TID Committee elects to cancel the automatic increase for that year, the MCCVB Board may implement a cumulative increase at the next regularly scheduled rate increase. Because services shall remain constant for the Salinas Visitor Services program (brochures, maps, and information regarding local events for visitors), the additional rate of \$0.50 per annum in Zone 2 shall not be increased over the life of the district. The biennial assessment

³ Government Code § 53758(a)

⁴ Cal. Const. art XIII C § 1(e)(2)

⁵ Government Code § 53758(b)

⁶ Government Code § 53758(b)

increase shall be \$0.90 per paid occupied room per night for luxury lodging businesses, \$0.60 per paid occupied room per night for non-luxury full service lodging businesses, and \$0.20 per paid occupied room per night for limited service lodging businesses. Based on the benefit received, assessments shall not be collected on: stays of more than thirty (30) consecutive days; stays at vacation time-share facilities; stays at vacation rentals; stays at RV parks; stays by any Federal or State of California officer or employee when on official business; and stays by any officer or employee of a foreign government who is exempt by reason of express provision of Federal law or international treaty. The assessment increase schedule is illustrated in the table below.

	Zone 1			Zone 2		
Fiscal Year	Luxury	Non-Luxury Full Service	Limited Service	Luxury	Non-Luxury Full Service	Limited Service
2023-24	\$ 7.00	\$ 4.50	\$ 1.50	\$ 7.50	\$ 5.00	\$ 2.00
2024-25	\$ 7.00	\$ 4.50	\$ 1.50	\$ 7.50	\$ 5.00	\$ 2.00
2025-26	\$ 7.90	\$ 5.10	\$ 1.70	\$ 8.40	\$ 5.60	\$ 2.20
2026-27	\$ 7.90	\$ 5.10	\$ 1.70	\$ 8.40	\$ 5.60	\$ 2.20
2027-28	\$ 8.80	\$ 5.70	\$ 1.90	\$ 9.30	\$ 6.20	\$ 2.40
2028-29	\$ 8.80	\$ 5.70	\$ 1.90	\$ 9.30	\$ 6.20	\$ 2.40
2029-30	\$ 9.70	\$ 6.30	\$ 2.10	\$ 10.20	\$ 6.80	\$ 2.60
2030-31	\$ 9.70	\$ 6.30	\$ 2.10	\$ 10.20	\$ 6.80	\$ 2.60
2031-32	\$ 10.60	\$ 6.90	\$ 2.30	\$ 11.10	\$ 7.40	\$ 2.80
2032-33	\$ 10.60	\$ 6.90	\$ 2.30	\$ 11.10	\$ 7.40	\$ 2.80

The assessment is levied upon and a direct obligation of the assessed lodging business. However, the assessed lodging business may, at its discretion, pass the assessment on to transients. The amount of assessment, if passed on to each transient, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient shall receive a receipt for payment from the business. If the MCTID assessment is identified separately it shall be disclosed as the "MCTID Assessment." As an alternative, the disclosure may include the amount of the MCTID assessment and the amount of the assessment imposed pursuant to the California Tourism Marketing Act, Government Code §13995 et seq. and shall be disclosed as the "Tourism Assessment." The assessment is imposed solely upon, and is the sole obligation of, the assessed lodging business even if it is passed on to transients. The assessment shall not be considered revenue for any purpose, including calculation of transient occupancy taxes.

Bonds shall not be issued.

E. Penalties and Interest

The MCTID shall reimburse the cities and County for any costs associated with collecting unpaid assessments. If sums in excess of the delinquent MCTID assessment are sought to be recovered in the same collection action by the cities or County, the MCTID shall bear its pro rata share of such collection costs. Assessed businesses which are delinquent in paying the assessment shall be responsible for paying:

1. *Original Delinquency*: Any lodging business that fails to remit any assessment imposed within the time required shall pay a penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment or the estimated assessment.
2. *Continued Delinquency*: Any lodging business that fails to remit any delinquent assessment on or before a period of thirty (30) days following the date on which the assessment first became delinquent shall pay a second delinquency penalty of ten percent (10%) of the amount of the

assessment in addition to the amount of the assessment and the ten percent (10%) penalty first imposed.

3. *Fraud:* If the cities or County determine that the nonpayment of any remittance due is due to fraud, a penalty of twenty-five percent (25%) of the amount of the assessment shall be added thereto, in addition to the penalties stated in paragraphs 1 and 2 of this section.
4. *Interest:* In addition the penalties imposed, any lodging business that fails to remit any assessment imposed shall pay interest at the rate of one percent (1%) per month or fraction thereof on the amount of the assessment, exclusive of penalties, from the date on which the remittance first became delinquent until paid.
5. *Penalties Merged with Assessment:* Every penalty imposed and such interest as accrues under the provisions of this section shall become a part of the assessment required to be paid.
6. *Audit Deficiency:* If, upon audit by the cities or County, a lodging business is found to be deficient in either its return or its remittances or both, the cities or County shall immediately invoice the lodging business for the amount of the net deficiency plus a penalty of ten percent (10%) of the net deficiency. If the lodging business fails or refuses to pay the deficient amount and applicable penalties within thirty (30) days of the date of the invoice, an additional ten percent (10%) penalty shall be added to the original deficiency. In addition to the penalties imposed, any lodging business that fails to remit payment of billed audit deficiencies within thirty (30) days of the date of the invoice shall pay interest at the rate of one percent (1%) per month or fraction thereof on the amount of the assessment, exclusive of penalties.

F. Time and Manner for Collecting Assessments

The MCTID assessment shall be implemented beginning July 1, 2023, or as soon as possible thereafter, and end ten (10) years from its start date. The cities and County shall be responsible for collecting the assessment on a monthly, bi-monthly or quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in their respective jurisdictions. The cities and County shall make all reasonable efforts to collect the assessments from each lodging business. The cities and County shall forward the assessments collected to the Owners' Association, except for the additional assessments in Zones 2.

V. GOVERNANCE

A. Owners' Association

The Monterey City Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the MCTID as defined in Streets and Highways Code §36612. Monterey County Destination Marketing Organization, Inc. d.b.a. Monterey County Convention and Visitors Bureau (MCCVB) shall continue to serve as the Owners' Association for the MCTID. The MCCVB Board's TID Committee shall continue to have full decision-making authority over the expenditure of MCTID funds. The TID Committee shall be comprised solely of assessed lodging business representatives. The number of seats on the TID Committee from each MCTID jurisdiction shall reflect the proportional assessment revenue derived from each MCTID jurisdiction. Notwithstanding the foregoing, the City of Salinas shall have full decision-making authority over the expenditure of funds raised by the additional \$0.50 assessment rate on all lodging business types in Zone 2.

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association acts as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the MCCVB board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

C. Annual Report

The MCCVB shall present an annual report at the end of each year of operation to the Monterey City Council pursuant to Streets and Highways Code §36650 (see Appendix 1). The annual report shall include:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
- The estimated amount of any contributions to be made from sources other than assessments levied.

APPENDIX 1 – LAW

*** THIS DOCUMENT IS CURRENT THROUGH THE 2022 SUPPLEMENT ***
(ALL 2021 LEGISLATION)

STREETS AND HIGHWAYS CODE DIVISION 18. PARKING PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the “Property and Business Improvement District Law of 1994.”

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

- (a) Businesses located and operating within business districts in some of this state’s communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.
- (b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.
- (c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.
- (d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.
- (e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:
 - (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.
 - (2) Job creation.
 - (3) Business attraction.
 - (4) Business retention.
 - (5) Economic growth.
 - (6) New investments.
- (f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.
- (g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.
- (h) The act amending this section is intended to provide the Legislature’s guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.
 - (1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.
 - (2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the

incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.

(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. “Activities”

“Activities” means, but is not limited to, all of the following that benefit businesses or real property in the district:

- (a) Promotion of public events.
- (b) Furnishing of music in any public place.
- (c) Promotion of tourism within the district.
- (d) Marketing and economic development, including retail retention and recruitment.
- (e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
- (f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. “Assessment”

“Assessment” means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. “Business”

“Business” means all types of businesses and includes financial institutions and professions.

36608. “City”

“City” means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. “City council”

“City council” means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. “Clerk”

“Clerk” means the clerk of the legislative body.

36609.5. “General benefit”

“General benefit” means, for purposes of a property-based district, any benefit that is not a “special benefit” as defined in Section 36615.5.

36610. “Improvement”

“Improvement” means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the district.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

36611. “Management district plan”; “Plan”

“Management district plan” or “plan” means a proposal as defined in Section 36622.

36612. “Owners’ association”

“Owners’ association” means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners’ association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners’ association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners’ association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code), for all records relating to activities of the district.

36614. “Property”

“Property” means real property situated within a district.

36614.5. “Property and business improvement district”; “District”

“Property and business improvement district,” or “district,” means a property and business improvement district established pursuant to this part.

36614.6. “Property-based assessment”

“Property-based assessment” means any assessment made pursuant to this part upon real property.

36614.7. “Property-based district”

“Property-based district” means any district in which a city levies a property-based assessment.

36615. “Property owner”; “Business owner”; “Owner”

“Property owner” means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. “Business owner” means any person recognized by the city as the owner of the business. “Owner” means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. “Special benefit”

“Special benefit” means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

36616. “Tenant”

“Tenant” means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

- (a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.
- (b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:
- (1) A map showing the boundaries of the district.
 - (2) Information specifying where the complete management district plan can be obtained.
 - (3) Information specifying that the complete management district plan shall be furnished upon request.
- (c) The resolution of intention described in subdivision (a) shall contain all of the following:
- (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.
 - (2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

- (a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.
- (b) The name of the proposed district.
- (c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.
- (d) The improvements, maintenance, and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.
- (e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial

year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k)

(1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.

(2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.

(l) In a property-based district, the total amount of all special benefits to be conferred upon the properties located within the property-based district.

(m) In a property-based district, the total amount of general benefits, if any.

(n) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.

(o) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such

businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.

(8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

- (a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.
- (b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.
- (c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in an action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36625. An appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to

be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements, maintenance, and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements, maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assesseses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 2 – ASSESSED BUSINESSES

Business Name	Business Address	City/State/Zip	Type
ABV Presidents Inn MUNRAS MTY	1150 MUNRAS AVE	MONTEREY, CA 93940	Limited
Adams Motel/Boronda Inn	2086 N. Main St.	Salinas, CA 93906	Limited
ADOBE INN	1919 GRAND CANAL BL.#B5	STOCKTON CA 95207	Full
Aloha Motel	235 Kern St.	Salinas, CA 93905	Limited
ANDRIL MOTEL & COTTAGES	569 ASILOMAR BLVD	PACIFIC GROVE, CA 93950-3701	Limited
ARAMARK Sports & Entertainment	800 ASILOMAR BLVD	PACIFIC GROVE, CA 93950-3704	Limited
AUBERGE CARMEL	PO BOX J	CARMEL CA 93921	Luxury
BAYSIDE INN	2055 NORTH FREMONT ST.	MONTEREY, CA 93940	Limited
BEACHCOMBER INN	1996 SUNSET DR	PACIFIC GROVE, CA 93950-3787	Limited
Bernardus Lodge	415 W CARMEL VALLEY RD	Carmel Valley, CA 93924-9417	Luxury
Best 5 Motel/Lakshmi Hotel Group	1010 Fairview Ave.	Salinas, CA 93905	Limited
BEST WESTERN DE ANZA INN	2141 NORTH FREMONT ST	MONTEREY, CA 93940	Limited
Best Western Marina State Beach	3290 DUNES DR	MARINA, CA 93933	Limited
BEST WESTERN MONTEREY INN	825 ABREGO	MONTEREY, CA 93940	Limited
Best Western Salinas Monterey/Western Hotel Corp	175 Kern St.	Salinas, CA 93905	Limited
Best Western Salinas Valley Inn	187 Kern St.	Salinas, CA 93905	Limited
BEST WESTERN INN AND SUITES	4258 CESAR CHAVEZ ST	San Francisco, CA 94131-1815	Limited
BEST WESTERN-PARK CREST	1100 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
BIDE A WEE INN AND COTTAGES	221 ASILOMAR BLVD	PACIFIC GROVE, CA 93950-2093	Limited
Big Sur Campground & Cabins	47000 HIGHWAY 1	BIG SUR, CA 93920-9556	Limited
Big Sur Lodge	47225 HIGHWAY 1	BIG SUR, CA 93920-9542	Full
Big Sur River Inn	46800 HIGHWAY 1	BIG SUR, CA 93920-9693	Full
BLU PACIFIC HOTEL (FORMERLY COMFORT INN-MTY BAY)	2050 NO. FREMONT ST.	MONTEREY, CA 93940	Limited
Blue Sky Lodge	10 FLIGHT RD	Carmel Valley, CA 93924-9617	Limited
BORGS MOTEL	1315 SKYVIEW DR	BURLINGAME, CA 94010-6236	Limited
Budget Inn Motel/BMN LLC	219 John St.	Salinas, CA 93901	Limited
BUTTERFLY GROVE INN	1073 LIGHTHOUSE AVE	PACIFIC GROVE, CA 93950-2357	Limited
Cabana Holiday	8710 Prunedale North Rd	SALINAS, CA 93907-1371	Limited
California Inn Motel	736 N. Main St.	Salinas, CA 93906	Limited
CANDLE BAY INN	2118 NO. FREMONT ST.	MONTEREY, CA 93940	Limited
CANDLELIGHT INN	P.O. Box 101	CARMEL CA 93921	Limited
CANNERY ROW INN	200 FOAM ST.	MONTEREY, CA 93940	Limited
Capitol Motel/Jainika Corporation	2110 N. Main St.	Salinas, CA 93906	Limited
Captain's Inn At Moss Landing	8122 MOSS LANDING RD	Moss Landing, CA 95039-9617	Limited
CARMEL BAY VIEW INN	700 UNIVERSITY AV.#150	SACRAMENTO CA 95825	Limited
CARMEL COTTAGE INN	PO BOX 5805	CARMEL CA 93921	Limited
CARMEL COUNTRY INN	PO BOX 3756	CARMEL CA 93921	Limited
CARMEL FIREPLACE INN INC.	P.O. BOX 5245	CARMEL CA 93921	Limited
CARMEL GARDEN INN	PO BOX 5547	CARMEL CA 93921	Limited
CARMEL GREEN LANTERN INN	PO BOX 1114	CARMEL CA 93921	Limited

CARMEL INN & SUITES	P.O. BOX 1295	CARMEL CA 93921	Limited
CARMEL LODGE	P.O.BOX 4235	CARMEL CA 93921	Limited
Carmel Mission Inn	3665 RIO RD	CARMEL, CA 93923-8609	Full
CARMEL OAKS INN	P.O. BOX 3696	CARMEL CA 93921	Limited
CARMEL RESORT INN	P.O. BOX 2106	MONTEREY CA 93942	Limited
Carmel River Inn	26600 OLIVER RD	CARMEL, CA 93923-9219	Limited
CARMEL TRADEWINDS INN	P. O. BOX 3403	CARMEL CA 93921	Limited
Carmel Valley Lodge	8 FORD RD	Carmel Valley, CA 93924-9511	Limited
Carmel Valley Manor	8545 CARMEL VALLEY RD	CARMEL, CA 93923-9556	Full
Carmel Valley Ranch	1 OLD RANCH RD	CARMEL, CA 93923-8551	Luxury
CARMEL WAYFARER INN	P.O. BOX 1896	CARMEL CA 93921	Limited
CARMEL'S TOWN HOUSE LODGE	P.O. BOX 3574	CARMEL CA 93921	Limited
CARRIAGE HOUSE INN	PO BOX 101	CARMEL CA 93921	Limited
Casa Linda Motel	1109 N. Main St.	Salinas, CA 93906	Limited
CASA MUNRAS HOTEL	700 MUNRAS AVENUE	MONTEREY, CA 93940	Full
Casa Palmero	1518 CYPRESS DR	PEBBLE BEACH, CA 93953	Luxury
CASA VERDE INN	2113 NO. FREMONT ST.	MONTEREY, CA 93940	Limited
CENTRELLA INN	612 CENTRAL AVE	PACIFIC GROVE, CA 93950-2611	Limited
Ciudad Del Rey Motel	50620 MESA VERDE RD	KING CITY, CA 93930	Limited
CLARION HOTEL	1046 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
COACHMAN'S INN	PO BOX 3073	MONTEREY CA 93940	Limited
COLTON INN	707 PACIFIC ST	MONTEREY, CA 93940	Limited
COMFORT INN	140 RESERVATION RD	MARINA, CA 93933-2522	Limited
Comfort Inn & Suites/Shakti LLC	181 Kern St.	Salinas, CA 93905	Limited
Comfort Inn Monterey Airport	1200 OLMSTED RD	MONTEREY, CA 93940	Limited
COMFORT INN-CARMEL BY THE SEA	P.O. BOX 3838	CARMEL CA 93921	Limited
Contenta Inn	20 VIA CONTENTA	Carmel Valley, CA 93924-9501	Limited
Continental Motel	1165 N. Main St.	Salinas, CA 93906	Limited
COUNTRY INN & SUITES	3288 DUNES DR	MARINA, CA 93933	Limited
Country Inn/Meldi Inc	126 John St.	Salinas, CA 93901	Limited
Courtyard Salinas	17225 EL RANCHO WAY	SALINAS, CA 93907-1732	Limited
CVI INVESTORS	PO BOX 3185	CARMEL CA 93921	Limited
CVI INVESTORS	PO BOX 3185	CARMEL CA 93921	Limited
CYPRESS INN	P.O. Box Y	CARMEL CA 93921	Limited
Days Inn	1130 Broadway St	KING CITY, CA 93930	Limited
DAYS INN	1288 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
DAYS INN - SAN CARLOS	850 ABREGO	MONTEREY, CA 93940	Limited
DEER HAVEN INN	750 CROCKER AVE	PACIFIC GROVE, CA 93950-3727	Limited
Deetjen's Big Sur Inn	48865 HIGHWAY 1	BIG SUR, CA 93920-9512	Full
Discovery Inn	1106 Fremont Blvd.	Seaside, CA 93955	Limited
ECONO LODGE (MONTEREY FAIRGROUNDS INN)	2042 NO. FREMONT ST.	MONTEREY, CA 93940	Limited
EconoLodge Bay Breeze Inn	2049 Fremont Blvd	Seaside, CA 93955	Limited
Economy Inn	214 John St.	Salinas, CA 93901	Limited
Economy Inn	1131 Fremont Blvd.	Seaside, CA 93955	Limited

EL CASTELL MOTEL	2102 NORTH FREMONT	MONTEREY, CA 93940	Limited
El Dorado Motel/Café Main Street	1351 N. Main	Salinas, CA 93906	Limited
El Rey Motel	443 W. Market St.	Salinas, CA 93901	Limited
El Sombrero Motel/Ramesh J. Patel	210 Abbott St.	Salinas, CA 93901	Limited
Embassy Suites	1441 Canyon Del Rey Blvd.	Seaside, CA 93955	Full
Esalen Institute	55000 HIGHWAY 1	BIG SUR, CA 93920-9546	Full
Fairview Inn	1060 Fairview Ave.	Salinas, CA 93905	Limited
Fernwood Resort	47200 HIGHWAY 1	BIG SUR, CA 93920-9542	Limited
Fireside Inn	640 Broadway St	KING CITY, CA 93930	Limited
FOREST LODGE	PO BOX 6286	CARMEL CA 93921	Limited
Gateway Lodge	1909 Fremont Blvd. #3128	Seaside, CA 93955	Limited
Glen Oaks Big Sur	47080 HIGHWAY 1	BIG SUR, CA 93920-9556	Limited
Gorda Cabin Rental	7801 HIGHWAY 1	BIG SUR, CA 93920	Limited
GOSBY HOUSE INN	643 LIGHTHOUSE AVE	PACIFIC GROVE, CA 93950-2691	Limited
GREEN GABLES INN	PO BOX 3073	MONTEREY, CA 93942-3080	Limited
H.I. Resort Condominium Assoc, Inc	120 HIGHLAND DR	CARMEL, CA 93923-9607	Full
Hacienda House	505 CORRAL DE TIERRA RD	SALINAS, CA 93908-8950	Limited
HAMPTON INN	17777 Center Court Dr. #725	MARINA, CA 93933	Limited
Hampton Inn & Suites/Salinas Hotel Investors	523 Work St.	Salinas, CA 93901	Limited
HAMPTON INN (formerly LaQuinta)	2401 DEL MONTE AVENUE	MONTEREY, CA 93940	Limited
HHLF SANCTUARY ASSOCIATES	3295 DUNES RD	MARINA, CA 93933-2002	Full
Hidden Valley Inn	102 W CARMEL VALLEY RD	Carmel Valley, CA 93924-9573	Limited
Highlands Inn	140 HIGHLAND DR	CARMEL, CA 93923-9607	Limited
HILTON GARDEN INN	1000 AGUAJITO RD	MONTEREY, CA 93940	Full
HOFAS HOUSE INC.	P.O. BOX 1195	CARMEL CA 93921	Limited
Holiday Inn Express	1400 Del Monte Blvd.	Seaside, CA 93955	Limited
HOLIDAY INN EXPRESS	443 WAVE STREET	MONTEREY, CA 93940	Limited
Holiday Inn Express & Suites	195 Kern St.	Salinas, CA 93905	Limited
Holiday Inn Express & Suites Marina	189 SEASIDE AVE	MARINA, CA 93933-2505	Limited
Holman Ranch, LLC	60 HOLMAN RD	Carmel Valley, CA 93924-9620	Limited
HOME 2 SUITES	1534 Fremont Blvd Suite D	MARINA, CA 93933	Limited
HORIZON INN	P. O. BOX 1693	CARMEL CA 93921	Limited
HOTEL 1110	1110 DEL MONTE AVENUE	MONTEREY, CA 93940	Limited
HOTEL ABREGO	755 ABREGO ST.	MONTEREY, CA 93940	Full
HOTEL CARMEL	8000 S Arizona Grand Pkwy	PHOENIX AZ 85044	Limited
HOTEL PACIFIC	300 PACIFIC STREET	MONTEREY, CA 93940	Limited
HOWARD JOHNSON	416 RESERVATION RD	MARINA, CA 93933-3320	Limited
Howard Johnson Inn/Ambakari, Inc	131 John St.	Salinas, CA 93901	Limited
HYATT REGENCY MONTEREY	ONE OLD GOLF COURSE RD.	MONTEREY, CA 93940	Full
IHG ARMY POM	Presidio of Monterey	MONTEREY, CA 93940	Full
Inn at King City	4 Broadway Cir.	KING CITY, CA 93930	Limited
Inn At Moss Landing Point	8425 MOSS LANDING RD D	Moss Landing, CA 95039-9679	Limited

Inn At Spanish Bay, Attn: David Hoopingarner	2700 17 MILE DR	PEBBLE BEACH, CA 93953	Luxury
Inn at the Pinnacles	32025 Stonewall Canyon Rd	SOLEDAD, CA 93960	Limited
INN BY THE BAY MONTEREY	936 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
Inns of California	1215 De La Torre	Salinas, CA 93905	Limited
INTERCONTINENTAL – The Clement	750 CANNERY ROW	MONTEREY, CA 93940	Full
JABBERWOCK	598 LAINE ST.	MONTEREY, CA 93940	Limited
Keefers Inn	615 Canal St	KING CITY, CA 93930	Limited
LA PLAYA HOTEL	8000 S Arizona Grand Pkwy	PHOENIX AZ 85044	Luxury
LAGUNA LODGE	430 RESERVATION RD	MARINA, CA 93933-3320	Limited
LAMPLIGHTER INN	PO BOX 6286	CARMEL CA 93921	Limited
Laurel Inn	801 W. Laurel Dr.	Salinas, CA 93906	Limited
Lincoln Green Inn	26200 CARMELO ST	CARMEL, CA 93923-9134	Limited
LOBOS LODGE	P.O. Box L-1	CARMEL CA 93921	Limited
LONE OAK MOTEL	2221 NO. FREMONT ST.	MONTEREY, CA 93940	Limited
Los Laureles Lodge	313 W CARMEL VALLEY RD	Carmel Valley, CA 93924-9415	Full
LOVERS POINT INN	9600 Blue Larkspur Ln Ste 101	MONTEREY, CA 93940-6585	Limited
Lucia Lodge	62400 HIGHWAY 1	BIG SUR, CA 93920-9533	Limited
MARIPOSA INN	1386 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
MARRIOTT SPRINGHILL SUITES	215 10TH ST	MARINA, CA 93933-6004	Limited
MARTINE INN	PO BOX 330	PACIFIC GROVE, CA 93950-0321	Limited
MERRITT HOUSE	386 PACIFIC ST.	MONTEREY, CA 93940	Limited
Mission Ranch	26270 DOLORES ST	CARMEL, CA 93923-9218	Full
Monarch Inn	633 Broadway St.	KING CITY, CA 93930	Limited
MONARCH RESORT	1111 LIGHTHOUSE AVE	PACIFIC GROVE, CA 93950-2312	Limited
MONTE VERDE INN	PO BOX 394	CARMEL CA 93921	Limited
MONTE VERDE INN EAST	P.O.BOX 394	CARMEL CA 93921	Limited
MONTEREY BAY INN	242 CANNERY ROW	MONTEREY, CA 93940	Limited
MONTEREY BAY LODGE	55 CAMINO AGUAJITO	MONTEREY, CA 93940	Limited
MONTEREY FIREPLACE INN	2362 N. Fremont	MONTEREY, CA 93940	Limited
MONTEREY FIRESIDE MOTEL	1131 TENTH ST.	MONTEREY, CA 93940	Limited
MONTEREY HOSTEL	778 HAWTHORNE ST.	MONTEREY, CA 93940	Limited
MONTEREY HOTEL	406 ALVARADO	MONTEREY, CA 93940	Limited
MONTEREY MARRIOTT	350 CALLE PRINCIPAL	MONTEREY, CA 93940	Full
MONTEREY OCEANSIDE INN	2030 DEL MONTE AVENUE	MONTEREY, CA 93940	Limited
MONTEREY PENINSULA INN	1101 LIGHTHOUSE AVE	PACIFIC GROVE, CA 93950-2312	Limited
Monterey Pines Inn	1298 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
MONTEREY PLAZA	400 CANNERY ROW	MONTEREY, CA 93940	Full
MONTEREY SURF INN	1200 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
MONTEREY TIDES HOTEL	2600 SAND DUNES DRIVE	MONTEREY, CA 93940	Full
MOTEL 6	2124 NORTH FREMONT	MONTEREY, CA 93940	Limited
Motel 6 #0639/G6 Hospitality Property LLC	1257 De La Torre	Salinas, CA 93905	Limited
MOTEL 6 #1026	100 RESERVATION RD	MARINA, CA 93933-2517	Limited

Motel 6 #1370/G6 Hospitality Property LLC	140 Kern St.	Salinas, CA 93901	Limited
MOTEL 6 MONTEREY DOWNTOWN	1240 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
Motel 6 Soledad	152 San Felipe Rd	Soledad CA 93960	Limited
Mountain Paradise	17717 CACHAGUA RD	Carmel Valley, CA 93924-9319	Limited
MUNRAS INN	1010 MUNRAS AVE	MONTEREY, CA 93940	Limited
NORMANDY INN	700 UNIVERSITY AV.#150	SACRAMENTO CA 95925	Limited
OCEAN VIEW LODGE	P. O. BOX 1693	CARMEL CA 93921	Limited
OCM LIGHTHOUSE LODGE LLC	1150 LIGHTHOUSE AVE	PACIFIC GROVE, CA 93950-2360	Limited
OLD MARINA INN	3110 DEL MONTE BLVD	MARINA, CA 93933-3049	Limited
OLD MONTEREY INN	500 MARTIN STREET	MONTEREY, CA 93940	Limited
OLD SAINT ANGELA INN	321 CENTRAL AVE	PACIFIC GROVE, CA 93950-2934	Limited
OLYMPIA MOTOR LODGE	PO BOX 51907	PACIFIC GROVE, CA 93950-6907	Limited
Pacific Best Inn	1141 Fremont Blvd.	Seaside, CA 93955	Limited
PACIFIC GARDENS INN	701 ASILOMAR BLVD	PACIFIC GROVE, CA 93950-3701	Limited
PACIFIC GROVE INN	PO BOX 2106	MONTEREY, CA 93942-2215	Limited
PACIFIC GROVE PLAZA	PO BOX 476	PACIFIC GROVE, CA 93950-0476	Limited
PACIFIC INN MONTEREY	2332 NORTH FREMONT ST.	MONTEREY, CA 93940	Limited
PADRE OAKS MOTEL	1278 MUNRAS AVE	MONTEREY, CA 93940	Limited
Pal Rest Easy LLC	196 Infantry RD	Fort Hunter Liggett, CA 93928	Limited
Parkfield Inn	70403 PARKFIELD RD	SAN MIGUEL, CA 93451	Limited
PELICAN INN	2058 NO. FREMONT ST.	MONTEREY, CA 93940	Limited
Pessagno Winery	1645 RIVER RD	SALINAS, CA 93908-8751	Limited
PINE ACRES LODGE	1380 LEAD HILL BLVD 201	ROSEVILLE, CA 95661-2997	Limited
PINE INN	P.O. Box 250	CARMEL CA 93921	Full
PORTOLA HOTEL & SPA	2 PORTOLA PLAZA	MONTEREY, CA 93940	Full
Post Ranch Inn	47900 HIGHWAY 1	BIG SUR, CA 93920-9576	Luxury
Prunedale Motor Lodge	1017 EL CAMINO REAL N	PRUNEDALE, CA 93907-3359	Limited
Prunedale Motor Lodge Cabins	1017 EL CAMINO REAL N	PRUNEDALE, CA 93907-3359	Limited
Quail Lodge And Golf Club	8205 VALLEY GREENS DR	CARMEL, CA 93923-9512	Luxury
Quality Inn	1190 Broadway St.	KING CITY, CA 93930	Limited
QUALITY INN - FAIRGROUNDS	2075 NO. FREMONT ST.	MONTEREY, CA 93940	Limited
QUALITY INN - MUNRAS (Arbor Inn)	1058 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
Quality Inn/Om Namah	144 Kern St	Salinas, CA 93905	Limited
RAMADA INN	323 RESERVATION RD	MARINA, CA 93933-3218	Limited
RAMADA LTD. CARMEL HILL	1182 CASS STREET	MONTEREY, CA 93940	Limited
RED LION INN (FORMERLY BAY PARK HOTEL)	1425 MUNRAS AVENUE	MONTEREY, CA 93940	Full
RED ROOF INN	2227 N FREMONT ST	MONTEREY, CA 93940	Limited
Residence Inn Salinas	17215 EL RANCHO WAY	SALINAS, CA 93907-1732	Limited
Rex Motel/Parshottambhai M Ahir	305 Kern St.	Salinas, CA 93905	Limited
Ripplewood Resort	47047 HIGHWAY 1	BIG SUR, CA 93920	Full
Riverside Campground	47020 HIGHWAY 1	BIG SUR, CA 93920-9556	Limited
RODEWAY INN	2041 FREMONT ST	MONTEREY, CA 93940	Limited
Rodeway Inn (Formerly Knights Inn)	1374 MUNRAS AVENUE	MONTEREY, CA 93940	Limited

ROSEDALE INN	4781 SAN LUCAS WAY	SAN JOSE, CA 95135-2345	Limited
Sai Enterprises DBA Motel 6	3 Broadway Cir.	KING CITY, CA 93930	Limited
Salinas Travel Inn/MJ Nahal Inc	425 Monterey St.	Salinas, CA 93901	Limited
Salinas Valley Motel/Aatray Hotels, Inc/BAPS LLC	2100 N. Main St.	Salinas, CA 93906	Limited
Sand Castle Inn	1011 La Salle Ave.	Seaside, CA 93955	Limited
Sand Dollar Inn (formerly Magic Carpet Inn)	1875 Fremont Blvd	Seaside, CA 93955	Limited
Sandpiper Inn	2408 BAY VIEW AVE	CARMEL, CA 93923-9118	Limited
SEA VIEW INN	35 W. POPLAR AV.	SAN MATEO CA 94402	Limited
SeaLamp Inn	2201 Del Monte Blvd.	Seaside, CA 93955	Limited
Seaside Inn	1986 Del Monte Blvd.	Seaside, CA 93955	Limited
SEVEN GABLES INN	301 N CANON DR STE 302	BEVERLY HILLS, CA 90210-4724	Limited
Silver Saddle	705 Broadway St	KING CITY, CA 93930	Limited
Soledad Motel 8	1013 Front St	Soledad CA 93960	Limited
SPINDRIFT INN	652 CANNERY ROW	MONTEREY, CA 93940	Full
STAGE COACH LODGE	1111 10 ST	MONTEREY, CA 93940	Limited
Steinbeck Lodge/Travelodge/J S Inc	109 John St.	Salinas, CA 93901	Limited
STONEHOUSE INN	5130 COMMERCIAL CIRCLE	CONCORD CA 94520	Limited
Stonepine Estate Resort	150 E CARMEL VALLEY RD	Carmel Valley, CA 93924-9605	Full
SUNSET HOUSE	PO BOX 6286	CARMEL CA 93921	Limited
SUNSET INN	133 ASILOMAR BLVD	PACIFIC GROVE, CA 93950-2094	Limited
SUPER 8 - FREMONT	2120 NO. FREMONT ST.	MONTEREY, CA 93940	Limited
SUPER 8 - MUNRAS	1300 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
Super 8/Ram Hotels LLC	131 Kern St.	Salinas, CA 93906	Limited
Sure Stay Hotel	1893 Fremont Blvd.	Seaside, CA 93955	Limited
SVENDSGAARD'S INN	PO BOX 101	CARMEL CA 93921	Limited
TALLY HO INN	P.O. Box 3726	CARMEL CA 93921	Limited
Tehama Golf Club, LLC	25000 Via Malpaso Canada Woods	CARMEL, CA 93923	Limited
THE BRIARWOOD INN	PO BOX 5245	CARMEL CA 93921	Limited
THE BRIARWOOD INN II	PO BOX 5245	CARMEL CA 93921	Limited
THE COLONIAL TERRACE	P.O. BOX 1375	CARMEL CA 93921	Limited
The Holly Farm	9200 CARMEL VALLEY RD	CARMEL, CA 93923-9574	Limited
THE HOMESTEAD	26270 DOLORES ST.	CARMEL CA 93923	Limited
The Inn at 1252 Monterey	1252 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
The Inn at 1252 Monterey	1262 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
The Lodge At Pebble Beach Attn: David Hoopingarner	1500 CYPRESS DR	PEBBLE BEACH, CA 93953	Luxury
THE SEA BREEZE INN	1100 LIGHTHOUSE AVE	PACIFIC GROVE, CA 93950-2362	Limited
THE STEVENSON MONTEREY	675 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
THE VAGABOND'S HOUSE	PO BOX 2747	CARMEL CA 93921	Limited
Thunderbird Motel	1933 Fremont Blvd. #3128	Seaside, CA 93955	Limited
Tickle Pink Motor Inn	155 HIGHLAND DR	CARMEL, CA 93923-9601	Limited
TRAVELODGE - FAIRGROUNDS	2030 N. FREMONT ST	MONTEREY, CA 93940	Limited

Treebones Resort	71895 HIGHWAY 1	BIG SUR, CA 93920-9573	Limited
Vendange Carmel Inn & Suites	24815 CARPENTER ST	CARMEL, CA 93923	Limited
Ventana Big Sur	48123 HIGHWAY 1	BIG SUR, CA 93920-9538	Luxury
VICTORIAN INN	487 FOAM STREET	MONTEREY, CA 93940	Limited
VILLA FRANCA (FORMERLY EL DORADO INN)	900 MUNRAS AVENUE	MONTEREY, CA 93940	Limited
Vision Quest Safari Bed & Breakfast	400 RIVER RD	SALINAS, CA 93908-9627	Limited
Wagon Wheel Motel	1217 N. Main St.	Salinas, CA 93906	Limited
WAVE STREET INN (PREVIOUSLY OTTER INN)	571 WAVE ST	MONTEREY, CA 93940	Limited
WAYSIDE INN	PO BOX 101	CARMEL CA 93921	Limited
Western Motel/Western Skylodge LLC	6 S. Wood St.	Salinas, CA 93906	Limited
WILKIES INN	1038 LIGHTHOUSE AVE	PACIFIC GROVE, CA 93950-2424	Limited
Willow Lodge	719 S. Main St.	Salinas, CA 93901	Limited
Zen Mtn Center/Tassajar Springs C/O Ccao Controlle	39171 TASSAJARA RD	CARMEL VALLEY, CA 93924-9316	Limited

**List as of October 2022*

APPENDIX 3 – BENEFITS BY HOTEL TYPE

PROGRAMS / ACTIVITIES	Luxury	Non-Luxury Full Service	Limited Service
General: Inclusion in Sales, Marketing, and Promotional Opportunities*	X	X	X
General: Listing on www.SeeMonterey.com with direct link to hotel page	X	X	X
General: Inclusion on SeeMonterey Online travel planning app	X	X	X
General: Inclusion on SeeMonterey Consumer Brochures	X	X	X
General: Access to SeeMonterey research reports and insights	X	X	X
General: Represented by SeeMonterey at industry conferences & events	X	X	X
Consumer: Opportunity to participate in Consumer Marketing Campaigns	X	X	X
Consumer: Public Relations participation opportunities	X	X	X
Consumer: Familiarization Tour (Press & Influencer) Opportunities	X	X	X
Consumer: Inclusion Opportunity in Social Media Efforts	X	X	X
Consumer: Inclusion Opportunity in Destination Video & Photo Shoots	X	X	X
Consumer: New project & special event opportunities	X	X	X
Travel Trade: Trade Show Opportunities	X	X	X
Travel Trade: Sales Mission Opportunities	X	X	X
Travel Trade: Lead Opportunities	X	X	X
Travel Trade: Familiarization Tour Leads (Press & Travel Trade) Opportunities	X	X	X
Meetings/Group: Brochure Inclusion (Mention)	X	X	X
Meetings/Group: Familiarization Tours	X	X	
Meetings/Group: Tradeshow Participation	X	X	
Meetings/Group: Site Inspections	X	X	
Meetings/Group: Marketing Campaigns	X	X	
Meetings/Group: Brochure Inclusion (Full Page)	X	X	
Inclusion in SeeMonterey destination partnership with Virtuoso Network	X		

Representation a luxury travel conferences (e.g. ILTM)	X		
Representation at VCA luxury travel week	X		
Featured in Luxury Advertising Campaign	X		
Featured in Luxury Public Relations Campaign	X		

** Each property that meets the minimum criteria of the client, journalist, or meeting planner will be promoted.*



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Appendix 2: The ROI of destination marketing

1 Introduction

Introduction

In 2019, visitors to Monterey County spent a total of \$3.2 billion locally and booked 3.1 million rooms. Total visitor spending increased 43% from 2011 to 2019. The revenue generated by the Monterey County Tourism Improvement District (TID) and the work performed by the Monterey County Convention and Visitors Bureau (MCCVB) is a major factor in this accelerated growth.

This report provides a comprehensive overview of the TID and its impact on Monterey's tourism sector and overall economy. It highlights key trends over the past decade and quantifies how TID funding benefits hotels across the county.

Right now, Monterey is experiencing a strong recovery from the pandemic. Continued support and a renewal of the TID will support these trends into the future and ensure that the county's visitor economy reaches its full potential.



Key findings



In 2019, visitors spent \$3.2 billion in Monterey County, supporting 40,480 jobs and \$2.1 billion in local income (including direct, indirect, and induced impacts).



From 2011 to 2019, spending in Monterey increased 43%, faster than the state and region.



MCCVB's group sales team was increasing its bookings prior to the pandemic and provided an ROI of 14-1.



MCCVB sales and marketing are integral to increasing spending per visitor and driving visitation in the off-season.



Monterey County's TID will generate \$2.3 billion in visitor spending over the next decade. Adopting the MCCVB's proposed assessment would generate an additional \$2.2 billion, greatly accelerating post-pandemic growth.



2 Monterey Visitor Economy: Overview and Trends

Monterey Visitor Economy: Overview and Trends

Importance of the visitor economy

In 2019*, visitors spent \$3.2 billion in Monterey County, supporting 40,480 jobs and \$2.1 billion in local income**

Visitors to Monterey County spent \$3.2 billion in 2019. Most of this spending accrued to the accommodations and food services sectors.

This spending directly generated (i.e., not including indirect and induced effects) 27,160 jobs, \$1.4 billion of income, and \$298 million in state and local taxes.

Monterey County represents approximately one-third of the Central Coast region’s tourism sector and 2% of the state’s tourism sector.

*Much of this report focuses on 2019 (fiscal or calendar year) as a benchmark for a typical year.

Key tourism indicators in Monterey County, 2019

Dollar figures in millions

Total visitor spending	\$3,241
<i>Accommodations</i>	\$879
<i>Food Service</i>	\$967
<i>Food Stores</i>	\$78
<i>Local Tran. & Gas</i>	\$267
<i>Arts, Ent. & Rec.</i>	\$394
<i>Retail Sales</i>	\$520
<i>Visitor Air Tran.</i>	\$24
<i>Other</i>	\$112
Total Earnings**	\$2,161
<i>Direct earning</i>	\$1,420
Total jobs**	40,480
<i>Direct jobs</i>	27,160
Total S&L taxes**	\$398
<i>Direct S&L taxes</i>	\$298

Sources: Dean Runyan Associates, Tourism Economics

**totals include indirect and induced impacts calculated by Tourism Economics

Monterey Visitor Economy: Overview and Trends

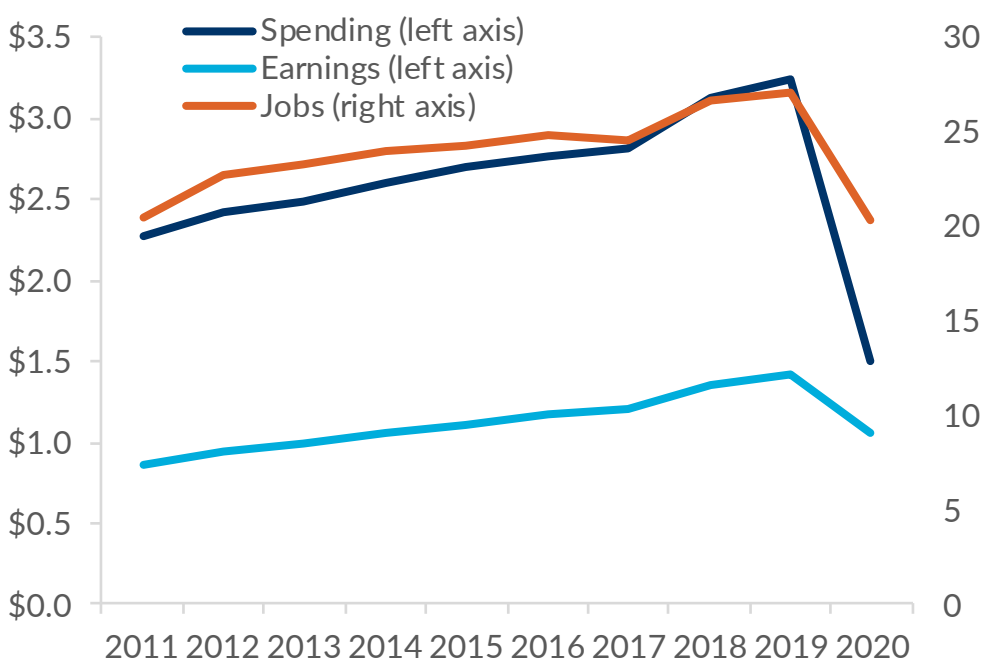
Trends in the visitor economy

Visitor spending increased 43% from 2011 to 2019.

Meanwhile earning and jobs increased 65% and 32%, respectively.

Growth of the visitor economy* in Monterey

Dollar figures in billions



Source Dean Runyan Associates
*earnings and jobs include direct impacts only

Monterey Visitor Economy: Overview and Trends

Hotel sector KPIs

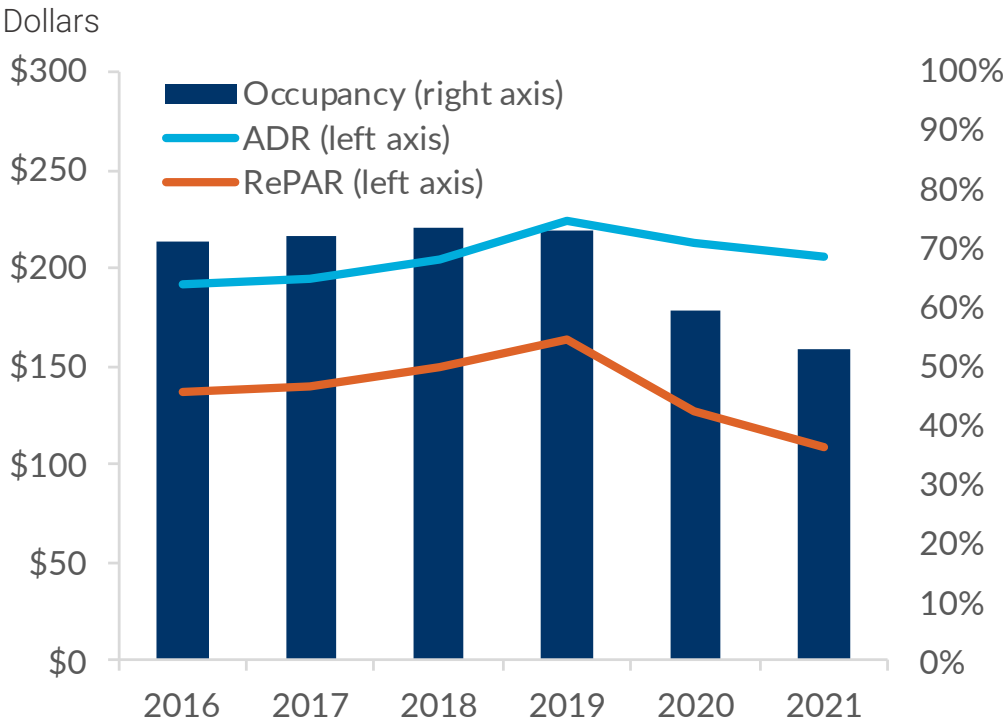
Hotel performance metrics were all strengthening in the years prior to the pandemic.

From FY2016-2019, ADR grew from \$192 to \$224, a 17% increase over three years

RevPAR grew to \$164 from \$137, a 20% increase.

Hotel occupancy increased to 73% from 71%.

Hotel sector KPIs in Monterey County



Source Dean Runyan Associates

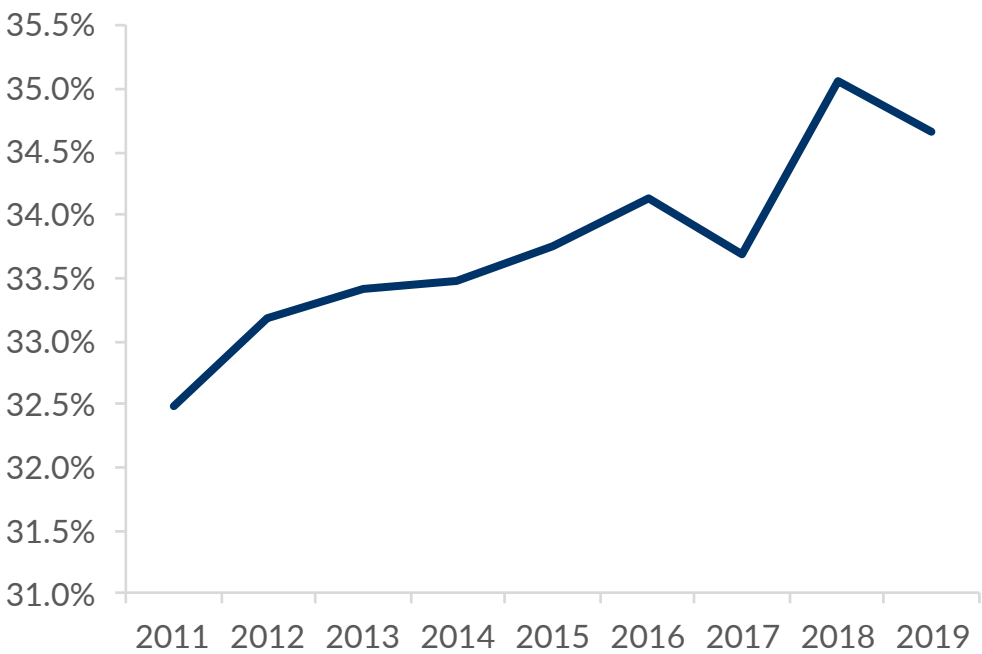
Monterey Visitor Economy: Overview and Trends

Visitor spending share

Monterey has been capturing an increasing share of the region's tourism market.

In 2019, Monterey County accounted for 34.7% of all spending in the Central Coast region, up from 32.5% in 2011. This increase of 2.2% may seem small; but given that visitors spent \$9.4 billion dollars in the region in 2019, the 2.2% increase represents an additional \$202 million in visitor spending injected into Monterey's economy.

Monterey share of visitor spending in the Central Coast region
Share of total regional spending



Source: Dean Runyan Associates
* Includes Monterey, San Benito, San Luis Obispo, Santa Barbara, and Ventura Counties

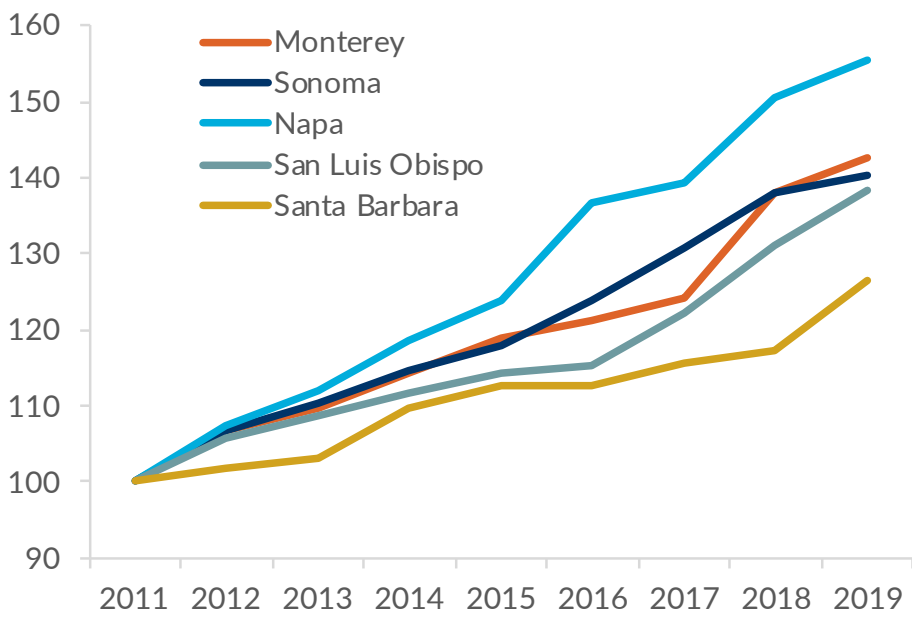
Monterey Visitor Economy: Overview and Trends

Visitor spending comparisons

Monterey exhibited strong growth compared to other nearby leisure-oriented counties.

Monterey County outpaced three of four nearby leisure-oriented counties from 2011-2019, including Sonoma, San Luis Obispo, and Santa Barbara.

Visitor spending growth in Monterey and local competitors
Index (2011=100)



Source: Dean Runyan Associates

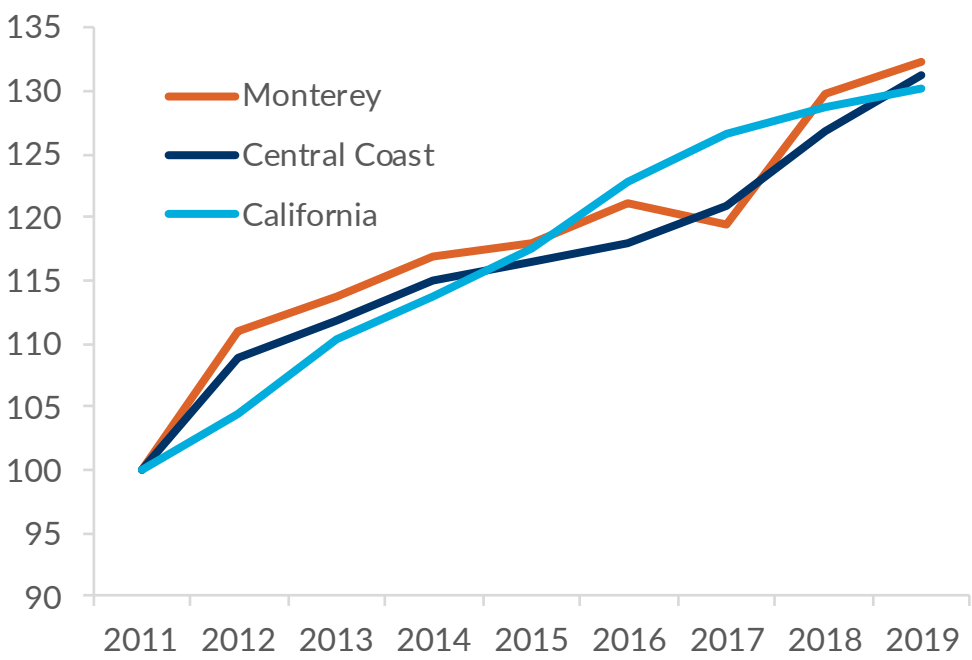
Monterey Visitor Economy: Overview and Trends

Tourism employment growth comparisons

Direct tourism employment in Monterey has grown at an accelerated rate.

Direct employment in Monterey County reached 27,160 in 2019, up from 20,510 in 2011. This represents an increase of 32% over that time period, which is slightly faster than growth in the state and region.

Direct tourism employment growth in Monterey, the region, and the state
Index (2011=100)



Source: Dean Runyan Associates

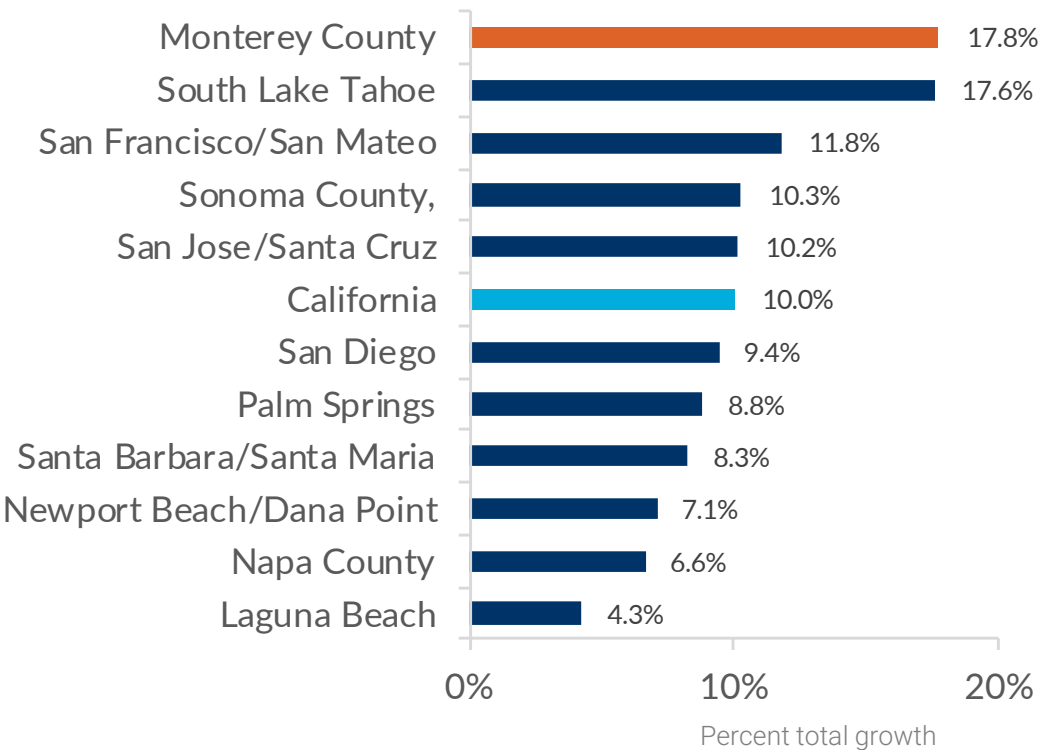
Monterey Visitor Economy: Overview and Trends

Hotel sector growth comparisons

Monterey led its competition in terms of room revenue growth over the three years prior to the pandemic.

Hotel room revenue in Monterey outpaced 10 competing destinations and grew almost 8% faster than the state.

Room revenue growth in Monterey and competitors, FY2017-2019*



Source: STR
*We use a shorter time horizon due to data limitations

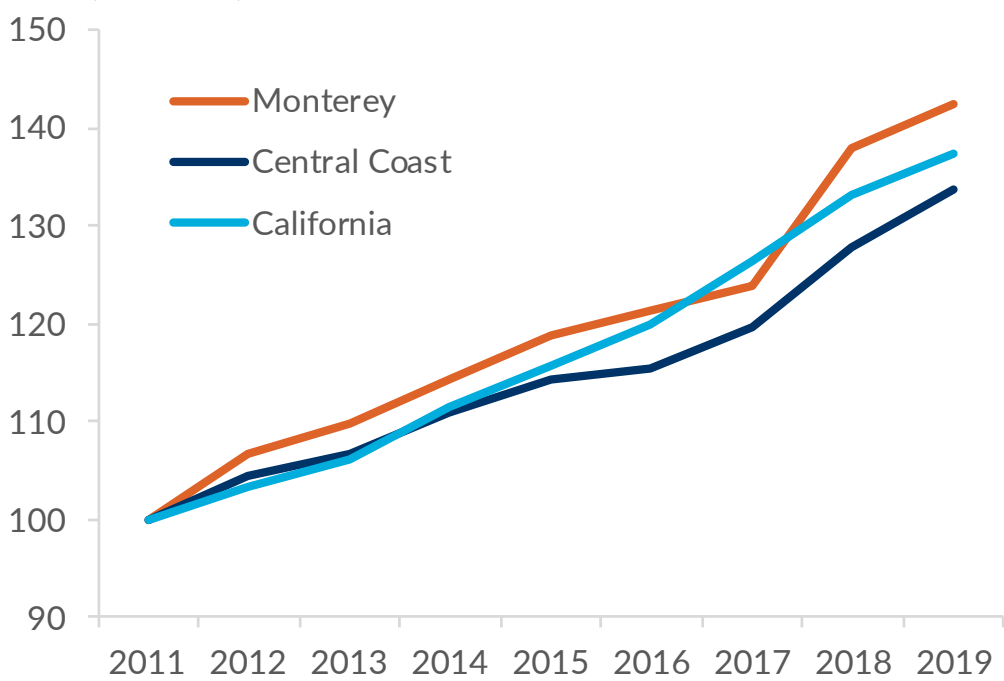
Monterey Visitor Economy: Overview and Trends

Visitor spending comparisons

Visitor spending increased at a faster rate in Monterey than in the state or region.

While Monterey’s strong performance is notable over the entire decade, the county achieved particularly robust growth in the later half of the decade. Between 2015 and 2019, visitor spending in Monterey increased 20%, outpacing both the region (+17%) and the state (+19%).

Visitor spending growth in Monterey, the region, and the state
Index (2011=100)



Source: Dean Runyan Associates

3 MCCVB Performance

MCCVB Performance

Advertising ROI

MCCVB advertising generates a significant ROI in drive and fly markets.

In the first half of FY2022, media campaigns run by the MCCVB generated awareness of Monterey County as a tourism destination in 4.2 million households in both drive and fly markets. These newly aware households made 115,261 trips to Monterey County and spent \$136.8 million locally. These ads produced an ROI of 75-to-1.

MCCVB advertising performance by market type, mid-year FY2022

	Drive	Fly	Total
Aware households created	2,500,000	1,700,000	4,200,000
Influenced trips to Monterey	45,857	69,404	115,261
Influenced visitor spending (millions)	\$44.0	\$92.8	\$136.8
Ad spending (millions)	\$0.7	\$1.1	\$1.8
ROI	62-to-1	84-to-1	75-to-1

Source: SMARI

MCCVB Performance

Group sales performance

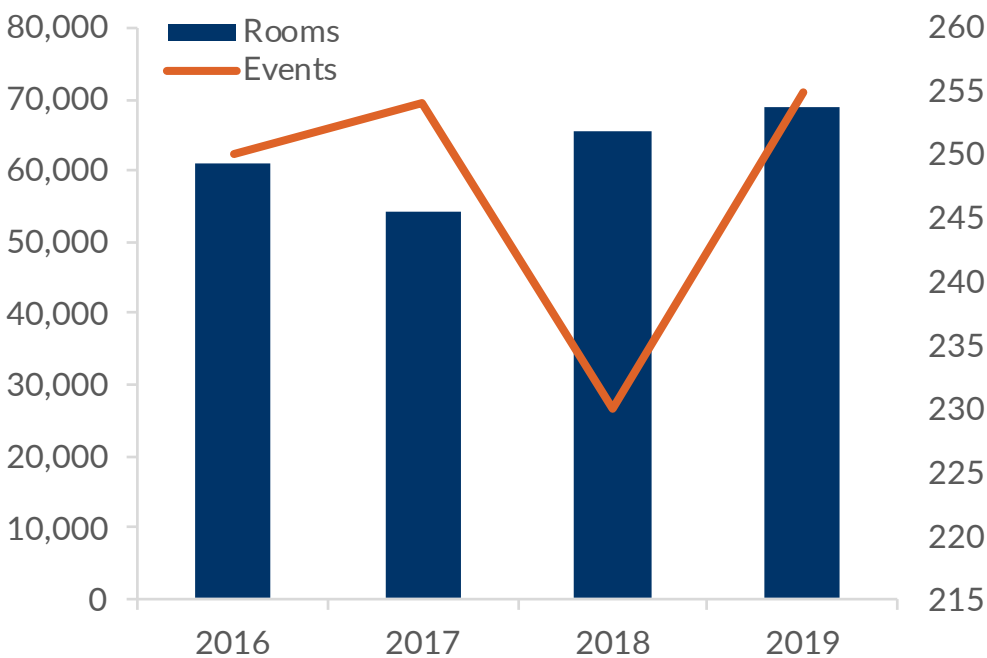
The MCCVB’s group sales team was increasing its bookings prior to the pandemic.

The sales teams booked 255 events in FY2019, up from 250 in FY2016. Meanwhile, rooms booked increased to 69,000 from 61,200, a 13% increase over the same time period.

The average size of events also increased in this time period, growing to 271 rooms per event from 245.

MCCVB group sales

Rooms booked



Source: MCCVB

MCCVB Performance

Group sales return on investment

The MCCVB’s group sales team generated a substantial ROI in FY2019.

The events booked by the MCCVB sales team resulted in 96,800 total room sales and \$44 million in visitor spending. This provided an ROI of 14-to-1 when measured against their \$3.1 million budget.

MCCVB group sales performance, FY2019

Total event rooms*	96,800
Spending per room**	\$455
Total Spending (millions)	\$44.0
Sales and group services expenses (millions)	\$3.1
Group sales ROI	14-to-1

Source: MCCVB; Tourism Economics
*This includes bookings in the event room block and an estimation of outside the block bookings from Tourism Economics’ and Destination International’s Event Impact Calculator.
** Includes spending by the event organizer.

MCCVB Performance

Group sales and seasonality

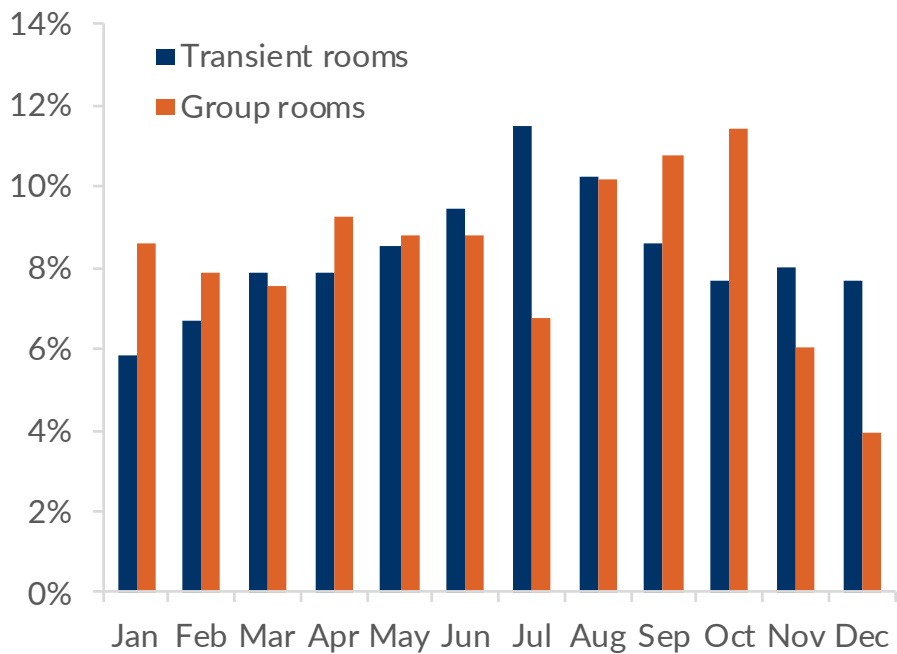
Group sales help fill out the off-peak “shoulder” seasons for the Monterey visitor economy.

While group sales* remain low in November and December, they create a substantial boost in the shoulder months of Jan.-Apr. and Sep.-Oct. when transient (i.e., not group or contract) room bookings are lower.

*As reported by STR, which includes additional rooms beyond what the MCCVB books.

Seasonality of room bookings in Monterey County, 2018

Monthly share of annual rooms



Source: STR

4 Growing the Visitor Economy

Growing the Visitor Economy

Overcoming supply constraints

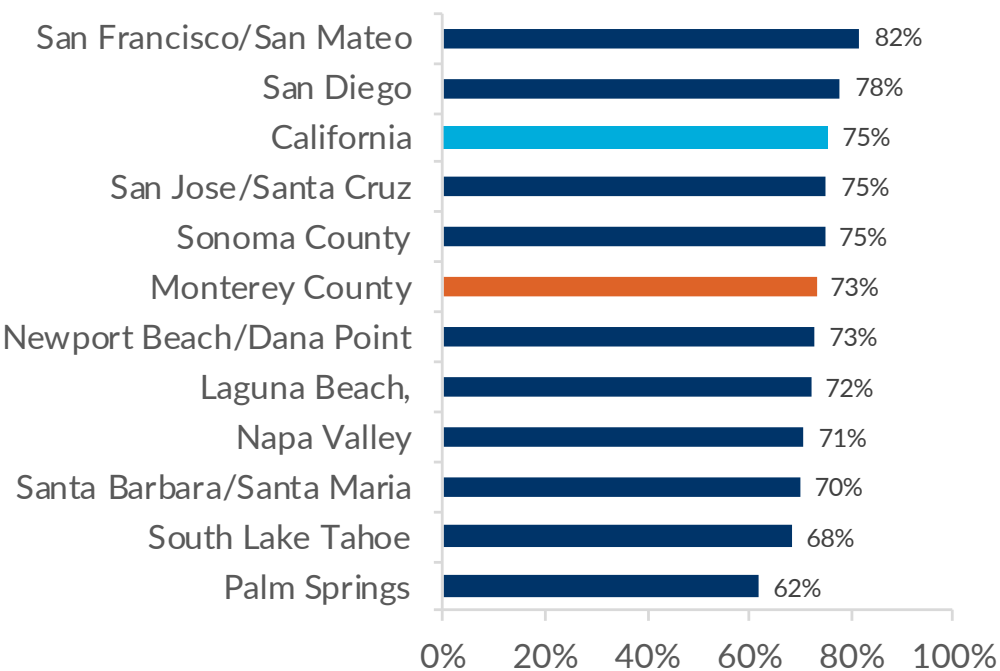
Monterey’s pre-pandemic occupancy rate was nearing full capacity.

This section reviews ways to increase the economic impact of tourism given current supply constraints

While a 73% occupancy rate may leave an impression that there are numerous available rooms, this is close to full capacity for a leisure destination. It is rare to see non-urban destinations (cities fill weekdays and ‘low’ seasons with business travelers) maintain annual occupancy rates above 75%.

Therefore, increasing the economic impact of tourism in Monterey County largely depends on some combination of increasing room inventory, increasing visitor spending per booked room, and filling out the shoulder periods (especially weekdays).

Occupancy rate in Monterey County and competing destinations, FY2019



Source: STR

Growing the Visitor Economy

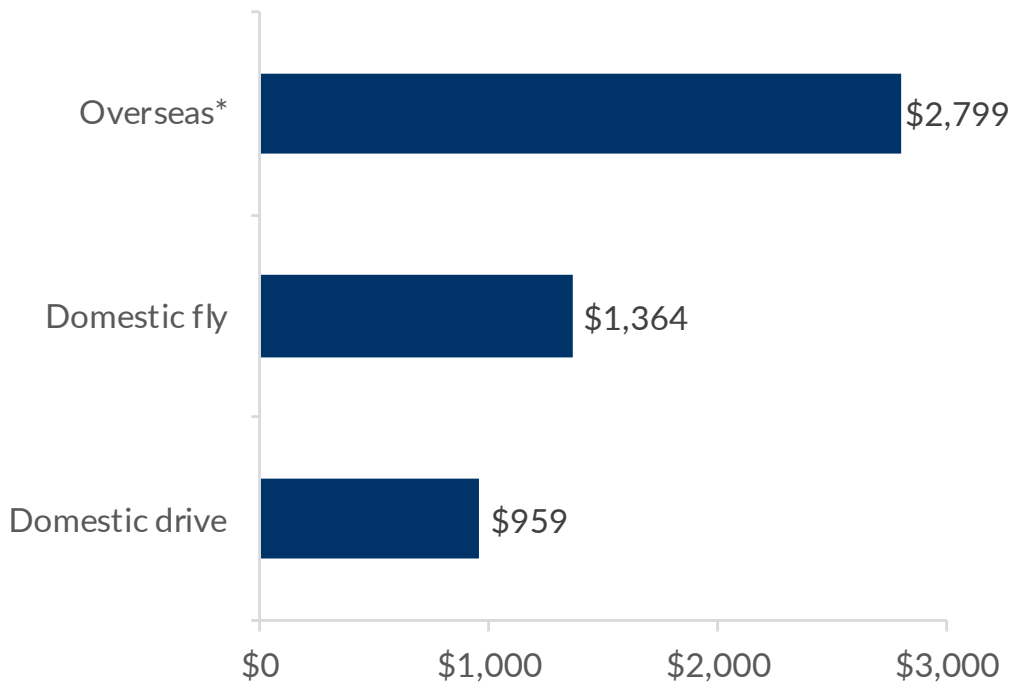
Importance of visitor value

Visitors from greater distances spend significantly more per trip.

To maximize the value of each visitor, the MCCVB can concentrate on the domestic-fly and overseas markets. The domestic-fly market spends 42% more than the drive market, and the overseas* market spends 192% more than the domestic drive market.

*The overseas spending estimate is a statewide average that comes from Tourism Economics’ International State Travel database and includes data inputs from a dozen sources including the NTTD, the BEA, and VisaVue Travel. This includes spending in California, but not spending on travel to the US.

Spending per trip by origin market



Sources: SMAR; Tourism Economics

*California figure – calendar year 2020, other figures FY2021

Dollars per trip

Growing the Visitor Economy

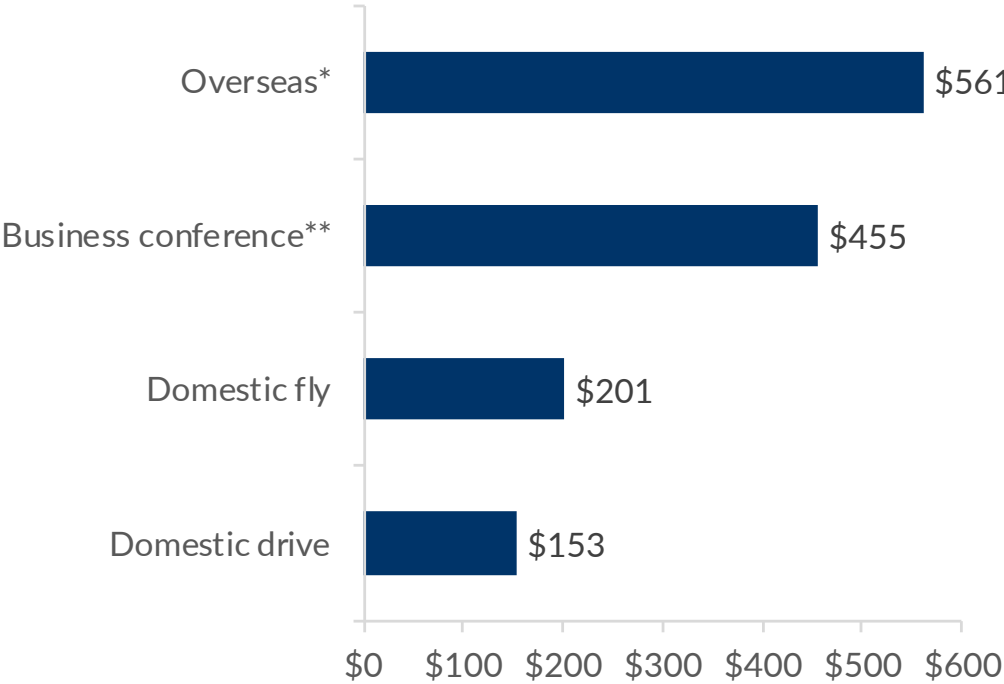
Importance of visitor value

Visitors from greater distances spend significantly more per night.

Compared to the domestic drive market, the domestic fly market spends 31% more per night, the business conference market spends 158% more, and the overseas* market spends 190% more.

*The overseas origin market estimate uses San Jose data, the closest available data point, and comes from Tourism Economics’ Global City Travel database. This uses data inputs from a dozen sources including the NTT, the BEA, and VisaVue Travel. This includes spending in San Jose, but not spending on travel to the US.

Spending per night by origin market



Sources: SMAR; Tourism Economics
*San Jose figure – calendar year 2020, other figures FY2021
** Includes spending by the event organizer.

Growing the Visitor Economy

Boosting the low season

MCCVB is also well-positioned to increase off-season bookings.

While Monterey’s 73% annual occupancy rate is quite high for a non-urban leisure destination, MCCVB can realize the opportunity to increase low-season bookings.

If the six low-season months (average occupancy 64%) matched the occupancy rate of the six high-seasons months (80%), Monterey would see an increase of 354,000 rooms booked—a 10% increase over its current total.

Seasonality and potential new booking in Monterey, 2019

	Rooms booked	Occupancy rate	Potential new bookings*
Jan	214,000	56%	93,000
Feb	215,000	64%	53,000
Mar	253,000	68%	44,000
Apr	277,000	75%	18,000
May	290,000	76%	--
Jun	302,000	82%	--
Jul	319,000	84%	--
Aug	317,000	83%	--
Sep	291,000	79%	--
Oct	295,000	77%	--
Nov	248,000	67%	49,000
Dec	210,000	55%	97,000
Total	3,231,000		354,000

Sources: STR; Tourism Economics

*Potential new room bookings if these months could match the high-season occupancy rate of 80%.

5 Competitive Funding Analysis

Competitive Funding Analysis

TID overview

The Monterey County TID assessment that funds the MCCVB ranges from \$1.00 to \$2.00.

Full-service hotels are assessed \$2.00 and other hotels are assessed \$1.00. In FY2019, the TID (tourism improvement district) generated \$4.2 million of funding dedicated for tourism promotion through the MCCVB and represented the largest source of funding for tourism promotion in the county.

Monterey hotel sector and TID details by scale, FY2019

	ADR	Room revenue	% of Revenue	Current Avg TID per Room Assumption	Current TID Contribution	Contribution % of Total TID
Luxury	\$455	\$294,000,000	41%	\$2.00	\$1,293,000	31%
Upper Upscale	\$229	\$134,000,000	19%	\$1.50	\$875,000	21%
Upscale	\$180	\$48,000,000	7%	\$1.25	\$333,000	8%
Upper Midscale	\$185	\$75,000,000	10%	\$1.15	\$468,000	11%
Midscale	\$179	\$39,000,000	5%	\$1.00	\$218,000	5%
Economy	\$132	\$133,000,000	18%	\$1.00	\$1,013,000	24%
Total	\$231	\$724,000,000	100%	\$0.00	\$4,201,000	100%

Source: MCCVB, STR

Competitive Funding Analysis

TID rate comparison

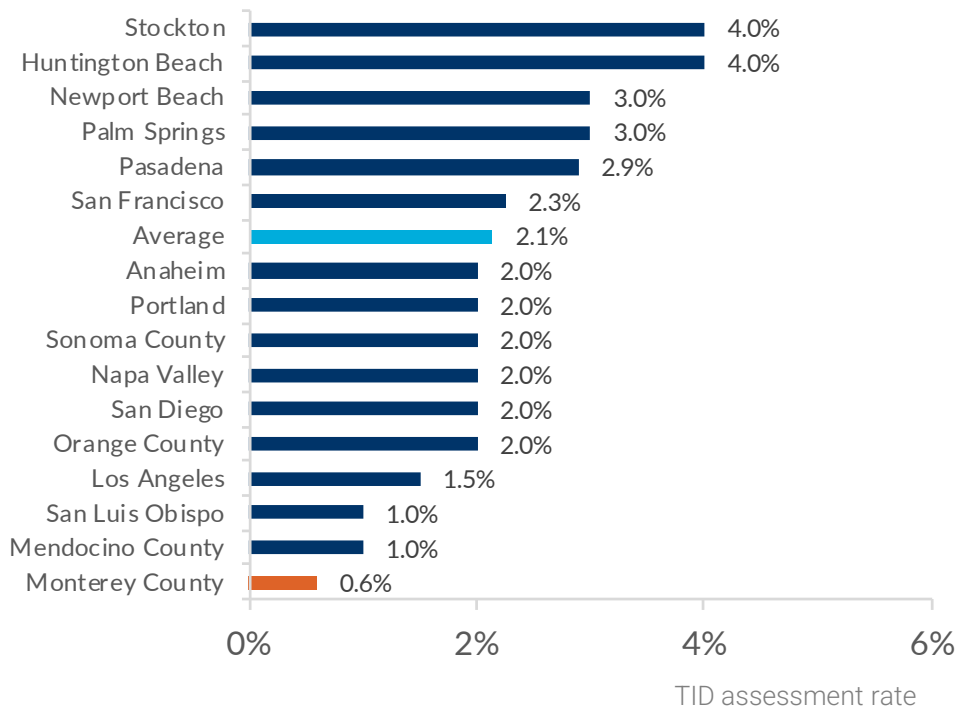
Monterey’s TID assessment of 0.6%* is much lower than the competitive set average of 2.1%.

This set includes the MCCVB’s competitive set and additional DMOs that disclosed their assessment rate to Destinations International (DI).

Since the assessment is a major source of revenue for the MCCVB (and the majority of other DMOs on this list), this results in a limited tourism promotion budget for Monterey County. Increasing the TID assessment rate could generate additional funding and provide competitive funding for tourism promotion in Monterey County.

*Monterey’s per room assessment scheme results in an overall rate of 0.6% of room revenue.

TID assessment rates in Monterey and competitors



Sources: Dean Runyan Associates; Tourism Economics

Competitive Funding Analysis

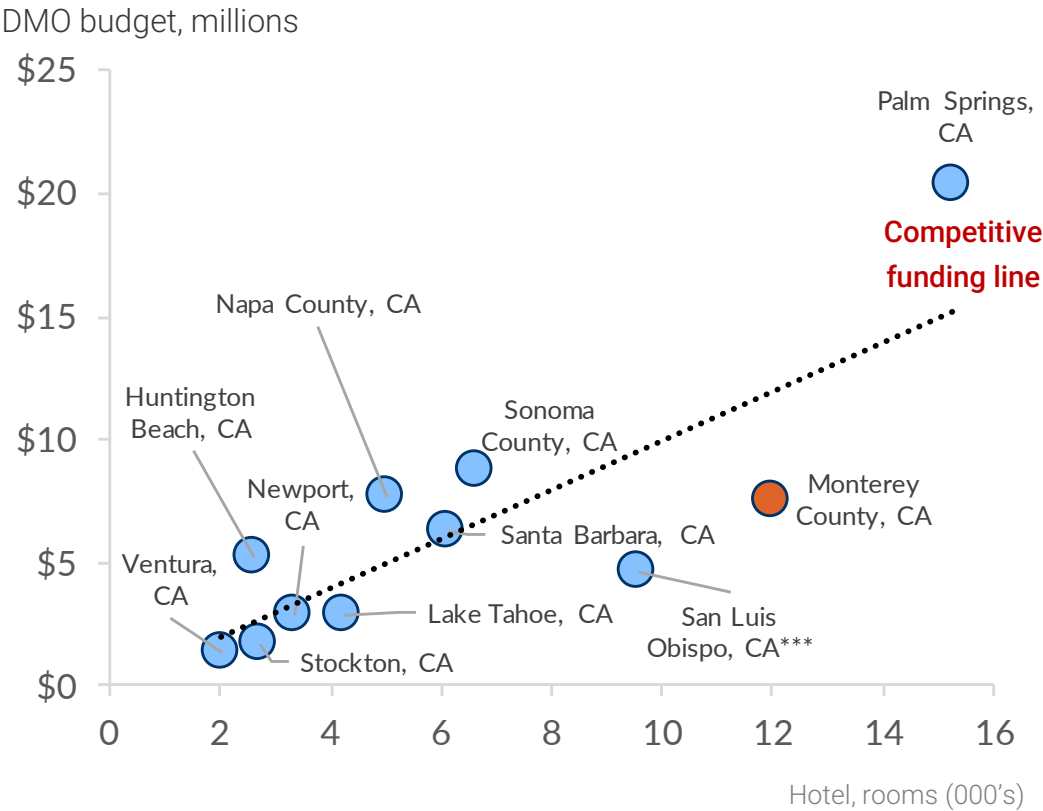
Competitive funding analysis

Tourism promotion in Monterey County is underfunded relative to local competitors.

This analysis compares destinations' DMO budgets relative to the size of the local tourism sector (as measured by hotel room inventory). This analysis shows that Monterey County tourism promotion is underfunded compared to the line of best fit (the dotted line).

We chose to conduct a pre-pandemic analysis to provide perspective on a 'normal' level of DMO spending and room inventory, as the pandemic has caused severe swings.

Hotel rooms and DMO revenue in competing destinations, pre-pandemic*



Sources: Tourism Economics, DI, STR

*2018 or 2019 depending on destination's reporting

** San Luis Obispo has greatly increased their DMO's budget recently. The destination will likely spend close to \$10m in 2022, up from \$4.6m in this analysis.

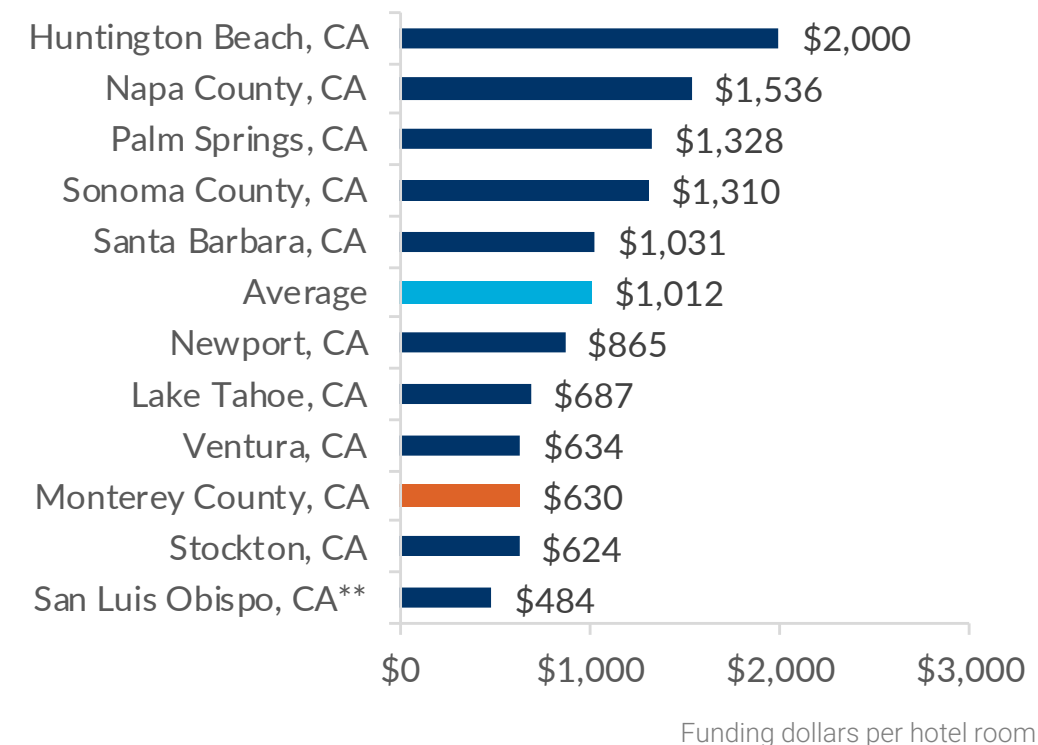
Competitive Funding Analysis

Competitive funding analysis

Monterey County’s tourism promotion budget is 38% below the set average.

Examining the same data as the prior slide, we see that Monterey County provides \$630 of tourism promotion spending for every hotel room, 38% below the set average.

Tourism promotion funding per room in select destinations, pre-pandemic



Sources: Tourism Economics, DI, STR
*2018 or 2019 depending on destination’s reporting
** San Luis Obispo has recently increased their DMO’s budget, and their figure may double in 2022.

6 Impact of TID Funding on the Monterey Economy

Impact of TID Funding on the Monterey Economy

Importance of visitor value

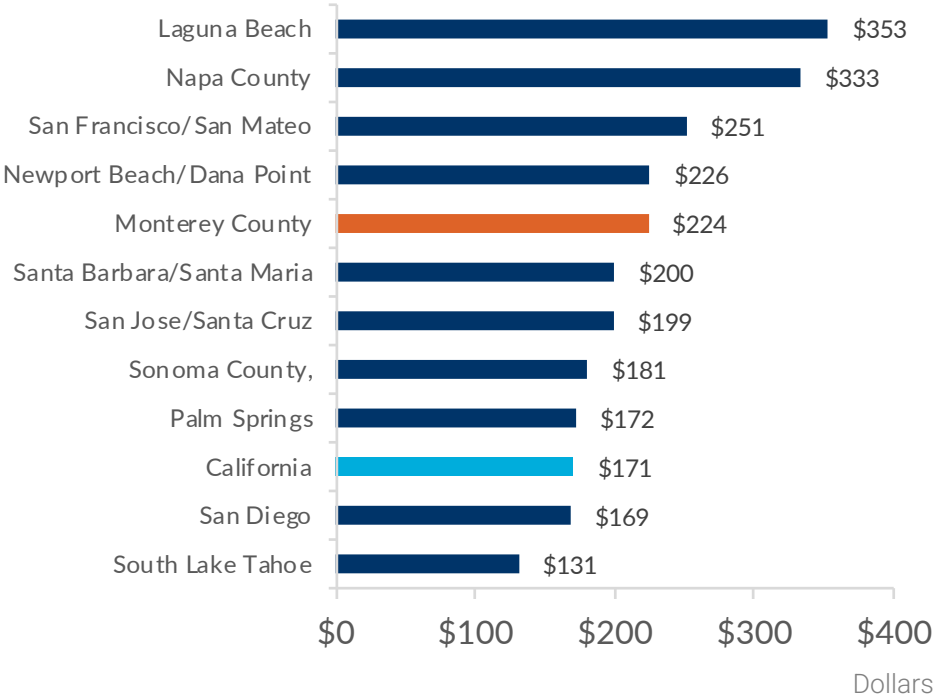
Changing the TID assessment rate would not impact local hotels' price competitiveness.

Increasing or decreasing the TID assessment rate would do little to change Monterey's price competitiveness amongst its main competitors. Economically, elimination of the TID is unlikely to produce any positive benefit on room demand. Tourism Economics modeling on behalf of STR has consistently found hotel room demand to be highly inelastic at the market level. That is, while an individual property may gain or lose share within a market based on price, a market-wide shift in rate has no appreciable impact on room demand.

The impact of the loss of tourism promotion funding would in all likelihood far exceed any possible negative effect of higher room costs. We also note that from FY2016-2019, ADR increased 17% while the occupancy rate grew to 73% from 71%. This indicates that price sensitivity does not seem to be a major factor for visitors.

In sum, eliminating the TID would not impact hotels' price competitiveness but would appreciably undercut Monterey's competitive market position in the absence of concerted destination sales and marketing.

Average room rate in Monterey and competitors, FY2019*



Source: STR
* The US Open boosted room rates in Monterey County FY2019.

Impact of TID Funding on the Monterey Economy

Importance of visitor value

The MCCVB generated an ROI of \$47-to-\$1.

Based on prior calculations of paid media and group sales ROIs, we estimate that the MCCVB has an organizational ROI of 47-to-1 (i.e., one dollar of MCCVB funding generates \$47 of visitor spending).

MCCVB organizational ROI calculations

	Value	Source / calculation
Paid media ROI on visitor spending	75-to-1	See 'MCCVB Performance' section
Paid Media expenses share of total DMO budget	56%	MCCVB
Group Sales ROI on visitor spending	14-to-1	See 'MCCVB Performance' section
Group sales share of total DMO budget	33%	MCCVB
Organization ROI on visitor spending	47-to-1	$(75 * 61\%) + (14 * 33\%)$

Sources: SMARI; MCCVB; Tourism Economics

Impact of TID Funding on the Monterey Economy

Scenario development

Changes in the TID could create an impact of several hundred million dollars.

Here we evaluate the impact of changes to the TID structure via three scenarios. In the Baseline Scenario the TID structure remains the same, in the TID elimination scenario the TID is removed, and in the Alternative TID Scenario the TID structure is changed to a three-tiered flat assessment that begins at \$1.50 for limited-service hotels, \$4.50 for full-service hotels, and \$7.00 for luxury properties with biennial escalators.

We provide additional details on the three scenarios in fiscal year 2025, as this is the first year without a “cool-down” or “ramp-up” effect (i.e. the full effect of a funding increase/decrease will not be felt in the first two years of budget changes as lags exists between assessments being collected, distributed, media spending being increased/decreased, consumers making travel plans, and visitors actually traveling).

In 2025, our Baseline Scenario forecasted MCCVB’s revenue is \$9.0 million. In the TID Elimination Scenario, the MCCVB receives \$4.0 million, a decrease of \$5.0 million. We estimate a 47-to-1 ROI on this lost funding spending, which results in \$233 million of lost visitor spending.

MCCVB revenue and visitor spending in three scenarios, FY2025

Dollar figures in millions

	TID Elimination Scenario	Baseline Scenario	Alternative Assessment Scenario
TID revenue	\$0.0	\$5.0	\$9.8
Jurisdiction investment	\$4.0	\$4.0	\$4.0
Total MCCVB revenue	\$4.0	\$9.0	\$13.8
Revenue change relative to baseline	-\$5.0	--	\$4.8
Anticipated ROI revenue change*	47-to-1	--	42-to-1
Change in visitor spending	-\$233	--	\$204
Total visitor spending	\$3,157	\$3,391	\$3,594

Sources: SMARI; MCCVB; Tourism Economics

In the Alternative Assessment Scenario, the MCCVB receives \$13.8 million in revenue, an increase of \$4.8 million. To be conservative and account for diminishing marginal returns on new funding, we estimate a 42-to-1 ROI on this new funding, which results in \$204 million of gained visitor spending.

Impact of TID Funding on the Monterey Economy

Baseline Scenario forecast

In our Baseline Scenario, visitor spending grows to \$3.8 billion in FY2032**.

Monterey County's visitor economy, Baseline Scenario*

Dollar figures in millions

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	'19-'32 Growth
Spending	\$3,189	\$2,529	\$2,197	\$2,751	\$3,295	\$3,342	\$3,391	\$3,440	\$3,525	\$3,576	\$3,627	\$3,680	\$3,733	\$3,787	17%
Earnings	\$1,387	\$1,239	\$991	\$1,179	\$1,405	\$1,418	\$1,431	\$1,445	\$1,473	\$1,487	\$1,501	\$1,515	\$1,529	\$1,543	10%
Jobs	26,895	23,765	19,342	24,226	28,431	28,265	28,100	27,936	28,053	27,890	27,727	27,565	27,404	27,244	2%
Local taxes	\$168	\$130	\$114	\$143	\$172	\$175	\$178	\$182	\$186	\$190	\$193	\$196	\$200	\$204	19%
Sales tax	\$72	\$58	\$50	\$63	\$75	\$76	\$77	\$78	\$80	\$81	\$82	\$83	\$83	\$84	15%
TOT	\$71	\$53	\$47	\$60	\$72	\$74	\$76	\$78	\$80	\$82	\$84	\$86	\$88	\$90	23%
State taxes	\$142	\$109	\$96	\$115	\$143	\$147	\$153	\$156	\$159	\$162	\$164	\$166	\$169	\$171	19%

Monterey County's visitor economy, Baseline Scenario

Index, (FY2019=100)

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Spending	100	79	69	86	103	105	106	108	111	112	114	115	117	119
Earnings	100	89	71	85	101	102	103	104	106	107	108	109	110	111
Jobs	100	88	72	90	106	105	104	104	104	104	103	102	102	101
Local taxes	100	78	68	85	103	105	106	108	111	113	115	117	119	121
Sales tax	100	81	70	87	104	105	106	108	110	111	113	114	115	117
TOT	100	75	66	84	101	104	106	109	112	115	117	120	123	126
State taxes	100	77	68	81	101	104	108	110	113	114	116	118	119	121

Sources: SMARI; MCCVB; Tourism Economics

*Fiscal years

**Based on MCCVB projections of hotel revenue

Impact of TID Funding on the Monterey Economy

TID Elimination scenario

The TID Elimination scenario results in \$2.3 billion dollars of lost spending over the next decade.

These spending losses result in losses of \$939 million in earnings, \$120 million in local taxes, and an average of 1,759 jobs annually.

Monterey County's visitor economy, TID Elimination Scenario

Dollar figures in millions

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total losses
Baseline Scenario visitor spending	\$3,189	\$2,529	\$2,197	\$2,751	\$3,295	\$3,342	\$3,391	\$3,440	\$3,525	\$3,576	\$3,627	\$3,680	\$3,733	\$3,787	--
Lost TID Scenario visitor spending	--	--	--	--	\$3,221	\$3,192	\$3,157	\$3,201	\$3,280	\$3,325	\$3,370	\$3,416	\$3,463	\$3,510	--
Lost spending	--	--	--	--	\$73	\$150	\$233	\$239	\$245	\$251	\$257	\$263	\$270	\$277	\$2,259
Lost earnings	--	--	--	--	\$31	\$64	\$98	\$100	\$102	\$104	\$106	\$108	\$111	\$113	\$939
Lost jobs*	--	--	--	--	633	1,270	1,933	1,941	1,949	1,957	1,966	1,974	1,982	1,990	1,759
Lost local taxes	--	--	--	--	\$3.8	\$7.9	\$12.3	\$12.6	\$12.9	\$13.3	\$13.7	\$14.1	\$14.5	\$14.9	\$120
Sales tax	--	--	--	--	\$1.7	\$3.5	\$5.4	\$5.5	\$5.6	\$5.8	\$5.9	\$6.0	\$6.2	\$6.3	\$52
TOT	--	--	--	--	\$1.6	\$3.2	\$5.1	\$5.3	\$5.4	\$5.6	\$5.8	\$6.0	\$6.2	\$6.4	\$51
Lost state taxes	--	--	--	--	\$3.2	\$6.6	\$10.6	\$10.8	\$11.1	\$11.4	\$11.6	\$11.9	\$12.2	\$12.5	\$102

Source: Tourism Economics

*annual average

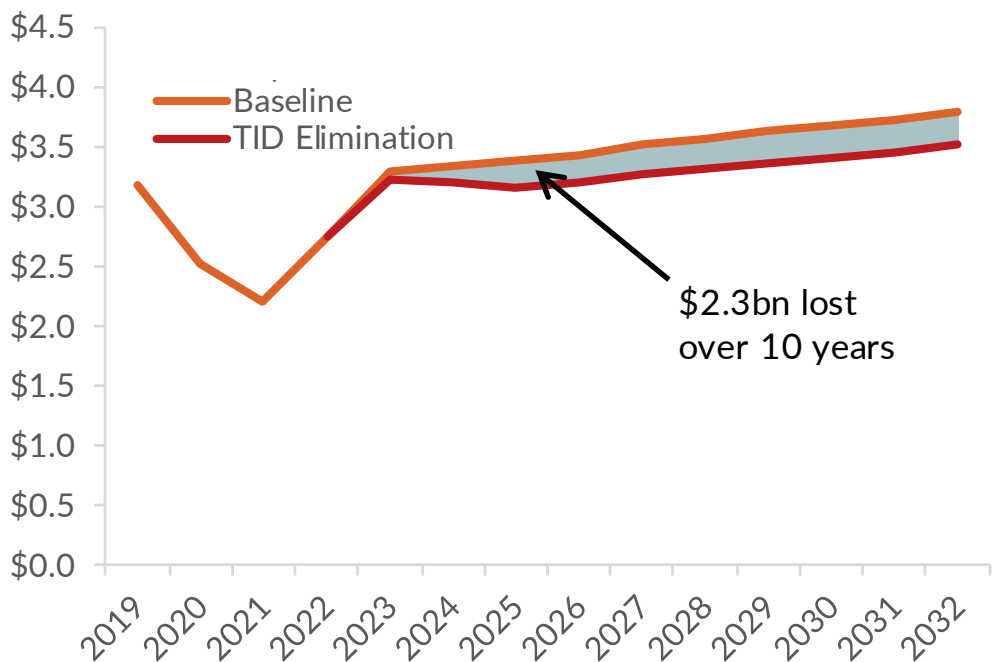
Impact of TID Funding on the Monterey Economy

TID Elimination scenario

The TID elimination scenario results in \$2.3 billion dollars of lost spending over the next decade.

Future visitor spending growth in Monterey, two scenarios

Dollars, billions



Source: Tourism Economics

Impact of TID Funding on the Monterey Economy

Alternative Assessment Scenario

The Alternative Assessment Scenario results in \$2.2 billion dollars of gained spending over the next decade.

These spending gains result in gains of \$920 million in earnings, \$118 million in local taxes, and an average of 1,716 jobs annually.

Monterey County's visitor economy, Alternative Assessment Scenario

Dollar figures in millions

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total gains
Baseline Scenario visitor spending	\$3,189	\$2,529	\$2,197	\$2,751	\$3,295	\$3,342	\$3,391	\$3,440	\$3,525	\$3,576	\$3,627	\$3,680	\$3,733	\$3,787	--
Alternative Assessment Scenario visitor spending	--	--	--	--	\$3,349	\$3,448	\$3,594	\$3,638	\$3,766	\$3,812	\$3,906	\$3,953	\$4,048	\$4,096	--
Gained spending	--	--	--	--	\$55	\$106	\$204	\$199	\$242	\$236	\$279	\$273	\$316	\$310	\$2,218
Gained earnings	--	--	--	--	\$23	\$45	\$86	\$83	\$101	\$98	\$115	\$112	\$129	\$126	\$920
Gained jobs*	--	--	--	--	471	896	1,688	1,613	1,923	1,842	2,132	2,047	2,317	2,228	1,716
Gained local taxes	--	--	--	--	\$2.9	\$5.6	\$10.7	\$10.5	\$12.8	\$12.5	\$14.8	\$14.6	\$16.9	\$16.7	\$118
Sales tax	--	--	--	--	\$1.7	\$3.5	\$5.4	\$5.5	\$5.6	\$5.8	\$5.9	\$6.0	\$6.2	\$6.3	\$52
TOT	--	--	--	--	\$1.6	\$3.2	\$5.1	\$5.3	\$5.4	\$5.6	\$5.8	\$6.0	\$6.2	\$6.4	\$51
Gained state taxes	--	--	--	--	\$2.4	\$4.7	\$9.2	\$9.0	\$10.9	\$10.7	\$12.6	\$12.4	\$14.3	\$14.0	\$100

Source: Tourism Economics

*annual average

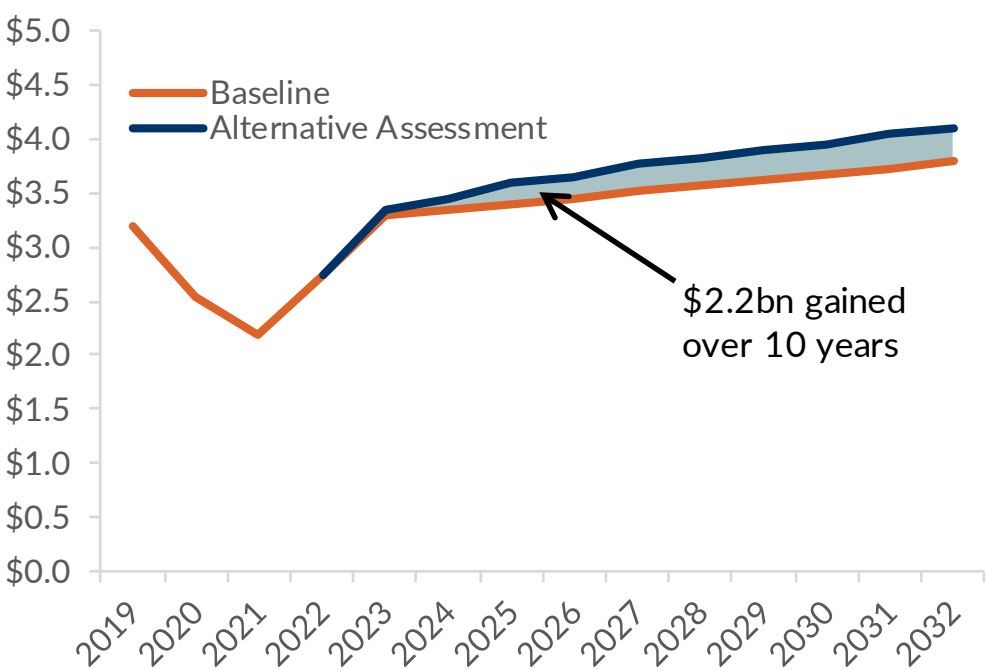
Impact of TID Funding on the Monterey Economy

Alternative Assessment Scenario

The Alternative Assessment Scenario results in \$2.2 billion dollars of gained spending over the next decade.

Future visitor spending growth in Monterey, two scenarios

Dollars, billions



Source: Tourism Economics

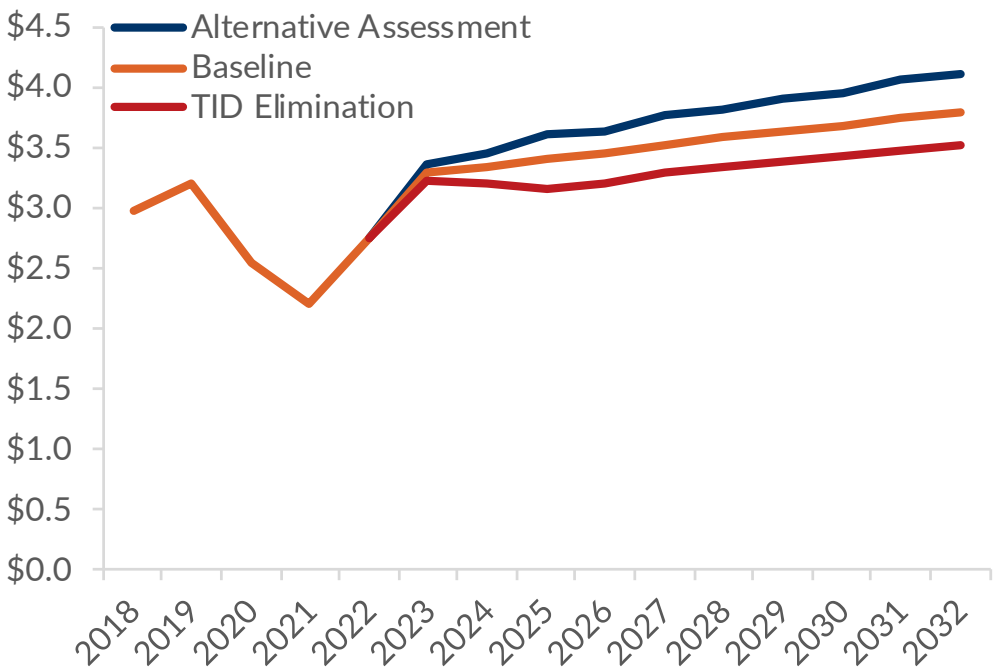
Impact of TID Funding on the Monterey Economy

Scenario comparison

The changes in TID funding create a notable impact on the future path of the visitor economy.

Future visitor spending growth in Monterey, three scenarios

Dollars, billions



Source: Tourism Economics



Appendix: The National Impact of Tourism Improvement Districts

The Impact of Tourism Improvement Districts

National study of TID benefits

The following pages review a collaborative research project on the impact of TIDs performed by Tourism Economics.

The study finds that tourism improvement districts (TIDs) provide a competitive advantage for destinations. By examining TID impacts on room demand, revenue, and visitor spending, this white paper explores that ground-breaking research and explains how TIDs enhance economic impacts in destinations.

The Impact of TIDs

Destination sample

The analysis covers 100 cities, including 29 TID destinations and 71 non-TID destinations.

Cities included in Tourism Economics' TID impact analysis

TID sample				Non-TID sample			
	City	State	Year established		City	State	
1	Mobile	AL	2020	36	Charlotte	NC	
2	Sacramento	CA	2019	37	Asheville	NC	
3	Los Angeles	CA	2011	38	Greensboro	NC	
4	Anaheim	CA	2010	39	Raleigh	NC	
5	Napa	CA	2010	40	Fargo	ND	
6	Palm Springs	CA	2008	41	Omaha	NE	
7	San Francisco	CA	2008	42	Atlantic City	NJ	
8	San Diego	CA	2007	43	Albuquerque	NM	
9	Monterey	CA	2006	44	Las Vegas	NV	
10	San Jose	CA	2006	45	Syracuse	NY	
11	Denver	CO	2017	46	Albany	NY	
12	Tampa	FL	2020	47	Buffalo	NY	
13	Wichita	KS	2014	48	New York	NY	
14	New Orleans	LA	2014	49	Lake George	NY	
15	Baltimore	MD	2019	50	Cincinnati	OH	
16	Billings	MT	2007	51	Cleveland	OH	
17	Newark	NJ	2013	52	Columbus	OH	
18	Tulsa	OK	2019	53	Oklahoma City	OK	
19	Portland	OR	2012	54	Gettysburg	PA	
20	Philadelphia	PA	2017	55	Pittsburgh	PA	
21	Newport	RI	2017	56	Harrisburg	PA	
22	Sioux Falls	SD	2011	57	Providence	RI	
23	Memphis	TN	2015	58	Charleston	SC	
24	San Antonio	TX	2018	59	Hilton Head Island	SC	
25	Fort Worth	TX	2017	60	Myrtle Beach	SC	
26	Arlington	TX	2016	61	Chattanooga	TN	
27	Dallas	TX	2012	62	Nashville	TN	
28	Seattle	WA	2012	63	Austin	TX	
29	Spokane	WA	2003	64	Salt Lake City	UT	
				65	Richmond	VA	
				66	Virginia Beach	VA	
				67	Tacoma	WA	
				68	Madison	WI	
				69	Milwaukee	WI	
				70	Charleston_WV	WV	
				71	Jackson_WY	WY	

The Impact of TIDs

Room demand regression model

Our approach to estimate the effect of TID on room demand included:

1. 100 US destinations (counties); 29 TID destinations and 71 non-TID destinations
2. Oxford Economics databank was utilized for relevant macroeconomic indicators, namely, GDP and employment (at county level)
3. The final panel dataset consisted of 100 cross-sections and 30 time periods (1990-2019), totaling 3,000 observations

$$\log(\text{Room demand}) = b_1 + b_2 \times \log(\text{Arts\&Rec GDP}) + b_3 \times \log(\text{Total GDP}) + b_4 \times \text{TID}_{dummy} + \text{error}$$

Where $\text{TID}_{dummy} = 1$ for a TID city, and 0 otherwise.

- The model sought to test whether a positive and significant relationship existed between the dependent variable, *Room demand*, and the independent variable *TID_{dummy}*; a positive b_4 coefficient with a small p-value.
- The other two independent variables, *Arts & Rec GDP* and *Total GDP*, were employed as control variables to control for a destination’s size and its relative importance as a tourist destination.
- Below are the regression results indicating a positive and highly significant b_4 coefficient.
- The results suggest that when controlled for size and importance of a destination as a tourist destination, across our sample of 100 cities, there was an average 2.12% difference in room demand between years in which a destination had an active TID and years without a TID. **Results are statistically significant with a 99% confidence level.**

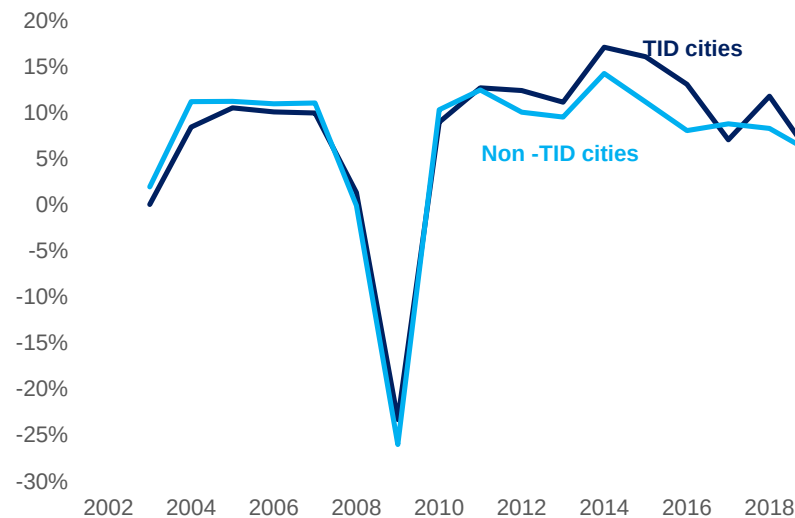
Variable	Coefficient	Std. Error	t-Statistic	Prob.
C	7.051367	0.125775	56.06344	0.0000
LOG(GDP71LCC)	0.135999	0.008530	15.94374	0.0000
LOG(GDPTOTLCC)	0.671031	0.014663	45.76392	0.0000
DUMMY2_TID	0.021258	0.005906	3.599285	0.0003

The Impact of TIDs

High-level view

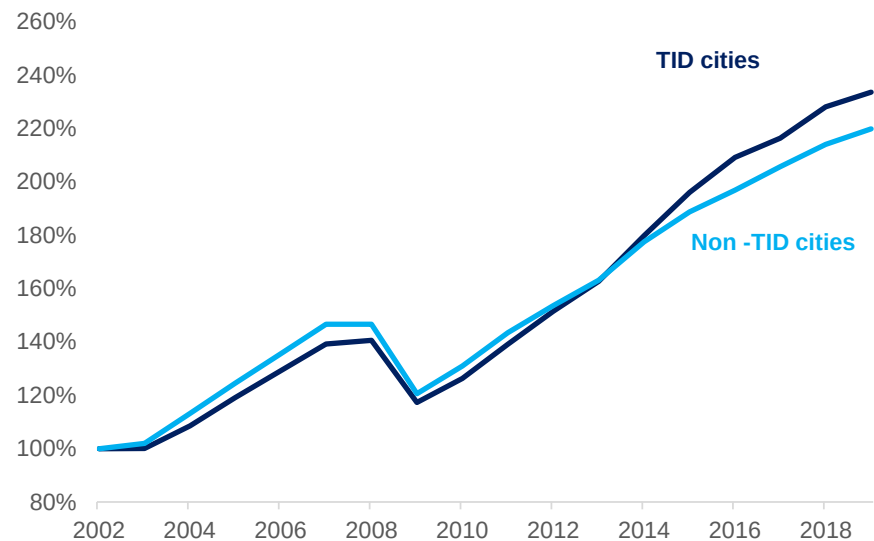
Visually, we can observe that TID destinations outperformed non-TID markets in the latest upcycle.

Total hotel room revenue
TID vs. non-TID cities growth



Source: STR, Civitas, Tourism Economics

Total hotel room revenue
TID vs. non-TID cities (2002=100)



Source: STR, Civitas, Tourism Economics

The Impact of TIDs

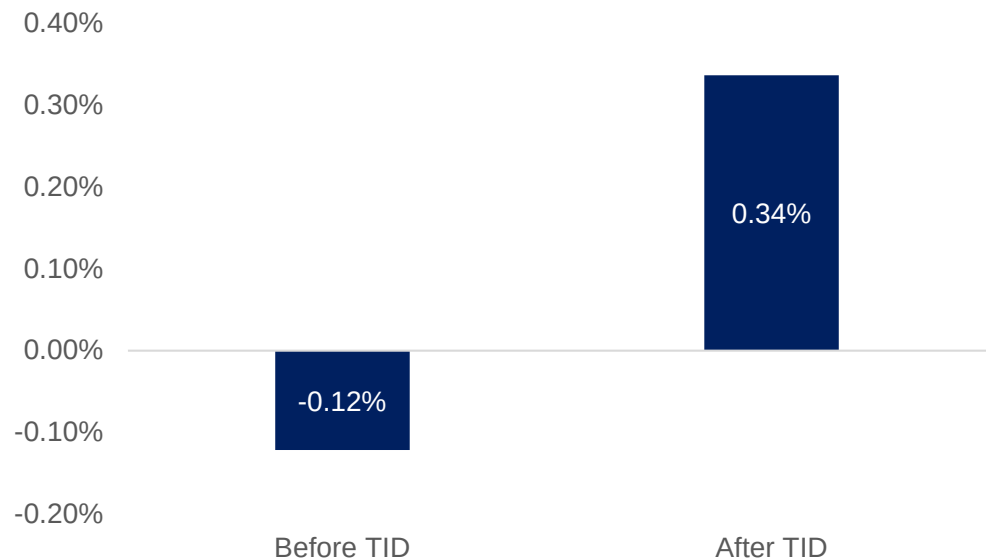
TID growth premium: demand

On average, a destination gains 0.5% in demand growth per year after a TID is put in place.

The demand premium is calculated as the difference between an average 3-year growth in TID cities and non-TID cities prior to the TID (“Before TID”) and post the TID (“After TID”).

- Before authorizing a TID, growth in cities that eventually had a TID was 12 basis points slower compared to growth in TID cities.
- After authorizing a TID, growth in TID cities was 34 basis points faster compared to non-TID cities.
- Swing of 0.5% in room demand.

Room demand growth premium*
2003-2019



*“Premium” is measured as the difference in growth rates between TID and non-TID destinations
Source: STR, Tourism Economics

The Impact of TIDs

TID growth premium: revenue

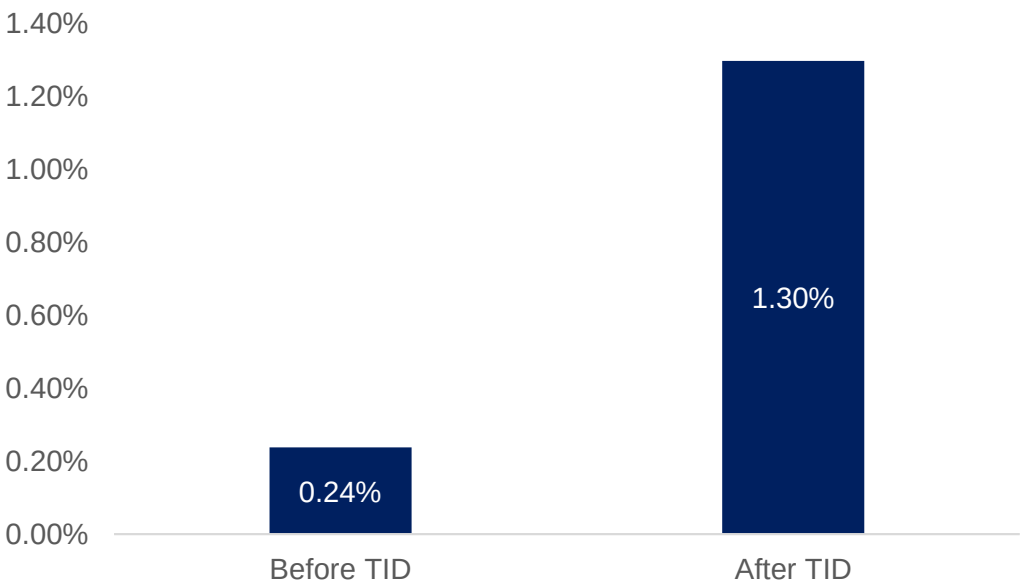
On average, a destination gains 1.1% in revenue growth per year after a TID is put in place.

The revenue premium is calculated as the difference between an average 3-year growth in TID cities and non-TID cities prior to the TID (“Before TID”) and post the TID (“After TID”).

- Before authorizing a TID, growth in TID cities was 24 basis points faster compared to growth in non-TID cities
- After authorizing a TID, growth in TID cities was 130 basis points faster compared to non-TID cities
- Gain of 1.1% in room revenue.

Room revenue growth premium*

2003-2019



*Premium is measured as the difference in growth rates between TID and non-TID destinations
Source: STR, Tourism Economics

The Impact of TIDs

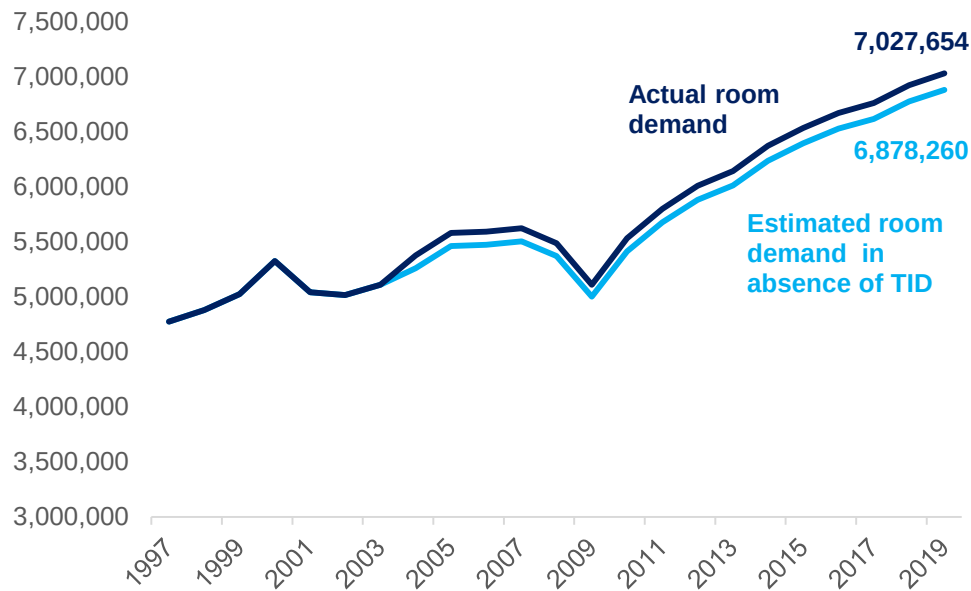
TID room demand lift

On average, our modeling indicates that TIDs produce a 2.1% lift in hotel room demand.

The 29 TID destinations in our model grew to generate 7,027,654 rooms in 2019. Without the boost generated by the TIDs, these destinations would have only generated 6,878,260 rooms.

Average annual hotel room demand

TID cities



Sources: STR, Civitas, Tourism Economics

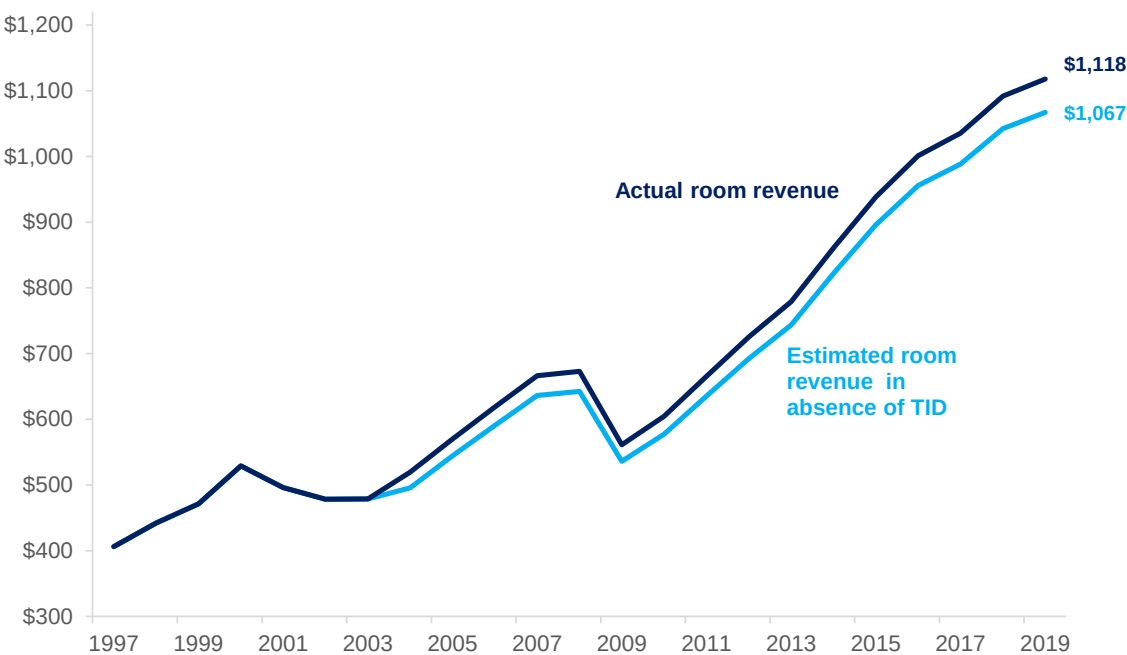
The Impact of TIDs

TID room demand lift

On average, our modeling indicates that TIDs produce a 4.5% lift in hotel room revenue.

The 29 TID destinations in our model grew to generate \$1.12 billion in room revenue in 2019. Without the boost generated by the TIDs, these destinations would have only generated \$1.07 billion in room revenue.

Average annual hotel room demand
TID cities (millions)



Sources: STR, Civitas, Tourism Economics

The Impact of Tourism Improvement Districts

Economic benefits of TIDs

The impacts of TIDs go beyond just the hotel and tourism sector.

Tourism promotion funding provided by TIDs results in more visitors and visitor spending, and this spending represents a new injection to the local economy with many downstream benefits . In total, benefits are felt on three levels.

- Direct Impacts: Visitors create direct economic value within a discreet group of sectors (e.g., recreation, transportation). This supports a relative proportion of jobs, wages, taxes, and GDP within each sector.
- Indirect Impacts: Each directly affected sector also purchases goods and services as inputs (e.g., food wholesalers, utilities) into production. These impacts are called indirect impacts.
- Induced Impacts: Lastly, the induced impact is generated when employees whose wages are generated whether directly or indirectly by visitors, spend those wages in the local economy.



Appendix 2: The ROI of Destination Marketing

The ROI of Destination Marketing

Many state and local CVBs and DMOs conduct periodic assessments of marketing effectiveness. There are several goals of these studies, including understanding how specific marketing campaigns are perceived by households, how effective the campaigns are in having an impact on households' intent to travel to a given destination, and which target markets are showing differing level of responsiveness to marketing. Frequently these studies include a specific analysis of the ROI of marketing spending in the form of a quantitative assessment of the level of incremental visitor spending and tax revenues that are attributable to destination marketing.

These studies use a variety of methods and are measuring the impact of a range of different campaigns across different situations. For example, a specific study may look at incremental visitors attracted by a state-level marketing campaign conducted by a state that attracts travelers from a range of national markets, while another study may focus on the results of a more targeted regional campaign carried out by a city-level CVB. While the results of a specific study pertain most directly to the situation that was analyzed and the corresponding assumptions, it is appropriate to consider broader inferences from the research. We analyzed recent studies that included an estimate of the incremental visitor spending attributable to advertising campaign spending.

For example, in a fairly typical approach, a study would:

- Use a survey to analyze the effect of a specific advertising campaign on households' travel to a given destination, such as by analyzing the impact on actual travel among those that had observed the advertising or by analyzing the impact on households' intentions to travel;
- Project that effect to the broader set of households in the marketing area to estimate the number of incremental visits attributable to the campaign;
- Apply typical levels of spending per visitor to estimate incremental visitor spending; and,
- Compare incremental visitor spending to the level of advertising spending to estimate the ROI.

Tourism Economics summarized the estimates of incremental visitor spending per dollar of advertising campaign spending from these studies in the table on the following page

The ROI of Destination Marketing

Estimates of incremental visitor spending per dollar of advertising campaign spending from the set of studies we analyzed is summarized in the adjacent table, supporting the following observations:

Overall, we observe that recent marketing campaigns by destination marketing organizations at the metro/regional level have generated approximately \$53 of incremental visitor spending per dollar of advertising spending.

These ROI estimates relate directly to advertising spending. It is also appropriate to consider a visitor spending ROI relative to total CVB operating costs, or relative to public funding. As an example of the former approach, Meet Minneapolis reports the ratio of visitor spending associated with events tracked in its group sales management system to total CVB operating costs has averaged \$33 in recent years. This excludes almost all leisure visitor spending.

As an example of an ROI based on public funding, the Florida state government recently analyzed the return on investment for public funding of Visit Florida. The analysis attributed Visit Florida's public funding (excluding, for example, significant private funding for cooperative advertising and promotions) to generating \$11.2 billion of visitor spending during the three-year-period through FY 2013, representing a visitor spending ROI of \$97, and a state tax revenue ROI of \$3.2 (\$3.20 of state tax revenue generated by each \$1 of state funding).

Marketing ROI matrix

Region	Timing	Visitor spending per ad dollar
States		
California	Average 2009 to 2013	\$326
Arizona	Average 2007, '11, '12, '15	\$221
Georgia	Average 2011 and 2012	\$211
Colorado	2012	\$200
Florida	2011	\$177
Maryland	2012	\$160
Wyoming	Average 2012, '13, '14	\$156
Kentucky	2014	\$151
Missouri	2013	\$131
North Dakota	Average 2010, '12, '14	\$101
Utah	Average 2010, '11, '13	\$83
New Mexico	2013 to 2015	\$72
Virginia	2006	\$71
Michigan	Average 2006 to 2014	\$69
Metros and regions		
Philadelphia, PA	2009/10	\$100
Kansas City, MO	2013	\$65
Washington, DC	2013	\$27
San Diego, CA	2013	\$19
Branson, MO	2012	\$79
Springfield, MO	2011	\$61
Finger Lakes Wine Country, NY	2012	\$44
Syracuse, NY	2008	\$12
Average of metros/regions		\$51
Median of metros/regions		\$53

Sources: Local studies compiled by Tourism Economics

About Tourism Economics

Tourism Economics is an Oxford Economics company with a singular objective: combine an understanding of the travel sector with proven economic tools to answer the most important questions facing our clients. More than 500 companies, associations, and destination work with Tourism Economics every year as a research partner. We bring decades of experience to every engagement to help our clients make better marketing, investment, and policy decisions. Our team of highly-specialized economists deliver:

- Global travel data-sets with the broadest set of country, city, and state coverage available
- Travel forecasts that are directly linked to the economic and demographic outlook for origins and destinations
- Economic impact analysis that highlights the value of visitors, events, developments, and industry segments
- Policy analysis that informs critical funding, taxation, and travel facilitation decisions
- Market assessments that define market allocation and investment decisions

Tourism Economics operates out of regional headquarters in Philadelphia and Oxford, with offices in Belfast, Dubai, Frankfurt, and Ontario.

Oxford Economics is one of the world's foremost independent global advisory firms, providing reports, forecasts and analytical tools on 200 countries, 100 industrial sectors and over 3,000 cities. Our best-of-class global economic and industry models and analytical tools give us an unparalleled ability to forecast external market trends and assess their economic, social and business impact. Headquartered in Oxford, England, with regional centers in London, New York, and Singapore, Oxford Economics has offices across the globe in Belfast, Chicago, Dubai, Miami, Milan, Paris, Philadelphia, San Francisco, and Washington DC, we employ over 400 full-time staff, including 300 professional economists, industry experts and business editors—one of the largest teams of macroeconomists and thought leadership specialists.

For more information:

info@tourismeconomics.com

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of January 18, 2023

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2023-,
APPROVING THE ALLOCATION OF AN ADMINISTRATIVE ANALYST II
POSITION AT THE MARINA MUNICIPAL AIRPORT; AUTHORIZING THE
CITY MANAGER TO MAKE NECESSARY ADJUSTMENTS TO THE CITY'S
CLASSIFICATION AND COMPENSATION PLAN, AND, AUTHORIZING
THE FINANCE DIRECTOR TO MAKE NECESSARY BUDGETARY AND
ACCOUNTING ENTRIES**

REQUEST:

It is requested that the City Council consider:

1. Adopting Resolution No. 2023-, approving the allocation of an Administrative Analyst II position at the Marina Municipal Airport; and,
2. Authorizing the City Manager to make necessary adjustments to the City's classification and compensation plan, and,
3. Authorizing the Finance Director to make necessary budgetary and accounting entries.

BACKGROUND:

The Marina Municipal Airport currently is staffed by one full time Airport Services Manager and one full time maintenance worker. The Airport Services Manager is tasked with daily safety checks, pilot services and communications, fuel delivery, tenant relations, lease management, facility maintenance and repair coordination, billings, invoicing, Airport Capital Improvement Project coordination, airport planning, FAA coordination, grant applications and reporting, and daily customer service needs. The Airport is in a unique position to grow and succeed with introduction of major new tenants and opportunities for significant grant funding from the FAA.

ANALYSIS:

The day-to-day service demands at the Marina Municipal Airport have grown considerably in the last few years with the introduction of new major tenants. For the Airport to operate successfully and to pursue growth opportunities through grant funding and employer expansion, support staff is needed to augment the day-to-day administrative duties that must be undertaken. It is staff's assessment that the proper Classification to perform the needed support duties for the Airport Services Manager is Administrative Assistant II.

FISCAL IMPACT:

The annual salary and benefits costs for the Administrative Assistant II position is approximately \$90,000 annually. The Airport operates an enterprise fund which has adequate ongoing funding for the Administrative Assistant II position. This position will not have an impact on the General Fund.

CONCLUSION:

This request is submitted for City Council consideration and action.

Respectfully submitted,

Matt Mogensen
Assistant City Manager

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina

RESOLUTION NO. - 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA APPROVING THE ALLOCATION OF AN ADMINISTRATIVE ANALYST II POSITION AT THE MARINA MUNICIPAL AIRPORT; AUTHORIZING THE CITY MANAGER TO MAKE NECESSARY ADJUSTMENTS TO THE CITY'S CLASSIFICATION AND COMPENSATION PLAN, AND, AUTHORIZING THE FINANCE DIRECTOR TO MAKE NECESSARY BUDGETARY AND ACCOUNTING ENTRIES

WHEREAS, there is a need for an Administrative Analyst II position to provide support staff at the Marina Municipal Airport; and,

WHEREAS, the Administrative Analyst II at the Airport position will be part the Marina Employees Association group; and,

WHEREAS, the salary and benefits for the proposed position is approximately \$90,000 annually; and,

WHEREAS, the Airport operates an enterprise fund which has adequate ongoing funding for the Administrative Assistant II position. This position will not have an impact on the General Fund.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marina as follows:

1. That the Administrative Analyst II classification is position is hereby added to the Marina Municipal Airport staff allocation plan.
2. That the Administrative Analyst II will be part of the Marina Employees Association group.
3. That the salary schedule of the Administrative Analyst is previously included in the Citywide compensation plan.
4. That the City Manager is hereby authorized and directed to make the necessary adjustments to the City's Classification and Compensation Plan.
5. That the City's Finance Director is hereby authorized and directed to make the necessary and appropriate budget adjustments.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 18th day of January 2023 by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of January 18, 2023

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2023-,
APPROVING A FINANCIAL ANALYST CLASSIFICATION AND SALARY
SCHEDULE; AUTHORIZING THE CITY MANAGER TO MAKE
NECESSARY ADJUSTMENTS TO THE CITY'S CLASSIFICATION AND
COMPENSATION PLAN; AND AUTHORIZING THE FINANCE DIRECTOR
TO MAKE NECESSARY BUDGETARY AND ACCOUNTING ENTRIES.**

REQUEST:

It is requested that the City Council consider:

1. Adopting Resolution No. 2023-, approving a Financial Analyst classification and salary schedule; and
2. Authorizing the City Manager to make necessary adjustments to the City's classification and compensation plan; and
3. Authorizing the Finance Director to make necessary budgetary and accounting entries.

BACKGROUND:

Currently the City has budgeted a Finance Director, Assistant Finance Director/Accounting Manager, Payroll Technician and two Accounting Technician positions for Fiscal Year 2022-2023. Additionally, the City has had a long-term contract with a certified public accountant (CPA) to provide accounting services on a part-time basis (equivalent to a half-time FTE).

The Financial Analyst position will perform complex technical and general professional accounting and analytical functions in the maintenance of the City's accounting system. These functions include:

- Assists in the accurate and proper maintenance of the City's double-entry general accounting system including all sub-systems which may include payroll, accounts receivable, accounts payable, etc.
- Perform reconciliations of journals, ledgers and other accounting records.
- Prepare required reports for Local, State and Federal agencies.
- Assists in the preparation, administration and monitoring of the City budget, including Capital Improvement Programs.

ANALYSIS:

To help meet the workload and complexity of finance and accounting work in our city, staff is proposing to reduce some of the hours of the CPA and apply these hours to help fund a full-time Financial Analyst position. Typically, cities the size of Marina will have Analyst(s) or Accountant(s) in addition to a Director, Assistant Director or Manager, and Technicians. Our neighboring cities of Seaside, Monterey, Pacific Grove, Salinas all have similar positions in their finance departments. The size of the finance department has not changed in over 10 years while the Agency's financial and operating structure has increased in complexity due to additional compliance requirements arising from new tax measures (Measures N, U and X), the dissolution of the Fort Ord Reuse Authority (FORA), progressively complex developer agreements, redevelopment agency oversight, various revenue and tax increment bonds and a greatly expanded Capital Improvement Program.

In addition to the creation of the new classification of Financial Analyst, a new salary range must be established. This position would be confidential, unrepresented, and exempt from the overtime provisions of the Fair Labor Standards Act (FLSA).

The proposed salary range is based on a current salary survey of similar positions in neighboring cities and is also based on the similar complexity to our existing Human Resource Analyst position.

Financial Analyst Classification Salary Range

Classification	Monthly Salary Range
Financial Analyst	\$6,731 - \$8,181

FISCAL IMPACT:

The proposed Financial Analyst salary and benefits will cost approximately \$120,000 annually. The finance department recently made changes in the allocation of personnel costs to non-general fund departments. As a result, the department has experienced personnel cost savings. Additionally, the new Financial Analyst position will reduce the need for contract accounting services. The new position's on-going cost to the general fund will be approximately \$45,000. This position can be funded from existing salary savings in our current Fiscal Year 2022-2023 budget. On-going, the General Fund has the ability to fund this position without reducing service levels or impacting other positions.

CONCLUSION:

This request is submitted for City Council consideration and action.

Respectfully submitted,

Juan Lopez
Finance Director

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina

RESOLUTION NO. 2023-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA APPROVING A FINANCIAL ANALYST CLASSIFICATION AND SALARY SCHEDULE AUTHORIZING THE CITY MANAGER TO MAKE NECESSARY ADJUSTMENTS TO CITY'S CLASSIFICATION AND COMPENSATION PLAN, AND AUTHORIZING FINANCE DIRECTOR TO MAKE APPROPRIATE BUDGETARY AND ACCOUNTING ENTRIES

WHEREAS, there is a need for a Financial Analyst position, and:

WHEREAS, the Financial Analyst position will be confidential and unrepresented, and:

WHEREAS, the proposed salary is as follows in the table below.

Classification	Monthly Financial Analyst Salary Range
Financial Analyst	\$6,731 - \$8,181

WHEREAS, there is sufficient funding in the current fiscal year 2022/2023 budget from salary savings, and there is sufficient on-going funding available from the General Fund in future years.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marina as follows:

1. That the Financial Analyst classification is hereby approved, and;
2. That the Financial Analyst will confidential, unrepresented, and exempt from overtime and;
3. That the salary schedule of the Financial Analyst is hereby approved, and;
4. That the City Manager is hereby authorized and directed to make the necessary adjustments to the City's Classification and Compensation Plan
5. That the City's Finance Director is hereby authorized and directed to make the necessary and appropriate budget adjustments.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 18th day of January 2023 by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk

Financial Analyst

Class Code:

CITY OF MARINA
Established Date: Jan 18, 2023
Revision Date: N/A

SALARY RANGE

\$38.83 - \$47.20 Hourly
\$6,730.55 - \$8,181.04 Monthly

DESCRIPTION:

Under general direction of the Finance Director or their designee, this position performs professional accounting work, including recording and reporting of financial transactions and preparation of financial reports; plans, organizes, coordinates, and performs a variety of highly responsible and complex analytical, statistical, financial, and administrative duties related to the City's budget; and provides budgetary control for assigned funds and City departments. This position also provides support in various functional areas of the Department of Finance, including payroll, accounts payable, accounts receivable contract administration, grant administration, regulatory compliance, and/or program management.

SUPERVISION RECEIVED AND EXERCISED

Receive administrative direction from the Finance Director or their designee.

EXAMPLES OF DUTIES:

The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

Duties may include, but are not limited to the following:

- Assists in the accurate and proper maintenance of the City's double-entry accounting system including all sub-systems which may include payroll, accounts receivable, accounts payable, etc.
- Participate in the implementation of accounting procedures and methods, and analyzes existing procedures and prepares recommendations for revisions when necessary.
- Assists with the preparation and completion of periodic balancing and reconciliation of the general ledger and subsidiary accounts; provides departmental monthly reports for project accounting and cash balances
- Assists with the preparation, creation, and submission of daily financial transactions, monitors journals

- Participates in preparation of the City's annual financial statements and annual federal, state, and local reports; prepares working trial balances, working papers, and other audit schedules and documents
- Conducts a variety of complex professional level administrative, operational, financial, and analytical duties in support of the preparation of highly complex reports, studies, research and analysis of accounts, statistics, and legal requirements
- Provides assistance in resolving operational and administrative challenges to identify issues, identify solutions, develop recommendations and assist in implementations
- Performs internal audits of operations and communicates results in oral or written format
- May be assigned to participate in the collective bargaining process, as staff support and performs all duties required by the process including, but not limited to costing, assisting in recommendations for changes to contract language and other related duties
- Coordinates with respective city departments the processing of grant expenditures and requests for reimbursements or fund draw downs.
- Interprets rules, regulations, laws, MOU's and policies in making recommendations to management personnel.
- Analyzes accounting and financial records and prepares written and oral reports as may be needed in a clear and understandable manner
- Assists in the preparation of the annual budget including, but not limited to: revenue and expenditure forecasting and research; Capital Improvement Plan project and equipment justifications and ranking; and costing of authorized positions
- Participates in the selection, training, development, and evaluation of department support staff; may act as the supervisor in his/her absence
- Oversees the collection and proper accounting of City revenue; may occasionally provide coverage for the front counter collection functions to ensure good public relations are maintained
- Oversees the investment of idle cash and transfer of funds as needed to meet cash flow requirements
- In conjunction with the appropriate departments and outside agencies, develop, implement and monitor activities to provide technical accounting and services
- Provides assistance in the administration and monitoring status of adopted budget (Revenues and Expenditures), including the Capital Improvement Program.
- Researches projects and surveys for administrative and operational needs: budgeting, labor negotiations, procedures and policies

QUALIFICATIONS:

Education and Experience

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge of:

- Accounting and Auditing Principles
- Governmental Accounting and financial analysis
- Advanced principles of financial administration, including budgeting, reporting, taxation, and revenue
- Pertinent laws and regulations governing fiscal recordkeeping and government organizations

- Organization and operation of municipal government
- Grant accounting and reporting
- City's Financial and Human Resources Management ERP System or a comparable system
- Research techniques and report writing
- Policy administration
- Staff supervision, lead training, and performance evaluation
- Modern office practices, procedures, and administration
- Customer service best practices

Ability to:

- Utilize accounting software and standard office software including spreadsheets, word processing, and electronic mail
- Examine and verify financial documents and reports
- Prepare complex financial statements, reports, and analyses
- Communicate effectively both verbally and in writing
- Establish and maintain effective working relationships

Skills to:

- Exercise individual and innovative judgment and make difficult decisions.
- Exhibit discretion and integrity when handling sensitive situations.

Any combination of experience and education that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

- **Education:** Equivalent to Bachelor's degree from an accredited college or university in accounting, finance, or closely related field;
- **Experience:** Three (3) years of increasingly responsible, professional accounting or analytical experience in public finance.

Examples of another equivalent combinations include:

- Associate degree from an accredited college or university with major coursework in accounting, business administration or related field with six (6) years of increasingly responsible experience in accounting, bookkeeping or financial analysis.

License and Certification:

- Possession of or ability to obtain a California driver's license.

TOOLS USED, ENVIRONMENTAL ELEMENTS & PHYSICAL DEMANDS:

EQUIPMENT USED

Requires frequent use of personal computer, including word processing, database and spreadsheet programs, telephone, copy and fax machines, and all tools and equipment necessary to successfully perform the essential and important duties of the position.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Work is performed mostly in an office setting. Some outdoor work is required. Hand to eye coordination is necessary to operate computers and various pieces of office equipment.

While performing the duties of this job, the employee is occasionally required to stand, walk, use hands to finger, handle, feel or operate objects, tools, or controls; and reach with hands and arms. The employee is occasionally required to sit, climb or balance, stoop, kneel, crouch, or crawl, talk or hear, and smell, and frequently sign legal documents and/or plans. The employee must occasionally lift and/or move up to 25 pounds.

ENVIRONMENTAL ELEMENTS

Employees work in an office environment or in any building or structure within the service area. Work may be performed outdoors with exposure to inclement weather, exposure to noise, dust, grease fumes, gases and potentially hazardous chemicals. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures



DATE: JANUARY 10, 2023
TO: MARINA CITY COUNCIL
FROM: PLANNING COMMISSION INTERVIEW PANEL
SUBJECT: RECOMMENDATION FOR APPOINTMENTS

We, the undersigned members of the Planning Commission Interview Panel, hereby make the following recommendation to the City Council for consideration to fill four (4) seats based on interview conducted on January 9th and January 10th, 2023

FOUR APPOINTMENTS, TERM EXPIRING FEBRUARY 2025

1. Glenn Woodson
2. SURINDER RANA
3. Hyunsoo Huh
4. Victor Jacobsen



Bruce C. Delgado
Mayor

1/10/23

Date

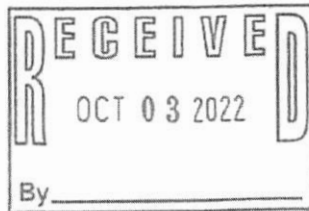


Kathy Biala
Council Member
Planning Commission Liaison

1/10/23

Date

City of Marina



City of Marina
211 HILLCREST AVENUE
MARINA, CA 93933
831- 884-1278; FAX 831- 384-9148
www.cityofmarina.org

Office Use Only

Received On: _____
Interview Date: 1/10/23
Registered Voter: Yes
☐ Approved ☐ Denied
Application Valid Thru _____

CANDIDATE FOR PUBLIC SERVICE APPOINTMENT

Committee/Commission Applying for: Planning Commission

Section A - General Information

Name (last, first, middle): WOODSON, Glenn Joseph
Home Address (address, city): _____ Marina, CA
Home Phone: _____ Business Phone: _____ Fax Number: _____
E-Mail: _____
Employer: CBRE, Inc. Address: 1160 N Mathilda Ave, Sunnyvale, CA 94089

Section B - Residency

Length of Residency in the City of Marina: 5 (yrs.) Length of Residency in Monterey County 17 (yrs.)
Are you a registered voter in Marina? ☒ yes ☐ no

Section C - Questionnaire

How many hours can you devote to the Commission / Committee per month? 20 (hrs.)

**Please include years or period of membership or service below.
If additional space needed, please feel free to attach additional pages to application.*

- 1) Educational Background: Civil Engineer (BSCE. Florida Tech), Defense Analysis (MS, Naval Postgraduate School), Over 50 courses in Planning, Environment, and Program Management
- 2) Occupational Experience: civil and environmental engineers working site planning, environmental restoration, and community planning (10 yrs); utility construction manager (2 yrs); industrial and engineer (2 yrs), community outreach (5 yrs), software development (3 yrs)
- 3) Professional or technical organization memberships: American Society of Civil Engineers, Veterans of Foreign Wars, Disabled American Veterans

211 Hillcrest Avenue
Marina, California 93933
(831) 884-1278 (831) 384-9148 (fax)

4) Civic or Community experience, group memberships, or previous service appointments: City of Marina
Planning Commission (February 2021 - Present), Scouts BSA Leader (March 2015 - Present)

5) Experience and or knowledge pertaining to the area of interest: Over 20 years of experience working in
the areas of general planning, construction, land use, environmental remediation and planning. Have
served for 2 years on the City of Marina Planning Commission during a period of intense changes.

I hereby place my signature below which constitutes that the information on this form are true and correct.

Glenn J Woodson

Digitally signed by Glenn J Woodson
DN: cn=Glenn J Woodson, o=ca, email=glenn.woodson@gmail.com, c=US
Date: 2022.10.03 11:49:23 -0700

Signature

10/4/2022

Date

211 Hillcrest Avenue
Marina, California 93933
(831) 884-1278 (831) 384-9148 (fax)



Verification of Voter Registration

I, Glenn. J Woodson, hereby declare that I am a registered voter in the City of Marina at the address indicated below and that the following information is true and correct:

(Please Print or type)

Name: Glenn J Woodson

Address: [REDACTED]

City: Marina Marina, California 93933

Phone Number: (home) [REDACTED] (work) _____

Fax Number (if any): _____

Email Address: [REDACTED]

Dated this day of October 3, 20 22.

Glenn J Woodson

Digitally signed by Glenn J Woodson
DN: cn=Glenn J Woodson, o=City of Marina, email=glenn.woodson@cityofmarina.org, c=US
Date: 2022.10.03 11:49:42 -0700

Signature

Monterey County Elections Department

Y

Yes, registered voter of Marina

No, not a registered voter of Marina

[Signature]

Signature of MCED Verifying

INTERVIEW EVALUATION FORM PLANNING COMMISSION

APPLICANT

Name: Glenn Woodson

Date: January 10, 2023

SECTION A

RESIDENCY IN CITY/COUNTY	COMMUNITY & CIVIC INVOLVEMENT	EDUCATIONAL EXPERIENCE	PROFESSIONAL EXPERIENCE	ATTENDANCE OR PARTICIPATION AT PAST PLANNING COMMISSION MEETINGS
Knowledge of area (10 pts)	Participation in City commissions and/or civic organizations (10 pts)	Application to field of planning and zoning (10 pts)	Understanding local municipal planning or development ordinances (10 pts)	Attendance or participation at past or current Planning Commission Meetings (10 pts)

SECTION B - QUESTIONS (10 points each)

1. Why did you apply for this commission?
2. What do you see as the role of a Planning Commissioner?
3. What is your perception of the City's future and how can you facilitate it?
4. What is your understanding of the City's General Plan and its function?
5. Why are you the best choice for this position?
Comments: <u>See attached</u>
Qualified: ☒ yes ☐ no
Recommended for further consideration by City Council ☒ yes ☐ no
Evaluated by: <u>Kathy Biala</u>

SECTION C - SCORING

Sec. A	Residency / Knowledge of Area	Involvement / Participation	Education Experience	Profession Experience	Attendance / Participation in meetings	Total Points for Section A
	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>50</u>
Sec. B	Question 1	Question 2	Question 3	Question 4	Question 5	Total Points for Section B
	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>50</u>

Grand Total 100

1/18/2023

Section A (Residency in City/County): Glenn has lived in Marina for 5 years, and in Monterey County for 17 years.

Section A (Community & Civic Involvement): Glenn has been a Marina Planning Commissioner for two years now and he is active in civic organizations such as the Boy Scouts and provides the community with free and extraordinary displays for Halloween and Christmas each year. He is also a member of veterans organizations.

Section A (Educational Experience): Glenn has been a Planning Commissioner for 2 years and has demonstrated grasp of the commission objectives and processes. He is also as a highly educated individual with a civil engineer degree and many advanced post graduate courses including from the Naval Postgraduate School.

Section A (Professional Experience -Understanding local municipal planning or development ordinances): Glenn has a long career in developing site plans, writing general plans, technical aspects of construction. His background allows him to read, understand and interpret complex design plans, ordinances and construction issues that are typically before the Planning Commission.

Section A (Attendance or Participation at Past Planning Commission Meetings): Glenn has had excellent attendance during his two year's tenure and is an active participant in meetings.

Section B Questions:

#1 Glenn has lived in Marina for 5 years and feels that there is a significant "momentum" now in the city's development due to financial capabilities and progress in city development but there are still critical steps left in which he feels he can contribute to e.g. General Plan, integration of recreation and parks, trails in plans for the City, developing building standards and code updates.

#2 Glenn sees his particular role in the Planning Commissioner as offering different and sometimes contrary perspectives that he feels are important. He gave several examples of specific agenda topics in which he feels he has spoken out for residents and made challenges that go beyond the standard reviews. He feels he is often the "techno-crat" of the commission but in a diverse commission, varying roles often complement one another. He feels the Commission can be the first step in paving the way to review all aspects of a project, which then can get modified before the Council weighs in, often seeing a revised project after the PC review and vote.

#3 Glenn is concerned about the City's future as a "divided city" with residential and commercial divides between areas of the city, as well as keeping distinct commercial units

without compromise of residential neighborhoods e.g. STRs. He recommends that the city officials engage with its citizens, maximize the already multi-use developments such as Promenade and CSUMB properties.

#4 Glenn has written General Plans in his professional life so he knows its potential impact. He would like to see a rewrite of the City GP at least every 10 years since change occurs significantly over time. He would like the City to not only address its economic/social capabilities but look carefully at future “demand needs” related to jobs/housing/recreation/risk management

#5 Glenn feels his analytic skills can help make rational decisions in PC deliberations. He wants to “make a difference” in serving his community. His participation in the last 2 years on PC has demonstrated that he can raise valid points that contribute to objective decision making.

INTERVIEW EVALUATION FORM

PLANNING COMMISSION

APPLICANT

Name: Glenn Woodson

Date: January 10, 2023

SECTION A

RESIDENCY IN CITY/COUNTY	COMMUNITY & CIVIC INVOLVEMENT	EDUCATIONAL EXPERIENCE	PROFESSIONAL EXPERIENCE	ATTENDANCE OR PARTICIPATION AT PAST PLANNING COMMISSION MEETINGS
Knowledge of area (10 pts)	Participation in City commissions and/or civic organizations (10 pts)	Application to field of planning and zoning (10 pts)	Understanding local municipal planning or development ordinances (10 pts)	Attendance or participation at past or current Planning Commission Meetings (10 pts)

SECTION B - QUESTIONS (10 points each)

- Why did you apply for this commission? *2 yrs ago idea w/ lot momentum. Only new state*
- What do you see as the role of a Planning Commissioner? *provide diff perspectives and ask questions*
- What is your perception of the City's future and how can you facilitate it? *Divided city regarding comm. development*
- What is your understanding of the City's General Plan and its function?
- Why are you the best choice for this position? *wants to be here and want to make a diff. Rational and speaks up at meetings*

Comments: *50 experienced in diff capacities. experience makes it better*

Qualified: (☒) yes () no

Recommended for further consideration by City Council (☒) yes () no

Evaluated by: *Bruce Delgado*

SECTION C - SCORING

Sec. A	Residency / Knowledge of Area	Involvement / Participation	Education Experience	Profession Experience	Attendance / Participation in meetings	Total Points for Section A
	9	10	9	10	10	48
Sec. B	Question 1	Question 2	Question 3	Question 4	Question 5	Total Points for Section B
	8	7	8	8	7	38

Grand Total 86

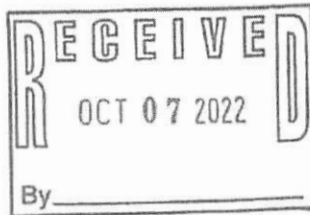
1) cont) state guidelines. New staff and chance to make impact to general plan ~~at~~ and other ways e.g. updating ~~code~~ Code. We can now ~~do~~ ~~at~~ ~~progress~~ progress where we're lacking.

2 cont) Raise objections to city council if appropriate as sort of a 3rd party.

3) promenade + esumB will cannibalize central marina. Not a bad ~~thing~~ thing but will require what to tie 2 halves ~~together~~ together.

Don't work well w/ a neighbor cities, ~~Don't~~ ^{Doesn't} want homes being used as businesses

City of Marina



City of Marina
211 HILLCREST AVENUE
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831-884-1278; FAX 831-384-9148
www.cityofmarina.org

Office Use Only

Received On: _____

Interview Date: 1/09/23

Registered Voter: YES

☐ Approved ☐ Denied

Application Valid Thru _____

CANDIDATE FOR PUBLIC SERVICE APPOINTMENT

Committee/Commission Applying for: Planning Commission

Section A - General Information

Name (last, first, middle): Rana, Surinder K Home Address (address, city): _____ Marina, CA
93933 Home Phone: (831) _____ Business Phone: (831) _____ Fax Number: E-Mail:

Employer: Defense Language Institute Foreign Language Center (DLIFLC) Address: 400 Gigling Road,
Seaside CA 95955

Section B - Residency

Length of Residency in the City of Marina: 21 (yrs.) Length of Residency in Monterey County 23 (yrs.) Are you
a registered voter in Marina? yes

Section C - Questionnaire

How many hours can you devote to the Commission / Committee per month? 12-15 (hrs.)

**Please include years or period of membership or service below.
If additional space needed, please feel free to attach additional pages to application.*

- 1) Educational Background: Doctor of Education (Ed.D), Argosy University Alameda Campus, CA, 201; MA
in Policy Studies (MAIPS) Monterey Institute of International Studies (MIIS), Monterey, CA 2001; MBA
Human Resources Management, Indira Gandhi National University, New Delhi (India) 1999; MS in Defense
Studies, Madras University, Chennai (India) 1991.
- 2) Occupational Experience: 23 years (1978-2001) in Indian Military as a commissioned officer (O6); Four
years (2001-05) Research Fellow and visiting Professor at Naval Postgraduate School (NPS) Monterey CA; 17
years (2005-now) at DLIFLC, now as Associate Dean
- 3) Professional or technical organization memberships: Active member (2005-now) American Council on
Teaching of Foreign Language (ACTFL); Active member (2001-now) International Studies Association (ISA);
(831) 884-1278 (831) 384-9148 (fax)
Founding member and active (2008-now) Indian Community of Monterey Bay (ICOMB)_____

4) Civic or Community experience, group memberships, or previous service appointment Member Planning Commission Marina City (Feb 2021-now); UNAUSA Monterey Chapter, Board of Directors (2000-2005); Member of International Advisory Board at Global Majority, a local advocacy and an academic NGO on international conflict resolution.

5) Experience and or knowledge pertaining to the area of interest: Having functioned as a city planning commissioner since Feb 2021, I understand the nuances of the city planning and also the Marina City's planning needs and focus of development. If found appropriate by the City Council, I would like to continue contributing to the city as a planning commissioner for another term.

I hereby place my signature below which constitutes that the information on this form are true and correct.



Signature

07 October 2022

Date

211 Hillcrest Avenue
Marina, California 93933
(831) 884-1278 (831) 384-9148 (fax)

City of Marina



City of Marina
211 HILLCREST AVENUE
MARINA, CA 93933
831- 884-1278; FAX 831- 384-9148
www.cityofmarina.org

Verification of Voter Registration

I, Rana, Surinder K, hereby declare that I am a registered voter in the City of Marina at the address indicated below and that the following information is true and correct:

(Please Print or type)

Name: Surinder K Rana

Address: [REDACTED]

City: Marina, California 93933

Phone Number: (home) [REDACTED] (work) (831) 242-5108

Fax Number (if any):

Email Address: [REDACTED]

Dated this day of 07 October, 2022

[REDACTED]
Signature

Monterey County Elections Department

 Y

Yes, registered voter of Marina

No, not a registered voter of Marina

[Signature]

Signature of MCED Verifying

211 Hillcrest Avenue
Marina, California 93933
(831) 884-1278 (831) 384-9148 (fax)

SURINDER RANA

AREAS OF COMPETENCE

- Research:** Completed doctoral research thesis on "Learner-Centered teaching" in May 2017.
Worked on a full time research assignment with the CCC (Center for Contemporary Conflict), Department of National Security Affairs at the U.S. Naval Postgraduate School (NPS) Monterey, CA.
- Teaching and Management:** (March 2005-now) Associate Dean of Distance Learning School at Defense Language Institute and Foreign Language Center (DLIFLC).
(May 2001-March 2005) at the National Security Affairs (NSA) Department of the NPS.
Taught (2003-04) at the Monterey Institute of International Studies (MIIS).
Taught International relations and military strategy to officer cadets, and Special Forces personnel of the Indian Army for seven years.

EDUCATION

- Argosy University, San Francisco Bay Area Campus, Alameda, CA**
Ed.D (Doctor of Education) Instructional Leadership, May 2017
- Monterey Institute of International Studies (MIIS): Monterey, CA**
MA in International Policy Studies, May 2001.
Major subjects included: International Relations and Policy Studies
- Indira Gandhi National Open University: Delhi, India**
Master of Business Administration (MBA), June 1999.
Major subjects: Human Resources Development, and International Marketing
- Madras University: Madras, India**
Master of Science in Defense Studies, June 1991
Major subjects: Defense Strategy, and International Relations
- Punjab University: Chandigarh, India**
Bachelor of Education (one year professional degree in teaching Mathematics, and Social Sciences) 1975
- Guru Nanak Dev University: Amritsar, India**
Bachelor of Science, April 1974
Major Subjects: Chemistry, and Biological Sciences

PROFESSIONAL EXPERIENCE

- Defense Language Institute and Foreign Language Center (DLIFLC) –March 2005- Present**
- Department Chair Central Asian and Middle East Languages, at Distance Learning School, of Continuing Education Directorate (CED). Managing a team of 23 language specialists to provide quality language sustainment and enhancement support to US military linguists located within the continental United States, and also deployed in war zone.
 - Curriculum Development- Developed a new curriculum for Indian languages, including teaching materials, testing and evaluation instruments.
 - Teaching- Teaching language to US military personnel, 4-5 hours daily.
 - Testing- Certified Oral Proficiency Interview (OPI) tester, testing candidates in the DLI an outside of it.

Naval Postgraduate School (NPS), Monterey, CA, May 2001- March 2005

Research

- Worked with the director, and the affiliated NPS faculty to conduct directed and independent research pertaining to South Asia and Asia-Pacific Regions. This included compiling, organizing, and analyzing the project information.
- Provided conference support to include: preparing agenda, list of participants, coordinating conference facilities, handle correspondence with participants, budget management, participate in the conference, prepare conference materials including reports for publication on the CCC website, and maintain a database on the participants and facilities used for the conference.
- Participated on behalf of the CCC in national and international conferences/workshops related to international security, ethnic conflict, counter-terrorism and asymmetric warfare.
- Organized and participated on behalf of the CCC, in NPS panel discussions, seminars and roundtable discussions on current issues of national security.
- Undertook travel within the US or any other parts of the world for primary research pertaining to CCC projects.

Teaching

- South Asian languages at the Defense Language Institute.
- Two courses per year on International Studies, South Asia politics and security.
- Developed and delivered one course per year at Interactive Distributed Learning Program of the NPS.
- As an adjunct faculty, taught one course per year on Conflict Resolution at the Monterey Institute of International Studies

Monitoring of Proliferation Threats Project: Center for Nonproliferation Studies (CNS), Monterey, CA

Graduate Research Assistant, January 2000-May 2001

- Updated CNS database on Asia-Pacific Region, and South Asia
- Researched on open sources related to nuclear, missile proliferation, and ethnic issues

Commissioned Officer (COL) in the Indian Army 1978-1999

- Commanded combatants in peace and war including seven years in Kashmir
- Worked as staff officer for five years (1984-86), and (1991-93)
- Worked as military instructor for six years (1987-90), and (1996-1999)
- Worked as a UN peacekeeper in Somalia for one year (1993-94)

District Education Board, Punjab, India

Science teacher, 1975-1977

SKILLS AND ACTIVITIES

Languages: Fluent in English, and four Indian languages (Hindi, Punjabi, Urdu, and Dogri).
Learning Spanish

Computer: MS Word, Excel, Power Point, SPSS-8 (data analysis), Net Objects, MS Dream weaver, and MS Front Page

Certificates and Diplomas:

- Advanced Language Academy (ALA) certification June 2016
- E-certification phase 1, and 2- June 2013

- Oral Proficiency Interview (OPI) testers certification from the Defense Language Institute and Foreign Language Learning Center (DLIFLC) 2006
- Instructors Course Certification from the Defense Language Institute and Foreign Language Learning Center (DLIFLC) 2005
- Certificate of Videoconferencing technology from the NPS Distributed Learning Resources Center-2002
- Certificate for Interactive Distributed Learning-IDL 6543 from the NPS Distributed Learning Resources Center-2002
- Certificate from Monterey Institute of International Studies in Nonproliferation Studies-2001
- Certificate of Merit in the media management from HQ Western Command, India-1997

Activities

Participated in Conferences:

- Feb 2013, participated and presented at the Mobile Language Learning (MALL) Summit at POM.
- Participated and presented at the ACTFL Annual Convention at Denver, CO, Nov 2011
- Participated as a presenter in *the Hindi-Urdu Flagship Workshop* at University of Texas, Austin, in November 2007.
- Participated as a presenter in *Annual Convention and Exposition* of American Council for the Teaching of Foreign Languages (ACTFL), Nashville, Tennessee, November 2006.
- Participated in workshop on *"Technology and Language Teaching"*, at the California State University of Monterey Bay (CSUMB), March 23-25, 2006.
- Participated as a paper presenter at the conference on *"Irregular Warfare"*, at the Philip Merrill Center for Strategic Studies at the Johns Hopkins University, June 6-10, 2005.
- Participated as an organizer, paper presenter, and a project coordinator in a Center for Homeland Defense and Security- sponsored conference, *"Terrorism Financing and State Responses in Comparative Perspectives"*, November 3-5, 2004.
- Participated as an invitee in the conference on *"South Asia and the Nuclear Future,"* at the Center for International Security and Cooperation (CISAC) at Stanford University, June 4-5, 2004.
- Participated as a panelist and a paper presenter in the conference on *"South Asia Stability"* at the Naval Postgraduate, Monterey, CA, June 2004.
- Participated in the *"Asian Security Conference"* at the Institute of Defense Studies and Analysis (IDSA) in New Delhi, January 2004, as an invitee.
- Participated in the Conference on *"Perspective for Peace in South Asia"* at the Stanford University, January 2003
- Participated as a panelist (paper presenter), and panel chair at the USI-CCC conference in New Delhi *"Asymmetric Warfare in South Asia: Crisis of 1999, 2002, and Beyond."*
- Participated as a panelist and a paper presenter at the CCC conference in Monterey *"Asymmetric Warfare in South Asia-Causes and Consequences of Kargil Conflict 1999."* June 2002
- Participated as a panelist and a paper presenter in Asian Studies on the Pacific Coast (ASPAC) 2001- *"Asia: Breaking with the Past,"* held in Monterey Institute of International Studies (MIIS), Monterey, CA, June 8-10, 2001.

- Participated in the *2001 Hong Kong Convention of International Studies* as a panelist and a paper presenter. The conference was held in Hon Kong under the aegis of the International Studies Association (ISA), July 26-28, 2001
- Participated in *NPT Review Conference-2000* (simulation) at the MIIS, January-April 2000
- Participated in the *non-field forces conference* (proposed reorganization of Indian Army) in 1998.

Publications:

- "Terrorist Financing and Government Response in South Asia," Chapter in a forthcoming book *Terrorism Financing and State Responses in Comparative Perspective*. This is part of a project sponsored by the Department of Homeland Security.
- Co-authored "Domestic Politics and International Peacekeeping: A Cross-National Comparison of Troop-Contributing States," for the forthcoming issue of *International Peacekeeping*, <http://www.tandf.co.uk>
- "Threat Assessment, Strategic Intelligence and Warning," a chapter in a forthcoming book on *Strategic Stability in South Asia*.
- Co-edited a book on *Asymmetric Warfare in South Asia: Causes and Consequences of the Kargil Conflict*.
- "Surprise at the Top of the World," Chapter in a book "*Asymmetric Warfare in South Asia: Causes and Consequences of the Kargil Conflict*," (under publication)
- "Winds of Peace in South Asia: Are they real?" (January 2004), Strategic Insight on the CCC e-journal, at <http://www.ccc.nps.navy.mil>
- From Proxy War to Proxy Peace (August 2003), Strategic Insight on <http://www.ccc.nps.navy.mil>
- Post-Election Jammu and Kashmir (March 2003), <http://www.ccc.nps.navy.mil>
- Comparing Threats from Saddam and bin Laden (September '02), <http://www.ccc.nps.navy.mil>
- India and Pakistan at the Precipice: Two Views (with Feroz Hassan Khan, August '02), <http://www.ccc.nps.navy.mil>
- Contributed write ups on North Korea, Kashmir, and Afghanistan" for the "Encyclopedia of World Terrorism:1996-2002,
- Afghanistan Military Campaign Enters New Phase, Strategic Insight, April 2002
<http://www.ccc.nps.navy.mil>
- "Pakistan Coming out of Praetorian Shadows," Strategic Insights February – March 2002, <http://www.ccc.nps.navy.mil>
- "Standoff between and India and Pakistan," Strategic Insights February –March 2002, <http://www.ccc.nps.navy.mil>
- "Terrorism: Defining the Threat and Responses," Special Forum 28: 15 October 2001, <http://www.nautilus.org>
- "Minimizing Threat to Nuclear Proliferation Regime in South Asia: An Approach," 16 March 2001, Guest Column, <http://news.sawaal.com>

Professional Associations

- Member American Council of the Teaching of Foreign Languages (ACTFL)
- Life Member United Service Institution- New Delhi

- Member, International Association for Counter terrorism and Security Professionals ((IACSP), Washington D.C.
- Member, American Political Science Association (APSA)
- Member International Studies Association (ISA)
- Member, World Affairs Council of Northern America, San Francisco
- Member, Board of Directors USA-UNA, Monterey Bay, California

Awards

- Dissertation studies scholarship by Argosy University 2013
- Graduate merit scholarship by Center for Nonproliferation Studies (CNS), Monterey, CA- 2001
- Defense Studies research fellowship by Madras University (India)-1991

<<>>

INTERVIEW EVALUATION FORM PLANNING COMMISSION

APPLICANT

Name: Surinder Rana

Date: January 9, 2023

SECTION A

RESIDENCY IN CITY/COUNTY	COMMUNITY & CIVIC INVOLVEMENT	EDUCATIONAL EXPERIENCE	PROFESSIONAL EXPERIENCE	ATTENDANCE OR PARTICIPATION AT PAST PLANNING COMMISSION MEETINGS
Knowledge of area (10 pts)	Participation in City commissions and/or civic organizations (10 pts)	Application to field of planning and zoning (10 pts)	Understanding local municipal planning or development ordinances (10 pts)	Attendance or participation at past or current Planning Commission Meetings (10 pts)

SECTION B – QUESTIONS (10 points each)

1. Why did you apply for this commission?
2. What do you see as the role of a Planning Commissioner?
3. What is your perception of the City's future and how can you facilitate it?
4. What is your understanding of the City's General Plan and its function?
5. Why are you the best choice for this position?
Comments: <u>See attached</u>
Qualified: ☒ yes ☐ no
Recommended for further consideration by City Council ☒ yes ☐ no
Evaluated by: <u>Kathy Biala</u>

SECTION C - SCORING

Sec. A	Residency / Knowledge of Area	Involvement / Participation	Education Experience	Profession Experience	Attendance / Participation in meetings	Total Points for Section A
	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>50</u>
Sec. B	Question 1	Question 2	Question 3	Question 4	Question 5	Total Points for Section B
	<u>10</u>	<u>9</u>	<u>9</u>	<u>10</u>	<u>9</u>	<u>47</u>

Grand Total 97

1/09/2023

**Surinder Rana Notes for Interview Evaluation Form
(Evaluator: Kathy Biala)**

Section A (Residency in City/County): Surinder has lived in Marina for 21 years; he and his wife are also local business owners.

Section A (Community & Civic Involvement): Surinder has been a Marina Planning Commissioner for two years now and he is active in an ethnic non-profit organization. His family has enrollment in Marina's public schools, so he has direct familiarity with the local school district, as well.

Section A (Educational Experience): Surinder has been a Planning Commissioner for 2 years and has demonstrated grasp of the commission objectives and processes. He is also a highly educated individual with a doctoral degree in which critical thinking skills are required and can be applied to understanding any of planning principles and ordinances.

Section A (Professional Experience -Understanding local municipal planning or development ordinances): Surinder's educational background in higher education allows him to read and research legal documents and use data to problem solve. He also runs a local family business in Marina with his wife and knows the economic climate and business aspects of applications and the application processes.

Section A (Attendance or Participation at Past Planning Commission Meetings): Surinder has had 100% attendance during his tenure and tries to be an active participant in each meeting.

Section B Questions:

#1 Surinder has lived in Marina for 21 years and feels this is a way to "give back to the community". He has served two years as a Planning Commissioner. He expresses enjoyment in being able to be part of a Commission in which people work well together (learn from each other) and act "professionally and objectively" on issues. H also learns much from the public experts on various topics e.g. Mike Owen on trees. Marina is a rapidly growing city and he can contribute to a positive future of this multi-cultural/multi-ethnic community.

#2 Surinder sees the role of a Planning Commissioner as respecting the advisory capacity of the Commission in which the expectation is to attend, participate in the city's development by making crucial decisions for its growth.

#3 Surinder's perception of the City's future is highly positive in its recent fast and extensive development as the city now has financial stability, and an effective council to ensure this growth. He believes Marina is an attractive tourist and business destination and Marina is surpassing jurisdictions in the county in terms of growth and development.

#4 Surinder sees the General Plan as an important document that is the vision for short term , mid-term and long terms goals of what Marina wants to become in the future. He understands that the city development must conform to this GP which he is aware of a much needed update that is soon forthcoming.

#5 Surinder sees himself as an excellent candidate for renewal of his PC appointment because he has a proven track record now of his commitment in this role and his positive contributions, including his 100% attendance record. He also explained a situation in which an issue came before the PC but he felt strongly against the recommendations and voiced his opinion. His compelling reasons were able to sway other Commissioners and the measure was defeated. He is "happy and proud" of his contributions to the City as a Commissioner and hopes to continue in this role.

INTERVIEW EVALUATION FORM

PLANNING COMMISSION

APPLICANT

Name: Surinder Rana

Date: January 9, 2023

SECTION A

RESIDENCY IN CITY/COUNTY	COMMUNITY & CIVIC INVOLVEMENT	EDUCATIONAL EXPERIENCE	PROFESSIONAL EXPERIENCE	ATTENDANCE OR PARTICIPATION AT PAST PLANNING COMMISSION MEETINGS
Knowledge of area (10 pts)	Participation in City commissions and/or civic organizations (10 pts)	Application to field of planning and zoning (10 pts)	Understanding local municipal planning or development ordinances (10 pts)	Attendance or participation at past or current Planning Commission Meetings (10 pts)

SECTION B – QUESTIONS (10 points each)

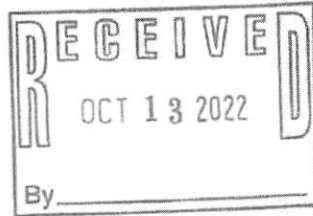
1. Why did you apply for this commission?
2. What do you see as the role of a Planning Commissioner?
3. What is your perception of the City's future and how can you facilitate it?
4. What is your understanding of the City's General Plan and its function?
5. Why are you the best choice for this position?
Comments:
Qualified: ☒ yes () no
Recommended for further consideration by City Council ☒ yes () no
Evaluated by: <u>Bruce Delgado</u>

SECTION C - SCORING

Sec. A	Residency / Knowledge of Area	Involvement / Participation	Education Experience	Profession Experience	Attendance / Participation in meetings	Total Points for Section A
	8	10	10	10	10	48
Sec. B	Question 1	Question 2	Question 3	Question 4	Question 5	Total Points for Section B
	7	7	7	7	7	35

Grand Total 83

City of Marina



City of Marina
211 HILLCREST AVENUE
MARINA, CA 93933
831- 884-1278; FAX 831- 384-9148
www.cityofmarina.org

Office Use Only

Received On: _____

Interview Date: 1/10/23

Registered Voter: YES

☐ Approved ☐ Denied

Application Valid Thru _____

CANDIDATE FOR PUBLIC SERVICE APPOINTMENT

Committee/Commission Applying for: Planning Commission _____

Section A - General Information

Name (last, first, middle): Hur, Hyunsoo _____

Home Address (address, city): _____ Marina, CA 93933 _____

Home Phone: 831-_____(c) _____ Business Phone: _____ Fax Number: _____

E-Mail: _hyu_____

Employer: _Naval Postgraduate School_____ Address: Monterey, CA _____

Section B - Residency

Length of Residency in the City of Marina: 5 (yrs.) Length of Residency in Monterey County 17 (yrs.)

Are you a registered voter in Marina? X yes _____ no

Section C - Questionnaire

How many hours can you devote to the Commission / Committee per month? 10 (hrs.)

**Please include years or period of membership or service below.*

If additional space needed, please feel free to attach additional pages to application.

1) Educational Background: PhD. Pennsylvania State University; MA. Pennsylvania State University; MA. California State University; MA. Sungkyunkwan University, Seoul, Korea _____

(Please see the attachment for details) _____

2) Occupational Experience: Faculty Researcher at the Naval Postgraduate School; Associate Professor at the Defense Language Institute _____

(Please see the attachment for details) _____

3) Professional or technical organization memberships: _____

(Please see the attachment for details) _____

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Marina, California 93933
(831) 884-1278 (831) 384-9148 (fax)

4) Civic or Community experience, group memberships, or previous service appointments: _____

(Please see the attachment for details) _____

5) Experience and or knowledge pertaining to the area of interest: _____

(Please see the attachment for details) _____

I hereby place my signature below which constitutes that the information on this form are true and correct.

Signature: *Hyunsoo Hur* _____

Date: 10/13/2022 _____

211 Hillcrest Avenue
Marina, California 93933
(831) 884-1278 (831) 384-9148 (fax)

City of Marina



City of Marina
211 HILLCREST AVENUE
MARINA, CA 93933
831-884-1278; FAX 831-384-9148
www.cityofmarina.org

Verification of Voter Registration

I, Hyunsoo Hur, hereby declare that I am a registered voter in the City of Marina at the address indicated below and that the following information is true and correct:

(Please Print or type)

Name: Hur, Hyunsoo

Address: [REDACTED]

City: Marina, California 93933

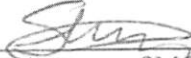
Phone Number: (home) 831-[REDACTED] (work) _____

Fax Number (if any): N/A

Email Address: h[REDACTED]

Dated this 13 day of October, 2022.

Signature: *Hyunsoo Hur*

<u>Monterey County Elections Department</u>	
☒	Yes, registered voter of Marina
☐	No, not a registered voter of Marina
	
Signature of MCED Verifying	

211 Hillcrest Avenue
Marina, California 93933
(831) 884-1278 (831) 384-9148 (fax)

Hur, Hyunsoo

Attached Information to Section C of Application for Marina Planning Commission:

1) Educational Background:

2005 Ph.D. Language and Literacy Education. The Pennsylvania State University
2009 M.A. Instructional Science and Technology. The California State University
2004 M.A. Teaching English as a Second Language. The Pennsylvania State University
1998 M.A. English. The Sungkyunkwan University, Seoul, Korea
1996 B.A. French. English Minor. The Sungkyunkwan University, Seoul, Korea

2) Occupational Experience:

2021 – present. Faculty researcher at the Naval Postgraduate School, Monterey, CA
2005 – 2021. Associate Professor at the Defense Language Institute, Monterey, CA
2000 – 2005. Instructor/ Teaching Assistant at Penn State:
• Instructor/Supervisor for Introductory Field Experience & Weekly Seminars for Pre-Service Teachers
• Instructor for Asian American Mentoring and Leadership Course
• Academic Counselor/Graduate Assistant. Penn State Multicultural Resource Center

3) Professional Organization Memberships: (More details can be provided upon request)

2021 – 2022. Serve as Chair, Board of Directors for the Korean-American Educational Researchers Association.
2018 – 2021. Serve as a Board Director, Vice-President/Secretary for the Korean-American Educational Researchers Association.
2016 – 2018. Serve as an Editorial Board Member for the journal *English Teaching* published by Korean Association of Teachers of English.
2012 – Present. Serve as Teacher Education Program Lead Reviewer for the Council for the Accreditation of Educator Preparation & American Council on Teaching Foreign Languages.
2011 – Present. Serve as a Board Director for International Language and Culture Foundation.
2010 – 2012. Served as Editor. Teachers of English to Speakers of Other Languages Teacher Education Interest Section *Newsletter*.
2002 – Present. Teachers of English to Speakers of Other Languages (TESOL)
American Educational Research Association (AERA)
American Association for Applied Linguistics (AAAL)
American Council on the Teaching of Foreign Languages (ACTFL)
Canadian Association for Applied Linguistics (CAAL)

4) Civic or Community Experience:

Currently serve as a Board of Director for the Asian Communities of Marina (ACOM). Planning Commissioner for the City of Marina since March 2021.

5) Experience or Knowledge pertaining to the area of Interest:

As a resident of Marina, a city of multiculturalism, I would like to contribute to the further development of the city and also be a part of what the city has to offer.

211 Hillcrest Avenue
Marina, California 93933
(831) 884-1278 (831) 384-9148 (fax)

INTERVIEW EVALUATION FORM

PLANNING COMMISSION

APPLICANT

Name: Hyunsoo Hur

Date: January 10, 2023

SECTION A

RESIDENCY IN CITY/COUNTY	COMMUNITY & CIVIC INVOLVEMENT	EDUCATIONAL EXPERIENCE	PROFESSIONAL EXPERIENCE	ATTENDANCE OR PARTICIPATION AT PAST PLANNING COMMISSION MEETINGS
Knowledge of area (10 pts)	Participation in City commissions and/or civic organizations (10 pts)	Application to field of planning and zoning (10 pts)	Understanding local municipal planning or development ordinances (10 pts)	Attendance or participation at past or current Planning Commission Meetings (10 pts)

SECTION B – QUESTIONS (10 points each)

1. Why did you apply for this commission?
2. What do you see as the role of a Planning Commissioner?
3. What is your perception of the City's future and how can you facilitate it?
4. What is your understanding of the City's General Plan and its function?
5. Why are you the best choice for this position?

Comments: See attached

Qualified: ☒ yes ☐ no

Recommended for further consideration by City Council ☒ yes ☐ no

Evaluated by: Kathy Biala

SECTION C - SCORING

Sec. A	Residency / Knowledge of Area	Involvement / Participation	Education Experience	Profession Experience	Attendance / Participation in meetings	Total Points for Section A
	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>9</u>	<u>49</u>
Sec. B	Question 1	Question 2	Question 3	Question 4	Question 5	Total Points for Section B
	<u>10</u>	<u>9</u>	<u>10</u>	<u>10</u>	<u>9</u>	<u>48</u>

Grand Total 97

1/10/23

Hyunsoo Hur Notes for Interview Evaluation Form
(Evaluator: Kathy Biala)

Section A (Residency in City/County): Hyunsoo Surinder has lived in Marina for 5 years though she has lived in the Monterey County for 17 years.

Section A (Community & Civic Involvement): Hyunsoo has been a Marina Planning Commissioner for two years now, she is an active board member in a local ethnic non-profit organization. She is bilingual and has done volunteer translations for ethnic communities to promote important city outreach.

Section A (Educational Experience): Hyunsoo has been a Planning Commissioner for 2 years and has demonstrated grasp of the commission objectives and processes. She is a highly educated individual with several advanced degrees, including a Ph.D. and 3 Master's Degrees. She has demonstrated critical thinking skills that are useful in PC reviews of applications and ordinance compliance.

Section A (Professional Experience -Understanding local municipal planning or development ordinances): Hyunsoo's educational background in higher education allows her to read, comprehend and use detailed data presented in order to problem solve and make objective, fair decisions.

Section A (Attendance or Participation at Past Planning Commission Meetings): Hyunsoo has had good attendance during her tenure; her participation has steadily grown overtime and she strives for continual performance improvement.

Section B Questions:

#1 Hyunsoo feels she has had a learning curve over her last two years of PC in which she has increased her competency and comfort level as a Commissioner. As a resident of Marina, she has a true desire to contribute and "give back" to her community.

#2 Hyunsoo sees the role of a Planning Commissioner as requiring commissioners to "wear different hats" while evaluating varied applications, including being a good "listener" to the public. She sees the Commissioner role as a "public servant" and therefore necessarily being a leader that promotes the values and desires of the community in project reviews.

#3 Hyunsoo sees "huge" growth happening in Marina because of all the undeveloped city land as compared to other regional cities which have already been largely developed. She feels Marina has the opportunity to become "newly imaged city", with a different unique identity, not as merely a working class town that is a bedroom community for neighboring cities.

4. Hyunsoo is enthusiastic about the upcoming revisions to the General Plan; she sees so many things that must be addressed e.g. DVSP. The GP will lay out the land use for the city from a big

picture perspective. She hopes that the GP will encourage utilization of the resources of current educational facilities in Marina as CSUMB and MPC with effective outreach to all the community.

#5 Hyunsoo feels she can be a “quiet” leader and has the professional skills to evaluate, train, teach, or research as a foundation to contributions to Marina’s Commission. She finds that there are many new topics that arise in PC work e.g. design principles and knowledge about plant and trees that she has been exposed to in PC and enjoys this new learning.

INTERVIEW EVALUATION FORM

PLANNING COMMISSION

APPLICANT

Name: Hyunsoo Hur

Date: January 10, 2023

SECTION A

RESIDENCY IN CITY/COUNTY	COMMUNITY & CIVIC INVOLVEMENT	EDUCATIONAL EXPERIENCE	PROFESSIONAL EXPERIENCE	ATTENDANCE OR PARTICIPATION AT PAST PLANNING COMMISSION MEETINGS
Knowledge of area (10 pts)	Participation in City commissions and/or civic organizations (10 pts)	Application to field of planning and zoning (10 pts)	Understanding local municipal planning or development ordinances (10 pts)	Attendance or participation at past or current Planning Commission Meetings (10 pts)

SECTION B - QUESTIONS (10 points each)

1. Why did you apply for this commission?	<i>Still in progress stage on PC. As resident</i>
2. What do you see as the role of a Planning Commissioner?	<i>wear different hats eg. judge about land</i>
3. What is your perception of the City's future and how can you facilitate it?	<i>Manna has potential for huge growth</i>
4. What is your understanding of the City's General Plan and its function?	<i>looking forward to new govt objectives</i>
5. Why are you the best choice for this position?	<i>experiences in diff capacities, experience as leader</i>
Comments:	
Qualified: ☒ yes ☐ no	
Recommended for further consideration by City Council ☒ yes ☐ no	
Evaluated by: <i>Brian DeJong</i>	

SECTION C - SCORING

Sec. A	Residency / Knowledge of Area	Involvement / Participation	Education Experience	Profession Experience	Attendance / Participation in meetings	Total Points for Section A
	7	10	10	10	10	47
Sec. B	Question 1	Question 2	Question 3	Question 4	Question 5	Total Points for Section B
	7	8	8	7	8	38

Grand Total 85

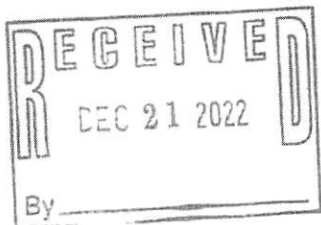
1 cont) want to contribute to community give back

2) Cont) Use, Listen as a counselor meeting residents informally to help resident to make progress. Encourage people to progress. Facilitator + judge + public servant. increase participation of neighbors to Korean Community.

3 cont) improvement development. ~~minimize~~ Marina needs identity. City can be diverse w/ services/events provided. Can be newly imaged as different than most ~~of~~ other working class towns.

4 cont) of city holistically. CSUMB/MPF can promote ~~also~~ ~~Marina~~ education ~~by the way~~ Use resources of this colleges. Faculty can do outreach programs in Marina.

City of Marina



City of Marina
211 HILLCREST AVENUE
MARINA, CA 93933
831- 884-1278; FAX 831- 384-9148
www.ci.marina.ca.us

CANDIDATE FOR PUBLIC SERVICE APPOINTMENT

Committee/Commission Applying for: Planning Commission

Office Use Only

Received On: _____

Interview Date: 1/10/23

Registered Voter: Yes

☐ Approved ☐ Denied

Application Valid Thru _____

Section A - General Information

Name (last, first, middle): Jacobsen, Victor J
Home Address (address, city): [REDACTED] Circle, Marina, CA 93933
Home Phone: N/A Business Phone: 8 N/A Fax Number: _____
E-Mail: [REDACTED]
Employer: Retired Address: _____

Section B - Residency

Length of Residency in the City of Marina: 24 (yrs.) Length of Residency in Monterey County 34 (yrs.)
Are you a registered voter in Marina? ☒ yes ☐ no

Section C - Questionnaire

How many hours can you devote to the Commission / Committee per month? 24 (hrs.)

**Please include years or period of membership or service below.
If additional space needed, please feel free to attach additional pages to application.*

- 1) Educational Background: Regis University, B.A. Business Administration
- 2) Occupational Experience: 25 yrs. Corrections Administration, 14 yrs. Sales Management, Xerox Corp.
- 3) Professional or technical organization memberships: Northern California Golf Association, United States Golf Association.

211 Hillcrest Avenue
Marina, California 93933
(831) 884-1278 (831) 384-9148 (fax)

- 4) Civic or Community experience, group memberships, or previous service appointments: B.O.D,
Pebble Beach Junior Golf, Past Planning Commission
Commissioner, NCGA Tournament Official, SPCA Volunteer
Secretary, Pacific Grove Golf Club
- 5) Experience and or knowledge pertaining to the area of interest: Architectural Design
and Planning Correctional Facilities Nationwide

I hereby place my signature below which constitutes that the information on this form are true and correct.



12/21/2022
Date



Verification of
Voter Registration

I, Victor J. Jacobsen, hereby declare that I am a registered voter in the City of Marina at the address indicated below and that the following information is true and correct:

(Please Print or type)

Name: Victor J. Jacobsen

Address: [REDACTED]

City: Marina Marina, California 93933

Phone Number: (home) 831-[REDACTED] (work) N/A

Fax Number (if any): _____

Email Address: [REDACTED]

Dated this 12 day of December, 2022.

Signature [REDACTED]

Monterey County Elections Department

☒ Yes, registered voter of Marina

☐ No, not a registered voter of Marina

[Signature]
Signature of MCED Verifying

INTERVIEW EVALUATION FORM

PLANNING COMMISSION

APPLICANT

Name: Victor Jacobsen

Date: January 10, 2023

SECTION A

RESIDENCY IN CITY/COUNTY	COMMUNITY & CIVIC INVOLVEMENT	EDUCATIONAL EXPERIENCE	PROFESSIONAL EXPERIENCE	ATTENDANCE OR PARTICIPATION AT PAST PLANNING COMMISSION MEETINGS
Knowledge of area (10 pts)	Participation in City commissions and/or civic organizations (10 pts)	Application to field of planning and zoning (10 pts)	Understanding local municipal planning or development ordinances (10 pts)	Attendance or participation at past or current Planning Commission Meetings (10 pts)

SECTION B – QUESTIONS (10 points each)

1. Why did you apply for this commission?
2. What do you see as the role of a Planning Commissioner?
3. What is your perception of the City's future and how can you facilitate it?
4. What is your understanding of the City's General Plan and its function?
5. Why are you the best choice for this position?

Comments:

Qualified: ☒ yes ☐ no

Recommended for further consideration by City Council ☒ yes ☐ no

Evaluated by: Kathy Biala

SECTION C - SCORING

Sec. A	Residency / Knowledge of Area	Involvement / Participation	Education Experience	Profession Experience	Attendance / Participation in meetings	Total Points for Section A
	<u>10</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>10</u>	<u>44</u>
Sec. B	Question 1	Question 2	Question 3	Question 4	Question 5	Total Points for Section B
	<u>10</u>	<u>8</u>	<u>10</u>	<u>10</u>	<u>9</u>	<u>47</u>

Grand Total 91

1/10/2023

Victor Jacobsen Notes for Interview Evaluation Form
(Evaluator: Kathy Biala)

Section A (Residency in City/County): Victor has lived in Marina for 24 years; he is a recent retiree.

Section A (Community & Civic Involvement): Victor served as a Marina Planning Commissioner for two years from 2019-2021; he is involved in the local community through volunteer work related to golf, Kiwanis Club, and is engaged in a unique SPCA program involving the training of dogs with the prison population.

Section A (Educational Experience): Victor has an undergraduate degree in Business and as a past Planning Commissioner became knowledgeable about planning principles and planning ordinances.

Section A (Professional Experience -Understanding local municipal planning or development ordinances): During his tenure as a past Planning Commissioner, Victor was exposed to and became knowledgeable about planning principles and planning ordinances.

Section A (Attendance or Participation at Past Planning Commission Meetings): Victor had good attendance during his past tenure as Planning Commission; since retirement, Victor is able to dedicate more time and effort if re-appointed to the PC.

Section B Questions:

#1 Victor states he is still "passionate" about the city and feels there is so much "unfinished business" since his last appointment to the Planning Commission e.g. DVSP, affordable housing, update of the General Plan and developing better architectural design standards.

#2 Victor feels that the role of Planning Commissioner has changed for him since his last appointment. This time around, he would be much more engaged with the public than previously he saw his role.

#3 Victor sees Marina as a fast-growing city which must prepare for infrastructure that will adequately serve all the new residents coming here e.g. Urban Growth Boundary. He desires protection of our coastline and ensuring that growth is calculated and reasonable. Affordable housing should be a focus as even now, housing is not affordable to the vast majority.

#4 Victor stated that in its current state, the General Plan is so outdated that it cannot serve a reliable functioning document for the city. He feels that we have done "patchwork" revisions and that we should base a new GP from current conditions and current thinking for the future. The city must pay attention to the city budgetary capabilities in envisioning a new GP.

#5 Victor sees his past experience with the Planning Commission as being an important asset. He now has the desire and the time to devote to this role and makes a commitment to be prepared for each meeting and deliver meaningful input to the Commission deliberations.

INTERVIEW EVALUATION FORM PLANNING COMMISSION

APPLICANT

Name: Victor Jacobsen

Date: January 10, 2023

SECTION A

RESIDENCY IN CITY/COUNTY	COMMUNITY & CIVIC INVOLVEMENT	EDUCATIONAL EXPERIENCE	PROFESSIONAL EXPERIENCE	ATTENDANCE OR PARTICIPATION AT PAST PLANNING COMMISSION MEETINGS
Knowledge of area (10 pts)	Participation in City commissions and/or civic organizations (10 pts)	Application to field of planning and zoning (10 pts)	Understanding local municipal planning or development ordinances (10 pts)	Attendance or participation at past or current Planning Commission Meetings (10 pts)

SECTION B - QUESTIONS (10 points each)

- Why did you apply for this commission? *passionate about city and direction. Want to*
- What do you see as the role of a Planning Commissioner? *freed told Victor avoid speaking to people*
- What is your perception of the City's future and how can you facilitate it? *Same vision for city - past growth*
- What is your understanding of the City's General Plan and its function?
- Why are you the best choice for this position? *Experience. Learned from previous experience*

Don't understand how city works. desire from passion

Comments:

Qualified: ☒ yes () no

Recommended for further consideration by City Council ☒ yes () no

Evaluated by: *[Signature]*

SECTION C - SCORING

Sec. A	Residency / Knowledge of Area	Involvement / Participation	Education Experience	Profession Experience	Attendance / Participation in meetings	Total Points for Section A
	8	8	8	8	8	40
Sec. B	Question 1	Question 2	Question 3	Question 4	Question 5	Total Points for Section B
	8	7	8	7	8	36

Grand Total 76

1 cont) reappointed but still has unfinished business.

affordable housing, downtown plan, Arch. ~~standards~~ standards.

No longer a DRB and that should be streamlined at

2 cont) about issues + tell them to come to meetings

3 cont) make sure ~~there~~ in franchise there for new development
fair USB, How big do we want to be? Can we
support that? Stay affordable, wants director to change

4) → smaller homes not ~~mansions~~ mansions
OPF should start over and be based on "zero net"

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of January 18, 2023

**ADOPTION OF AN ORDINANCE ESTABLISHING AN AFFORDABLE HOUSING
OVERLAY, A MITIGATED NEGATIVE DECLARATION AND A CORRESPONDING
GENERAL PLAN AMENDMENT.**

RECOMMENDATION: That the City Council:

1. Consider and approve the mitigated negative declaration and mitigation monitoring program;
2. Adopt an ordinance establishing an Affordable Housing Overlay (AHO); and
3. Adopt a General Plan Amendment (GPA) to Section 2.28 of the Marina General Plan to implement the AHO.

BACKGROUND

Relationship to the Housing Element

The Housing Element is the only element of the General Plan that is mandated by the State of California to be updated with frequency and on cycles as determined by the California Department of Housing and Community Development (HCD). The City of Marina's (City) Fourth and Fifth Cycles ran from 2007-2014 and 2014-2023, respectively. The City is several years delayed in receiving certification from HCD for its Housing Element. As part of these Cycles, the City agreed to amend the zoning within the Downtown Vitalization Specific Plan (DVSP) by Spring 2020 to accommodate its Regional Housing Needs Allocation (RHNA). To date, this work has not occurred. On February 15, 2022, the City Council awarded a contract to Rincon Consultants, Inc. to modify the DVSP to reduce the subjective elements of the plan per recent changes to state law as well as to create an Affordable Housing Overlay (AHO) in order for the City to meet its near-term RHNA for the Fourth and Fifth Cycles and bring its Housing Element into compliance.

For the past several months, Rincon Consultants and City staff have been working on the AHO. The team has spoken with affordable housing advocates, market rate developers and municipal agency staff from the greater Monterey Bay and Northern California region to bring together the best policies available to support the production of housing in a manner consistent with the goals of the City while also seeking compliance with RHNA requirements. As a result of this effort, the following memo further describes the City's proposed AHO.

AHO SUMMARY

Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), to establish special land use regulations, standards, or procedures in areas with unique land use, site planning, building design, or environmental resource issues. An AHO provides a clear list of development standards and incentives for developers who include affordable homes in their multi-family residential development. Additionally, an AHO encourages production of affordable homes rather than requiring it. The AHO is layered on top of established base zoning regulations, leaving in place opportunities for property owners to develop within these existing rules. Rather than imposing restrictions, an AHO presents property owners with more choices by offering benefits to projects that increase the supply of affordable housing.

Generally, the City is seeking to incentivize affordable housing when a developer agrees to build a project between 30-50 dwelling units per acre and dedicate 12% of the units to very low or 15% to low-income units. If the AHO is adopted, the City would be able to provide documented evidence to HCD that the City can meet its previous RHNA allocation. The AHO would be applied to 23 parcels located within the Downtown Marina area with parcel sizes ranging between 0.17 acre and two acres. Properties were selected by the City for inclusion in the AHO and identified on the City Zoning Map (Attachment 1).

The AHO generally includes the following components:

- Allowable uses – These are stated in the proposed zoning code and include multi-family dwellings and dwelling groups, condominiums, accessory dwellings, and home occupations.
- Additional density as compared to base zone district – Current base zone districts range in density allowance from one unit per 5,000 square feet (sf) to 43 dwelling units per acre. The overlay affords a minimum residential density of 30 dwelling units per acre and a maximum density of 35 dwelling units per acre, except for projects proposed along Reservation Road and Del Monte Boulevard, which would be allowed a maximum of 50 dwelling units per acre.
- Affordable housing requirement – In order to meet housing needs for a range of incomes, either 12 percent of the development must be dedicated to very low-income households or 15 percent must be dedicated to low income households.
- Reduced parking standards – Parking standards would be modified for qualifying developments. These standards align with existing residential parking standards with the exception of one-to-three-bedroom developments, which would require 1.5 spaces/dwelling unit instead of 2 spaces/dwelling unit.
- Additional development standards – Development standards such as setbacks, building height, minimum building site area, open space, and site coverage would be more flexible than existing zoning that allows multi-family development and aim to further encourage multi-family residential development on these select sites in the downtown area.
- Objective design standards – Design standards focus on creating an attractive downtown area. They include design guidelines such as height transitions, building orientation, entry features, façade composition, windows, building articulation, parking location, concealing mechanical and utility equipment, primary pedestrian access, and privacy. These standards will be built upon further through the adoption of the DVSP.
- Financial incentives – This may include waived, reduced, or deferred planning, plan check or construction permit fees; deferment of City generated construction and impact fees until project completion or occupancy; or payment of construction and impact fee over a twelve (12) month or longer period after project completion.

The proposed AHO regulations are included in proposed City Council ordinance included with this report. In speaking with members of the public a few key concerns have been raised:

Community Concerns	City Staff Response
The City has identified specific properties for this policy. What happens if I don't want to develop my lot?	The AHO is voluntary and does not force its use. Rather, the overlay specifically provides that base density/zoning will continue to apply if an applicant does not want to utilize the overlay.

What is the connection between the AHO Policy and the DVSP?	Once the DVSP zoning is adopted, it will replace the underlying base zoning. As stated previously, either the AHO or the base zoning would apply. Generally, the development standards in the AHO (including density) are consistent with the not yet adopted DVSP.
Will the reduced parking standards provide adequate parking for future residents?	Reduced parking requirements make multi-family housing more viable. While the proposed parking standards deviate from the current zoning code, they don't eliminate the standards, but instead consider the needs of future residents and transit proximity.

SEPTEMBER 8, 2022 PLANNING COMMISSION HEARING

On September 8, 2022, a study session with the Planning Commission occurred regarding the draft AHO. A summary of the minutes for this item are attached (see Attachment 7), but the major concerns/comments from the Commission were as follows:

Downtown Plan – several questions came up regarding whether the AHO would conflict with the draft DVSP. The AHO will not conflict with this plan; rather, the intent is to ensure consistency between the two projects.

Objective Standards – the Commission did not feel like the AHO had enough objective standards. City staff, working with the consultant team, believes the current standards are adequate for adoption and that the look and feel of buildings utilizing this overlay are consistent with the Marina community. These standards will be further built upon through adoption of the DVSP.

Specific Sites – the Commission inquired about why specific sites were chosen. The sites were selected in accordance with HCD requirements including that they are more than .5 acre (or adjacent parcels can be consolidated to sum .5 acre) and less than 10 acres, vacant or underutilized, and near transit and services.¹

Parking – One of the major concerns raised by the Planning Commission was the lack of parking in the downtown area. For the AHO, the Commission wanted to know if the modest parking reductions proposed for this project would negatively impact the City. . A parking analysis was prepared by Kimley-Horn, which determined that the weekday peak parking demand does not exceed the parking supply requirements of the Marina Municipal Code (MMC or Code). For the purposes of AHO adoption and its minimal deviation from the Code, the AHO parking standards would not exacerbate any perceived parking issues within the downtown. Additionally, the parking ratios in the Code far exceed industry standards as identified by the Urban Land Institute and the Institute of Traffic Engineers (ITE) manual and should be examined more carefully during the final adoption of the DVSP. In response to this community concern, however, as the DVSP is developed through 2023, a more detailed parking study will be prepared. Please see Attachment 8 (Parking Study) for additional information about the parking details related to the downtown area.

DECEMBER 8, 2022 PLANNING COMMISSION HEARING

¹ See the State HCD website for further details regarding the site inventory criteria:
<https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/inventory-of-land-suitable>

On December 8, 2022 the Planning Commission recommended approval to the City Council of the affordable housing overlay policy. Two minor edits were made to the draft ordinance:

- The Commission wanted it to be clear that making the project have 12% of the units be very low or 15% low was the minimum requirement.
- Additionally, they wanted the overlay units to be recorded with the County so they remained permanent affordable units for at least 55 years.

GENERAL PLAN AMENDMENT

Currently the AHO sites are proposed where existing General Plan land use designations and zone districts are in place. While the overlay specifies that a property owner may continue to adhere to the provisions in their base zone district, the following General Plan Amendments are proposed to remedy inconsistencies with the underlying General Plan land use designation and the new AHO designation. To create consistency between the overlay and the General Plan, a provision shall be added under “**Accommodating Future Housing Needs**,” Section 2.28. This section currently addresses the requirement by HCD to assign the Association of Monterey Bay Area Governments (AMBAG) an allocation of regional housing needs through its Regional Housing Needs Plan. The addition, which references a table with AHO sites, will read as follows:

The City of Marina may meet its Regional Housing Needs Allocation through the development of Housing Opportunity Sites as shown in Table 2.3 of the Marina General Plan. Additional RHNA capacity shall also be achieved through the implementation of an Affordable Housing Overlay per the sites listed²

PROJECT TIMELINE

City staff held a meeting with HCD, and it was indicated that if approval of the AHO occurs by the end of the year or shortly thereafter, then the housing sites can be made available within the Fifth Cycle Housing Element planning period, which ends December 15, 2023. If the City does not adopt the AHO within this timeframe, the City would be required to carry over these regional housing units into the next planning period, thereby adding to their Sixth Cycle RHNA obligation. Additional fiscal and legal risks are noted further below. In order to meet the early 2023 deadline, City staff proposes the following project schedule:

Virtual Community Meeting with Downtown Business Owners and Property Owners	Early September 2022
Study Session with the Planning Commission	September 8, 2022
CEQA Document Review	September 26, 2022 – October 25, 2022
Planning Commission Hearing	December 8, 2022
City Council Hearing #1	January 2023
City Council Hearing #2	February 2023

ENVIROMENTAL REVIEW

A Mitigated Negative Declaration (MND) was prepared with a 30-day public comment period September 26, 2022 – October 25, 2022 (see Attachment 4). One (1) comment was received from LandWatch, which City staff responded to and included with this report (see Attachment 6). If the AHO is adopted, the City Council will need to adopt the MND and City staff will have to file a Notice of Determination within five (5) working days of approval.

² Specific project sites are listed in the body of the draft ordinance.

FISCAL IMPACT

It should be noted that lack of Housing Element compliance with the State of California has far greater fiscal implications for the City:

- Active Transportation Program (ATP) Funds – Recently, the City’s Public Works Department was ineligible to file for two million dollars in ATP funds to upgrade Imjin Parkway because the City does not have a certified Housing Element.
- Safe Routes to School Funds – The City did not file for one million dollars in Safe Routes to School funds in 2021 due to not having a Housing Element.
- State Law Compliance – As part of AB 72 (2017-2018) the California Office of the Attorney General may be notified that the City’s Housing Element is out of compliance with Housing Element law, and the City may be subject to enforcement actions.
- Loss of Local Land Use Controls – The courts may suspend the City’s authority to issue building permits or grant zoning changes, variances, or subdivision map approvals.
- Fees – If a jurisdiction faces a court action stemming from its lack of compliance and either loses or settles the case, it often must pay substantial attorney fees to the plaintiff’s attorneys in addition to the fees paid to its own attorneys. These fees can easily exceed \$100,000.

CONCLUSION

In conclusion, City staff and consultants are asking that the Planning Commission make a recommendation to the City Council to consider the CEQA findings, adopt the proposed ordinance establishing an AHO and General Plan amendments and do so in an expeditious manner to bring the City into compliance with HCD.

Respectfully submitted,

Guido F. Persicone, AICP
Community Development Director
City of Marina

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina

Attachments

Draft Ordinance
Exhibit A-Finding of Fact
Attachment 1-Overlay Parcels GIS Map
Attachment 2-Overlay Parcels-Excel Spreadsheet
Attachment 3-Overlay Background Material-Terner Center For Housing Innovation
Attachment 4-Mitigated Negative Declaration (MND)
Attachment 5-Mitigation Monitoring Program (MMRP)
Attachment 6-Project Comments and City Responses
Attachment 7-September 8, 2022 Planning Commission Meeting Minutes (Summary)
Attachment 8-Limited Downtown Parking Study

PROPOSED ORDINANCE 2023-

**AN ORDINANCE AMENDING CHAPTER 17, ARTICLE 4, OF THE MARINA
MUNICIPAL CODE BY ADDING A NEW SECTION 17.48.130 “AFFORDABLE
HOUSING OVERLAY” AND AMENDING SECTION 2.28 OF THE MARINA
GENERAL PLAN**

WHEREAS, the Housing Element is the only element of the City of Marina’s (City) General Plan that is mandated by the State of California to be updated with frequency and on cycles as determined by the California Department of Housing and Community Development (HCD); and

WHEREAS, the City’s Fourth and Fifth Cycles for updates ran from 2007-2014 and 2014-2023, respectively; and

WHEREAS, on February 15, 2022, the City Council awarded a contract to Rincon Consultants, Inc. to modify the Downtown Vitalization Specific Plan (DVSP) and to create an Affordable Housing Overlay (AHO) in order for the City to meet its near-term Regional Housing Needs Allocation (RHNA) for the Fourth and Fifth Cycles and bring its Housing Element into compliance; and

WHEREAS, on December 8, 2022, at a duly noticed public hearing, the Planning Commission received written and verbal testimony regarding the AHO and recommended adoption of the proposed ordinance to the City Council to establish the AHO; and

WHEREAS, Section 65583 of the Government Code mandates that the City identify and analyze the existing and projected housing needs, identify adequate sites for housing and make adequate provision for the existing and projected housing needs of all economic segments of the community; and

WHEREAS, the AHO serves to implement Housing Element programs and address housing needs within the City by encouraging the development of very low income and low-income affordable housing and new multi-family residential development; and

WHEREAS, the AHO implements the Housing Element programs by providing development regulations to support and incentivize affordable housing and multi-family residential development on designated housing opportunity sites; and

WHEREAS, the AHO shall provide for the continuation of the ability to develop land uses permitted by the existing base (underlying) zoning of a property unless the property is developed for residential uses in accordance with the AHO; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guidelines section 15063, the City prepared an Initial Study to analyze whether the proposed Project may cause a potentially significant effect on the environment; and

WHEREAS, an Initial Study for the Project has been completed pursuant to CEQA that identifies potentially significant effects on the environment which would result from the Project, and concludes that these impacts can be avoided or reduced to a level of insignificance with adoption and implementation of certain mitigation measures therein identified and listed; and

WHEREAS, based on this Initial Study, a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Plan (MMRP) has been prepared in accordance with CEQA, which finds that any potentially significant environmental effects of the proposed Project would be sufficiently mitigated to a level of insignificance with implementation of mitigation measures specified therein; a complete copy of the MND and MMRP and all supporting exhibits and documents are on file and can be viewed at the City planning office; and

WHEREAS, pursuant to Public Resources Code section 21081.6 and State CEQA Guidelines section 15074(d), the City prepared a program for reporting on and monitoring the changes which it has either required in the proposed Project or made a condition of approval to mitigate or avoid potential significant environmental effects (MMRP), a copy of which is attached hereto as Attachment 5; and

WHEREAS, the City published a Notice of Intent of the MND and MMRP for the Project on September 26, 2022, which started a 30-day public review period. The notice was posted at the City office, the County Clerk, on the City website, published in the Monterey County Weekly and sent to all property owners whose parcels were selected for inclusion in the ordinance, and all interested persons; and

WHEREAS, during the public review and comment period, copies of the MND were available for review and inspection at City Hall, the Community Development Department Permit Center, and on the City's website; and

WHEREAS, at the January 19, 2023, and February 7, 2023 meetings, the City Council reviewed and considered the MND and MMRP for the Project, any comments received to-date and the responses prepared, invited additional comments from the public; and

WHEREAS, the City Council conducted its own independent analysis of the MND and MMRP and determined that the MND and MMRP were appropriate as there is substantial evidence the Project would not result in any significant environmental impacts and the MND reflects the Council's independent judgment and analysis; and

WHEREAS, all the requirements of the Public Resources Code, the State CEQA Guidelines, and the regulations and policies of the City have been satisfied or complied with by the City in connection with the Project; and

WHEREAS, the findings and conclusions made by the City Council in this Ordinance are based upon the oral and written evidence presented as well as the entirety of the administrative record for the proposed Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Ordinance; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council's decision are located in the Office of City Clerk; and

NOW, THEREFORE, the City Council of the City of Marina does find and ordain as follows:

SECTION 1. The foregoing recitals are adopted as findings of the City Council as though set forth fully herein.

SECTION 2. The City Council of the City of Marina hereby adopts the Initial Study, Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program and approves the Project subject to the findings attached hereto as Exhibit A (Findings), Mitigated Negative Declaration (Attachment 4) and Mitigation, Monitoring and Reporting Program (Attachment 5), attached hereto and incorporated by this reference.

SECTION 3. Amendment of the Code. New section 17.48.130, Affordable Housing Overlay, is added to Chapter 17.48 of the Marina Municipal Code, Affordable Housing, and shall read as follows:

17.48.130 Affordable Housing Overlay

A. Purpose and Intent. The Affordable Housing Overlay (AHO) serves to implement Housing Element programs and address housing needs within the City by encouraging the development of very low income and low income affordable housing and new multi-family residential development. The AHO implements the Housing Element programs by providing development regulations to support and incentivize affordable housing and multi-family residential development on designated housing opportunity sites. It shall provide for the continuation of the ability to develop land uses permitted by the existing base (underlying) zoning of a property unless the property is developed for residential uses in accordance with the AHO.

B. Applicability. The AHO shall apply to any underlying zone district to support Housing Element programs as designated on the Zoning Map on file at the Community Development Department. For any housing project developed in accordance with this section, these standards shall apply instead of those in the underlying base zone district. A property owner may elect to continue to use the site consistent with the underlying zoning district, in which case the applicable underlying district standards will apply.

C. Permitted Uses.

Uses permitted in the AHO shall be as follows:

1. Multiple dwellings and dwelling groups;
2. Condominiums shall be allowed in accordance with the standards allowed in Chapter 17.66.
3. Accessory dwelling units pursuant to the provisions of Section 17.42.040; and
4. Home Occupations pursuant to Section 17.42.110.

D. Application and Review

1. Administrative approval shall be given to residential development projects that comply with all the requirements of this section. The following process will be followed when an AHO application is filed:
 - a. Form of Application. An application for a project approval shall be completed on a form provided by the planning department.
 - b. Administrative Approval. Administrative approval is ministerial in nature and is conducted at the staff level under the general direction of the community development director without notice or hearing. A community meeting prior to filing an application is encouraged but not required. Approval shall be granted by the planning department only

when the permit application contains sufficient information for the planning department to verify that the proposed use will be consistent with the standards outlined in this subsection. No building, grading or other construction permit shall be issued by the responsible department until the administrative approval process has been conducted by the planning department. Projects that comply with the requirements shall be permitted by right. Compliance with the requirements of this section shall not, however, waive any additional requirements for compliance such as an application for a lot line adjustment, merger of parcels, or subdivision in conjunction with approval of an application. A separate application for the lot line adjustment, merger of parcels, or appropriate subdivision map shall proceed in accordance with Title 16.

- c. Approval. The community development director shall approve any application if it complies with all requirements of this Section.
- d. Notice of Decision. A notice of decision shall be sent to both the applicant and the applicant's representative (as shown on the application) via first class mail and postage prepaid or email and shall be provided via either of those methods to any person who has made a written request for a copy of the decision. The decision of the community development director shall be final and conclusive.
- e. Expiration of Administrative Review. Within two (2) years of the date of approval by the community development director, commencement of construction shall have occurred or the approval shall become null and void. A one-year extension may be granted by the community development director for good cause if the project is compliant with the original approval.

E. General Regulations

1. Relationship to State Density Bonus Law.

- a. An application for a project pursuant to this section may apply for a density bonus in accordance with California Government Code Section 65915, as may be amended. At the discretion of the applicant, the incentives provided pursuant to the AHO may be combined with the incentives provided pursuant to state density bonus law.
- b. Illustrative calculation. By way of example, for illustrative purposes only, where a proposed site consists of .5 acre of land and is proposed to be developed with a total of fifteen (15) dwelling units, the base density, affordable unit distribution and density bonus under State Density Bonus Law (if requested) would be calculated as follows:

Base density	30 dwelling units/acre
12% restriction	2 very low income units
State Density Bonus Law	Additional 38.8% for 12% restriction
Additional units with Density Bonus	5.82 = 6
Total units for project	21

- c. In calculating the required number of units, fractional units of 0.50 or above shall be rounded up to a whole unit.
- ### 2. Relationship to inclusionary housing ordinance. Inclusionary housing in conformance with the General Plan Housing Element and Section 17.48.030 shall be provided for all residential developments or projects. Inclusionary requirements must be met when twenty (20) units are proposed notwithstanding units from a density bonus.

F. Development Standards

1. Density.

- a. Each lot or parcel of land shall have a minimum residential density of thirty (30) dwelling units per acre. Maximum density for the development shall be thirty-five (35) dwelling units per acre, except for projects proposed along Reservation Road or Del Monte Boulevard, which shall be a maximum fifty (50) dwelling units per acre.
- b. Affordable Housing Requirement
 - i. Either twelve percent (12%) of the development shall be dedicated to very low income households or fifteen percent (15%) shall be dedicated to low income households. This is the minimum requirement in order to receive the benefits of the overlay policy.
 - ii. Prior to issuance of building permits, applicant shall execute an agreement with the City, to be executed by the city manager without review by the planning commission or city council, in a form acceptable to the city attorney ensuring the continued affordability of the affordable dwelling units for a period of not less than fifty-five (55) years. This agreement shall be recorded with the County Recorder.

2. Projects seeking approval pursuant to this section shall be subject to the following development standards:

- a. *Total Open Space Required.* The minimum area of open space required for the development shall be a total of fifteen percent (15%) for sites one (1) acre or greater and ten percent (10%) for sites less than one (1) acre. A portion of all of the required usable open space shall be private as provided by this section; otherwise it shall be shared in common.
 - i. *Private Open Space.* A minimum of eighty (80) square feet for ground floor units and forty (40) square feet for units located on second levels and above.
 - ii. *Common Open Space.* Common open space shall average at least twenty-five (25) feet in width and at no time may be less than ten (10) feet in width.
- b. *Building Height.* Maximum building height for residential buildings shall be 42 feet, except for projects proposed along Reservation Road or Del Monte Boulevard, which shall be forty-eight (48) feet.
- c. *Minimum Building Site Area.* Building site area shall be a minimum of 6,000 square feet.
- d. *Site Coverage.* No requirement.
- e. *Setbacks*
 - i. *Front yard.* Minimum front yard setback shall be ten (10) feet. The front yard shall be measured from the front property line or the edge of easement for the private roadway, whichever is less. A maximum front yard setback shall be twenty-five (25) feet for Del Monte Road or Reservation Road.

- ii. Side yard, Minimum side yard setback shall be five (5) feet, or ten (10) feet if adjacent to side street.
- iii. Rear yard. Minimum rear yard setback shall be five (5) feet, or ten (10) feet if adjacent to side street.
- f. *Parking.* Parking requirements for residential uses permitted under this section shall be allowed in accordance with Table 1 below. Where the residential parking standards in Chapter 17.44.020 may differ, the provisions of this section shall supersede other provisions of the code.

Table 1 Reduced Parking Standards for Qualifying AHO Developments

Bedroom Count	Base Parking Standards	Modified Parking Standards for Qualifying Housing Overlay Developments
Studio	1 space/dwelling unit	1 space/dwelling unit
1 bedroom	2 spaces/dwelling unit	1.5 spaces/dwelling unit
2-3 bedroom	2 spaces/dwelling unit	1.5 spaces/dwelling unit
Guest spaces	None required	None required

3. Design Standards:

- a. *Height transitions from adjacent properties.* Any portion of a building within twenty (20) feet of the R-1, R-2, or R-3 zone district shall be limited to thirty-five (35) feet in height.
- b. *Building orientation.* All new or modified buildings shall orient the primary façade to the primary street. Secondary facades shall front side or rear yards. For corner buildings, primary facades shall front both primary streets.
- c. *Entry feature.* Porch, stoop, terrace, forecourt, or similar entry features are required for all shared residential entrances. Individual entrances to ground floor units must incorporate a porch, stoop, terrace, walled garden space or private deck.
- d. *Facade composition.* Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.
- e. *Windows.* Upper story windows shall be recessed from the wall surface by a minimum of 2" or shall have surface trim and sills.
- f. *Building articulation.*
 - i. Blank walls without windows, doors, or other articulation are prohibited. The maximum length of any blank wall shall be limited to twenty (20) feet.
 - ii. Elements such as roof dormers, hips, gables, balconies, wall projections and porches are required to break up the mass of building facades. Not less than 40% of the length of a building façade shall be treated with such elements. End units shall have the

same design elements as front facades. Unarticulated and windowless walls are not allowed.

- g. *Parking location.* Surface parking lots and garages shall be located to the side or rear of buildings or in basements and not adjacent to public roadways. Surface parking shall be prohibited within the front 25% of the lot depth. Structured parking shall be screened from the primary frontage.
- h. *Mechanical and utility equipment.* Mechanical and utility equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners, transformers, electric and gas meters, junction boxes, or similar equipment) shall be concealed with landscaping, walls, or fencing or if roof mounted, with mechanical screens or roof wells.
- i. *Primary pedestrian access.* Primary pedestrian access to building lobbies shall be provided along the sidewalk or permitted open spaces. Parcels longer than 300 feet shall be developed with a mid-block pedestrian paseo or open space. Where paseos are utilized, the placement shall emphasize connectivity to other paseos, alleys, or mid-block crossings. Pedestrian paseos may be no less than fifteen (15) feet wide.
- j. *Privacy.*
 - i. Projects within ten (10) feet of existing buildings along the interior property lines shall reduce direct views into the adjacent building by offsetting or staggering windows and upper story balconies and decks by a minimum of one (1) foot so there is no direct line of sight into the existing building's windows, balconies, or decks.
 - ii. Balconies, roof decks and other habitable outdoor space are not allowed on upper-story facades directly adjacent to R-1 zones.

G. Incentives. Applications meeting the purpose and applicability of the AHO will qualify for one of several incentive options for the creation of housing. The following development incentives are available to qualifying residential developments:

- 1. Waived, reduced, or deferred planning, plan check or construction permit fees;
- 2. Deferment of city generated construction and impact fees until project completion or occupancy; or
- 3. Payment of construction and impact fee over a twelve (12) month or longer period after project completion.

H. Design. Development in any specific plan area shall be subject to the architectural control process identified in that specific plan.

SECTION 4. General Plan Amendment. Section 2.28 the Marina General Plan is hereby amended to read as follows (additions shown in italicized, underlined text):

Accommodating Future Housing Needs

2.28 Under California law, each community also has the responsibility to provide housing affordable to all income groups. The California Department of Housing and Community Development assigns a share of what it projects to be the statewide housing need to each region in the state. In the Monterey Bay area, AMBAG then allocates the region's statewide share to local jurisdictions through its Regional Housing Needs Plan. These housing targets are subsequently incorporated into the jurisdictions' general plans through updates of their housing elements. Through implementation of

its Housing Element policies and programs, Marina will continue to enhance the local supply of affordable housing and meet the housing needs of special-needs populations. *The City of Marina may meet its Regional Housing Needs Allocation through the development of Housing Opportunity Sites as shown in Table 2.3 of the Marina General Plan. Additional RHNA capacity shall also be achieved through the implementation of an Affordable Housing Overlay per the sites listed below:*

Additional Housing Opportunity Site Designations

<u>Site Address or Street</u>	<u>APN</u>	<u>Gross Acres</u>	<u>General Plan Land Use</u>	<u>Additional Designation</u>
<u>355 Reservation Rd</u>	<u>032121018000</u>	<u>1.00</u>	<u>CI-OR</u>	<u>Housing Opportunity Site</u>
<u>383 Reservation Rd</u>	<u>032121020000</u>	<u>1.00</u>	<u>CI-OR</u>	<u>Housing Opportunity Site</u>
<u>Reservation Rd</u>	<u>032121024000</u>	<u>1.00</u>	<u>CI-RPS</u>	<u>Housing Opportunity Site</u>
<u>435 Reservation Rd</u>	<u>032121042000</u>	<u>1.60</u>	<u>CI-OR</u>	<u>Housing Opportunity Site</u>
<u>432 Reservation Rd</u>	<u>032141029000</u>	<u>0.70</u>	<u>CI-VS</u>	<u>Housing Opportunity Site</u>
<u>432 Reservation Rd</u>	<u>032141030000</u>	<u>0.20</u>	<u>CI-VS</u>	<u>Housing Opportunity Site</u>
<u>205 Mortimer Ln</u>	<u>032192051000</u>	<u>1.20</u>	<u>CI-RPS</u>	<u>Housing Opportunity Site</u>
<u>271 Carmel Ave</u>	<u>032201003000</u>	<u>1.00</u>	<u>CI-MU</u>	<u>Housing Opportunity Site</u>
<u>273 Carmel Ave</u>	<u>032201004000</u>	<u>2.00</u>	<u>CI-MU</u>	<u>Housing Opportunity Site</u>
<u>283 Carmel Ave</u>	<u>032201005000</u>	<u>1.90</u>	<u>CI-MU</u>	<u>Housing Opportunity Site</u>
<u>271 Carmel Ave.</u>	<u>032201031000</u>	<u>0.17</u>	<u>CI-MU</u>	<u>Housing Opportunity Site</u>
<u>3102 Crescent Ave</u>	<u>032212016000</u>	<u>0.22</u>	<u>R-MF</u>	<u>Housing Opportunity Site</u>
<u>3080 Sunset Ave</u>	<u>032291053000</u>	<u>0.28</u>	<u>R-MF</u>	<u>Housing Opportunity Site</u>
<u>3078 Sunset Ave</u>	<u>032291054000</u>	<u>0.27</u>	<u>R-MF</u>	<u>Housing Opportunity Site</u>
<u>3070 Del Monte Blvd</u>	<u>032303015000</u>	<u>0.35</u>	<u>CI-RPS</u>	<u>Housing Opportunity Site</u>
<u>3074 Del Monte Blvd</u>	<u>032303039000</u>	<u>0.52</u>	<u>CI-RPS</u>	<u>Housing Opportunity Site</u>
<u>3038 Del Monte Blvd</u>	<u>032312014000</u>	<u>0.60</u>	<u>CI-RPS</u>	<u>Housing Opportunity Site</u>
<u>219 Reindollar Ave</u>	<u>032312019000</u>	<u>0.40</u>	<u>I-LISC</u>	<u>Housing Opportunity Site</u>
<u>213 Reindollar Ave</u>	<u>032312032000</u>	<u>0.40</u>	<u>I-LISC</u>	<u>Housing Opportunity Site</u>

<u>3006 Hwy 1</u>	<u>032421014000</u>	<u>4.80</u>	<u>I-LISC</u>	<u>Housing Opportunity Site</u>
<u>327 Reservation Rd</u>	<u>032121025000</u>	<u>0.69</u>	<u>CI-RPS</u>	<u>Housing Opportunity Site</u>
<u>337 Reservation Rd</u>	<u>032121006000</u>	<u>0.52</u>	<u>CI-OR</u>	<u>Housing Opportunity Site</u>
<u>365 Reservation Rd</u>	<u>032121019000</u>	<u>1.03</u>	<u>CI-OR</u>	<u>Housing Opportunity Site</u>

SECTION 5. Severability. If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 6. Implementation. The City Manager is directed to execute all documents and to perform all other necessary acts to implement this Ordinance.

SECTION 7. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its final passage and adoption.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Ordinance passed and adopted by the City Council of the City of Marina at a meeting thereof on February 7, 2023 by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

Bruce Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

EXHIBIT A- FINDINGS

Affordable Housing Overlay

California Environmental Quality Act Findings

With regard to environmental review, the City Council for the City of Marina (City) has independently reviewed, analyzed and considered the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Plan (MMRP) and the whole record before it (including the Initial Study and any comments received) and based on the foregoing, the City Council hereby finds that all environmental impacts of the Project with mitigation measures are below a level of significance and there is no substantial evidence supporting a fair argument that the Project will have a significant effect on the environment.

The City Council finds the MND and MMRP have been completed in compliance with CEQA and consistent with the State of California Guidelines for the Implementation of the California Environmental Quality Act. The City hereby approves and adopts the MND, which is hereby attached to this Ordinance as Attachment 4. In accordance with Public Resources Code section 21081.6, the City Council hereby adopts the MMRP, which is hereby attached to this Ordinance as Attachment 5.

Zoning Code Amendment Findings

Pursuant to Section 17.72.010 of the Marina Municipal Code the Zoning Code or Zoning Districts can be modified if doing so if findings of fact can be made that doing so is for the public necessity and convenience and for the general welfare of the City.

If adopted by the City Council, the Affordable Housing Overlay will assist the City in becoming compliant with the Regional Housing Needs Allocation (RHNA) as distributed by the Association of Monterey Bay Area Governments (AMBAG) in support of the Housing Element Fourth and Fifth Cycles. Implementing this overlay is needed to ensure compliance with state law and for the general welfare of the City so it can maintain local land use control of development projects moving forward.

General Plan Consistency Findings

Under the provisions of Section 2.28 of the Marina General Plan, the City is mandated to provide housing affordable to all income groups. By adopting the Affordable Housing Overlay the City will ensure compliance with this general plan policy by providing selected sites that can receive a streamlined review process for development projects ensuring housing for all segments of the Marina population.



Future DVSP Zone	Site Address or Street	APN	Gross Acres	Consolidated	General Plan	Zoning	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Existing Units	Max Zoned Capacity	Realistic Zoned Capacity
Transition	355 Reservation Rd	032121018000	1.00		CI-OR		Vacant	30	50	30		50	30
Transition	383 Reservation Rd	032121020000	1.00		CI-OR		Vacant	30	50	30		50	30
Transition	Reservation Rd	032121024000	1.00		CI-RPS		Vacant	30	50	30		50	30
Transition	435 Reservation Rd	032121042000	1.60		CI-OR		Vacant	30	50	30		80	48
Transition	432 Reservation Rd	032141029000	0.70 D		CI-VS		Vacant	30	50	30		35	21
Transition	432 Reservation Rd	032141030000	0.20 D		CI-VS		Vacant	30	50	30		10	6
DVSP MFR	205 Mortimer Ln	032192051000	1.20		CI-RPS		Vacant	30	35	30		42	36
DVSP MFR	271 Carmel Ave	032201003000	1.00 B		CI-MU		Vacant	30	35	30		35	30
DVSP MFR	273 Carmel Ave	032201004000	2.00		CI-MU		Single Family Residential	30	35	30	2	70	60
DVSP MFR	283 Carmel Ave	032201005000	1.90		CI-MU		Single Family Residential	30	35	30	2	66	57
DVSP MFR	271 Carmel Ave.	032201031000	0.17 B		CI-MU		Vacant	30	35	30		5	5
DVSP MFR	3102 Crescent Ave	032212016000	0.22		R-MF		Vacant	30	35	30		7	6
DVSP MFR	3080 Sunset Ave	032291053000	0.28 A		R-MF		Single Family Residential	30	35	30	1	9	8
DVSP MFR	3078 Sunset Ave	032291054000	0.27 A		R-MF		Single Family Residential	30	35	30	1	9	8
Transition	3070 Del Monte Blvd	032303015000	0.35 C		CI-RPS		Single Family Residential	30	50	30	1	17	10
Transition	3074 Del Monte Blvd	032303039000	0.52 C		CI-RPS		Three Unit Retail Strip	30	50	30		26	15
Transition	3038 Del Monte Blvd	032312014000	0.60		CI-RPS		Restaurant	30	50	30		30	18
Transition	219 Reindollar Ave	032312019000	0.40		I-LISC		Vacant	30	35	30		14	12
Transition	213 Reindollar Ave	032312032000	0.40		I-LISC		Vacant	30	35	30		14	12
Transition	3006 Hwy 1	032421014000	4.80		I-LISC		Vacant	30	35	30		168	144
Transition	327 Reservation Rd	032121025000	0.69		CI-RPS		Single Family Residential	30	50	30		34	20
Transition	337 Reservation Rd	032121006000	0.52		CI-OR		Single Family Residential	30	50	30		26	15
Transition	365 Reservation Rd	032121019000	1.03		CI-OR		Suburban Propane	30	50	30		51	30
												898	651

5th Cycle Goal612

Potential Minus Existing	Income Category	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Proximity to Transit Center	Notes
30	Lower	30			Within 1/2 Mile	
30	Lower	30			Within 1/2 Mile	
30	Lower	30			Within 1/2 Mile	
48	Lower	48			Greater than 1/2 Mile	
21	Lower	21			Greater than 1/2 Mile	
6	Lower	6			Greater than 1/2 Mile	
36	Lower	36			Within 1/2 Mile	
30	Lower	30			Within 1/2 Mile	Underutilized, Owner intends to develop soon, 100% residential, Combined with 271 E. Carmel
58	Lower	58			Within 1/2 Mile	Renter occupied, Underutilized, New ownership plans to develop soon
55	Lower	55			Within 1/2 Mile	Renter occupied, Underutilized, Current recycling trend of similar properties is active
5	Lower	5			Within 1/2 Mile	Underutilized, Owner intends to develop soon, 100% residential, Combined with 271 E. Carmel
6	Moderate		6		Within 1/2 Mile	
7	Lower	7			Within 1/2 Mile	
7	Lower	7			Within 1/2 Mile	
9	Lower	9			Within 1/2 Mile	
15	Lower	15			Within 1/2 Mile	Property is underutilized and owner has explicitly indicated the intent to redevelop the property with residential mixed use.
18	Lower	18			Greater than 1/2 Mile	
12	Moderate		12		Greater than 1/2 Mile	
12	Moderate		12		Greater than 1/2 Mile	
144	Lower	144			Greater than 1/2 Mile	
20	Lower	20			Within 1/2 Mile	
15	Lower	15			Within 1/2 Mile	
30	Lower	30			Within 1/2 Mile	
		614	30			

Affordable Housing Overlay Zones: Oakley

This brief is part of the Turner Center series “Statewide Goals, Local Tools: Case Studies in Affordable Housing Development in California.”

While every city in California must adopt plans and land use regulations that provide opportunities for—and do not unduly constrain—housing development, very few cities zone for affordable housing in an explicit way. First introduced to California land use plans in early 2000, Affordable Housing Overlay Zones (AHO or HOZ) have become a flexible mechanism through which cities can prioritize and direct affordable housing development to site-specific zones. Overlay zones are flexible not only in format but also in the various land uses that they can regulate. For example, these zones are widely used to preserve historic buildings and areas in historic districts. Other common overlay districts include airport noise impact zones, highway corridor overlay districts, agricultural overlay districts, and planned unit development (PUD) overlay zones.¹

One of the first cities in California to adopt an AHO, Oakley up-zoned more than 16 acres from light industrial and commercial uses to “by-right” multifamily development during its comprehensive rezone in 2005. Since its enactment, seven affordable housing developments, totaling 509 units for low-income families and seniors, have been built because of Oakley’s AHO. The following case study demonstrates how AHOs provide a flexible tool that cities can use to prioritize affordable housing and direct development to site-specific zones.

Background

Located in eastern Contra Costa County on the western edge of San Joaquin Valley, Oakley is a rapidly growing² city in the San

Francisco Bay Area. Over the past twenty years, this agricultural community experienced dramatic growth due to its location at the intersection of State Routes 4 and 160, which provide access to San Francisco, San Jose, Sacramento, and the Central Valley.

Responding to an increase in population and a desire to control local growth and development decisions, Oakley incorporated in 1999. Incorporation occurs when corporate powers form a city, shifting local government responsibility of an unincorporated area from the County Board of Supervisors to a newly-established city council.³ Areas incorporate for a variety of reasons, but the most common reason is to shift the locus of power from the county to the city, thereby giving a community local control over land use planning and creating a locally-accountable governing body.

Once incorporated, Oakley was required to develop a land use plan, having previously relied on the land use and circulation policies outlined in the Contra Costa County General Plan. To establish consistency between Oakley’s new General Plan, residential land uses, and updated Zoning Ordinances, Oakley needed to rezone approximately 2,240 acres. Additionally, under state-mandated housing element law,⁴ Oakley also had to make adequate provisions for the existing and projected housing needs of all economic segments of the community based on its Regional Housing Needs Allocation (RHNA).⁵

Despite a need for affordable housing, the newly-formed city struggled to reach consensus on how to plan for affordable housing, with some residents expressing concern that incoming growth would disrupt the small-town character of the community, bringing with it increased crime, lowered property values, and traffic congestion.⁶ In 2001, anti-housing sentiment amidst a small coalition of residents ran so high over an affordable multifamily development that the incoming city council was almost disbanded

during the incorporation process (the site was later approved and converted to affordable senior housing).⁷ However, not all residents were against new affordable housing development. Analysis of Oakley's inaugural Housing Workshop in 2002 shows that when asked what types of affordable housing the city should focus on, over 25 percent of participating residents supported multifamily development.⁸ When asked how the city should assist in the development of affordable housing, roughly 67 percent supported increased densities or density bonuses.⁹ Affordable Housing Overlay Zones are one way in which Oakley ultimately opted to increase its housing density.

Affordable Housing Overlay Zones

AHO zones work by placing an additional zoning layer over base zoning designations. They encourage the production of affordable housing by providing incentive packages to developers who include affordable housing in their projects, such as impact fee waivers, enhanced density bonuses, reduced parking ratios, changes to setback requirements, relaxed height standards, and by-right zoning. To qualify, developers must meet baseline affordability qualifications pursuant to local zoning code. Typically, an AHO will require that between 25 and 100 percent of units in a development be affordable for households earning 50 to 80 percent of Area Median Income (AMI).

In addition, AHOs can expedite the approval and permit processes for affordable housing projects that might otherwise require an amendment to a general plan. In places where land is not zoned for residential use but where a city would like to see affordable housing built, an AHO may eliminate lengthy entitlement processes. For example, a project may require an independent review by a building department, health department, fire department, planning commission, and city council. Each layer of review can increase project approval time and cost to the developer. By creating exemptions that streamline project approvals, municipalities can encourage the development of affordable homes without additional costs to government or developers.

In addition to California's Density Bonus Law (SDBL),¹⁰ which provides incentives to encourage the production of affordable housing, especially in infill locations, AHOs can offer greater incentives—both in number and scope—including density bonuses that exceed the SDBL, by-right zoning, or streamlined administrative approvals of projects. Because incentives are contained within the AHO Zoning Ordinance, communities and developers are guaranteed a greater level of clarity and predictability of development standards and processes while also codifying a community's commitment to encouraging affordable housing through its land use regulations.

Unlike inclusionary zoning that requires either the building of affordable housing or the payment of an in-lieu fee, AHOs are incentive-based, offering developers key concessions in exchange for producing affordable housing. Both AHOs and Inclusionary Housing Ordinances can be used as complementary tools along with other housing policies.

AHO policies should be centered on four basic guidelines customized to best fit community needs.¹¹ They are:

- » **Geographic scope of applicability.** An effective AHO should have a broad geographic applicability, including in lower-density or commercial zones. AHOs can also complement other state and local housing policies and site-specific plans, including Priority Development Areas (PDAs) and sites with access to transit, amenities, and job centers.
- » **Baseline affordability qualifications for developments to access AHO incentives.** By establishing meaningful threshold requirements, AHOs can encourage the development of affordable housing for multiple tiers of low-income units identified in RHNA. To qualify, developers generally must make between 25 and 100 percent of the units affordable for households earning 50 to 80 percent of AMI.
- » **Incentives given to qualified developments.** A successful AHO can provide far greater incentives than the SDBL, thereby further encouraging developers to produce affordable housing. Types of incentives include enhanced density bonuses, reduced parking ratios, expedited permit processing, increased allowable heights, by-right zoning or administrative approvals, in-lieu fees, and impact fee waivers. Determining the most effective balance of incentives depends on local communities. However, it should be noted that an AHO can be used in conjunction with SDBL.
- » **The extent of exemptions from discretionary project-level approvals.** During the project-level approvals process, a city might require discretionary review to confirm a project's compliance with the City Zoning Code. Each layer of review can increase project approval time and cost to the developer. By creating exemptions that streamline the approvals process, municipalities can expedite the development of affordable homes while reducing overall development costs.

Oakley's AHO was established in response to state mandate. In June 2005, the Department of Housing and Community Development (HCD), citing an insufficient number of vacant parcels designated for Multifamily High (MFH) development to accommodate the city's remaining housing needs for low- and very-low-income groups, issued a "conditional certification"¹² for Oakley's 2001-2007 housing element. The certification was conditioned upon the city adopting an AHO zone.

For Oakley, adopting an AHO zone would cater to demands from both the state and city residents. An AHO would address divergent views amongst the constituency on planning, implementing, and developing affordable housing. In addition, by certifying its housing element, Oakley could procure funding from the Contra Costa Measure C Growth Management¹³ program and other state and federal funding programs the city needed to improve other vital community needs like infrastructure and municipal services.¹⁴

Oakley's AHO zone was structured as follows. First, it rezoned 16.3 acres to MFH¹⁵ density. After considering more than a dozen sites, the council approved the rezoning on Carol Lane, selected due to

its proximity to commercial services, schools, parks, and transit. To encourage high-density development, the city offered several incentives, including reduced parking standards, reduced setback requirements, fee waivers, and a density bonus for proposed developments in this region. Second, it required that affordable housing built in the AHO (and that received the incentives or benefits of AHO zoning) remain affordable for a minimum of 30 years. Third, it set a base density of 24 units per acre. This density is lower than the state's default (30 units per acre) for cities in the region, but the city council lowered the base density in response to resident concerns over higher density development in the city.

Implementation

Oakley's AHO program proved successful in increasing the number of multifamily units and meeting the city's RHNA for very-low and low-income categories. In 2006, the non-profit developer Corporation for Better Housing (CBH) purchased the 16.3-acre site, developing a multi-phase, 100-percent affordable housing project spanning over a decade on the site. The city worked and continues to work with CBH to increase affordable housing on the Carol Lane site to accommodate future RHNA targets (Table 1). Over the course of a decade, this site has constructed a total of 434 affordable housing units. In a region reputed for its lack of affordable housing and inability to meet regional housing needs, Oakley's AHO has produced beyond the requisite housing needed for lower-income households.¹⁶

Table 1: Housing Estimates for Oakley

	2000	change	2008	change	2016
All Housing Units	7,946	+35%	10,748	+14%	12,294
Single Family Units	7,363	+39%	10,228	+12%	11,412
Multifamily Units	164	-18%	134	+278%	506

Source: California Department of Finance Population and Housing Estimates

Oakley city administrators had difficulty interpreting the AHO in relation to the SDBL. What was not clear to the city was that, under SDBL, cities are required to approve additional density bonuses of up to 35 percent over the base density for qualified affordable housing projects.¹⁷ The council and city residents had interpreted the negotiated AHO density of 24 units per acres as the maximum density allowed under SDBL. Instead, to their "surprise and disappointment,"¹⁸ an affordable housing builder could submit a subsequent density bonus application to attain a capacity of up to 32.4 units per acre (i.e., 35 percent over the ABO density threshold). For the city, the state mandates regarding the requirements of an AHO zone and the SDBL essentially removed the "city's discretion regarding the final density of the project."¹⁹

AHO zones can supplement a city's comprehensive housing affordability strategy by targeting certain areas for more streamlined affordable housing development. In addition to increasing affordable housing production, this tool could be used to further

fair housing goals—counteracting patterns of socioeconomic and racial segregation that were historically perpetuated through housing development—if neighborhoods of high opportunity are conscientiously selected.

Lessons Learned

- » **AHO zones can provide a flexible tool to increase the supply of affordable housing.** Overlay zones present an attractive alternative to municipalities interested in offering additional benefits to an already-zoned parcel to encourage affordable housing. They offer more flexibility as they may be tailored to be site-specific, or encompass a larger area to promote development in targeted areas that align with other state and local policy goals (e.g. RHNA, SB 375, PDAs).
- » **AHOs encourage the development of affordable homes without additional costs to the government or developers.** Because zoning decisions have financial benefits to developers, AHOs create value without relying on direct city expenditures. For example, on sites where land is not zoned for residential use but where a city would like to see affordable housing, AHOs may eliminate lengthy entitlement processes, including the need to amend the general plan.
- » **Technical support is essential to optimize AHO benefits for both the developer and community.** Clarity on how overlay

zones work when layered with other housing policies such as SDBL ensures that overlay zones meet the community's planning and strategic goals around land use and affordable housing, and that they are used as defined. In addition, clearly conveying the valuable housing incentives contained in AHOs can help developers leverage lower development costs and increase the number of affordable homes they construct.

Useful Sources

ABAG, Housing Overlay Zone
<http://housing.abag.ca.gov/policysearch>

Endnotes

1. Blackwell, R. (1989). "Overly Zoning, Performance Standards, and Environmental Protection After Nollan," *Boston College Environmental Affairs Law Review* 16, no. 3: 615–59.
2. City of Oakley and City of Oakley. (2015). "2015-2023 Housing Element." City of Oakley.

Between 2000-2010, Oakley experienced a 38 percent population increase, more than three times faster than the county's growth rate of 10 percent.
3. This process is accomplished under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, the law governing Local Agency Formation Commissions (LAFCOs) and local government organizational changes. Stanislaus County LAFCO. (2012). "A Citizen's Guide to the Incorporation Process." Stanislaus County LAFCO. The Act establishes procedures for local government changes of organization, including city incorporations, annexations to a city or special district, and city and special district consolidations. Local agency formation commissions (LAFCOs) have numerous powers under the act, but those of primary concern are the power to act on local agency boundary changes, and to adopt spheres of influence for local agencies. Among the purposes of LAFCOs are the discouragement of urban sprawl and the encouragement of the orderly formation and development of local agencies.
4. California Gov't Code § 65583.
5. Since 1980, the State of California has required each jurisdiction plan for its share of the state's housing need for people of all income levels (California Gov't Code § 65583). The Regional Housing Need Allocation (RHNA) (California Gov't Code §65583(c)(1) & §65583.2(h)) is the process by which each community is assigned its share of the housing need for an eight-year period. Each jurisdiction's responsibility for planning for housing is divided into four income categories that address all levels of housing affordability: very low-income (50 percent or less of AMI); low-income (50-80 percent of AMI); moderate-income (80-120 percent of AMI); and above-moderate (more than 120 percent of AMI). COGs calculate housing needs by looking at population and employment growth, existing employment, and household and employment growth near transit in the entire region and in each city or town. A jurisdiction's housing needs obligation reflects its share of regional growth. Once a jurisdiction receives its RHNA, it must update the housing element of its General Plan to show how it plans to meet the housing needs of its community.
6. Anonymous Interview, interview by Liana Arnold, Telephone Interview, December 5, 2016.
7. Ibid.
8. Thompson, B. (2002). "Joint General Plan Workshop - City Council and Planning Commission." City of Oakley 6.
9. Ibid.
10. Enacted in 1979, Density Bonus Law (California Gov't Code § 65915, et seq.) offers incentives to developers who include a percentage of units in a housing development to low- or very low-income households. In exchange, the city or county must grant the developer up to three itemized concessions and a "density bonus," which allows the development to increase the density of the development by a certain percentage above the maximum allowable limit under local zoning law. A key requirement is that developers require an affordability period of 55 years for all density bonus units.
11. Public Advocates and East Bay Housing Organization. (2010). "Factsheet: Housing Overlay Zones." Public Advocates.
12. The Department of Housing and Community Development (HCD) can find local housing elements in compliance with state housing element law subject to certain conditions, thereby issuing a conditional approval (commonly called "conditional certifications"). These conditions most frequently require local agencies to rezone, but, on occasion, require the actual construction of promised affordable housing projects or a record of project approvals.

13. Contra Costa Transportation Authority. "Growth Management Program (GMP)." Contra Costa Transportation Authority. Retrieved from: <http://www.ccta.net/sources/detail/8/1>.
14. Ryan, J. and Raney, T. (2004). "City of Oakley Housing Element Memorandum."
15. City of Oakley Municipal Code. (2016). "Chapter 9.1 ZONING," Code Publishing Company. Accessed: <http://www.codepublishing.com/CA/Oakley/html/Oakley09/Oakley091.html>.

The AHO applies only to areas zoned Multiple Family Residential (M-9, M-12, M-17) and where an applicant has applied for, and the City Council has approved a density bonus in accordance with § 9.1.412 to meet the City Regional Housing Needs Assessment.
16. Association of Bay Area Government. (2015). "San Francisco Bay Area Progress in Meeting 2007-2014 Regional Housing Needs Allocation (RHNA)." Association of Bay Area Governments. During the 4th Cycle, Oakley met its RHNA by 111 percent for very-low, and 159 percent for low-income categories. When compared to other cities in Contra Costa County, Oakley was second to El Cerrito (159 percent) in permitting units for very low-income household and ranked highest in permitting low-income units.
17. Cities and counties are required to grant a density bonus and other incentives or concessions to housing projects that include affordable and/or senior housing in their development. The amount of the density bonus is set on a sliding scale, based upon the percentage of affordable units at each income level.
18. City of Oakley. (2009). "Work Session Regarding the State-Mandated Housing Element Update." City of Oakley.
19. Ibid.

Acknowledgements

We would like to thank Liana Arnold, Echo Bergquist, and Sarah Mawhorter for their contributions to the research and authorship of these case studies. We're deeply grateful to the California Department of Housing and Community Development for the funding that made this work possible. Finally, we would like to thank each of the local officials and stakeholders who shared their knowledge and experience through the interviews documented in these case studies.

City of Marina Affordable Housing Overlay Initial Study-Mitigated Negative Declaration

Link:

<https://www.cityofmarina.org/945/Environmental-Review>

City of Marina Affordable Housing Overlay Final IS-MND

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment. This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final IS-MND, specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

The following table lists mitigation measures from the Final IS-MND that are necessary to mitigate or avoid significant effects on the environment.

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
Air Quality							
AQ-1: Construction Dust Control Measures							
Construction/demolition activities within AHO sites shall be limited to 8.1 acres per day with minimal earthmoving, or 2.2 acres per day with demolition or grading/excavation, consistent with the screening-level thresholds in the MBARD's 2008 <i>CEQA Air Quality Guidelines</i>, or consistent with any updated air quality guidelines approved by the MBARD. Any individual construction project that would require grading, excavation, and/or soil material import or export within the AHO sites shall implement the following construction dust control measures: - Water all active construction areas at least twice daily. - Prohibit all grading activities during periods of high wind (over 15 miles per hour). - Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). - Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area. - Haul trucks shall maintain at least 2 feet of freeboard. - Cover all trucks hauling dirt, sand, or loose materials. - Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land. - Plant vegetative ground cover in disturbed areas as soon as possible. - Cover inactive storage piles.	Development projects shall be limited to 8.1 acres per day of limited earthmoving or 2.2 acres per day with demolition or grading/excavation. Development projects that would require grading, excavation, and/or soil material import or export within the AHO sites shall implement MBARD construction dust control measures.	During construction	As needed during construction	City of Marina Community Development Department			

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
- Install wheel washers at the entrance to construction sites for all exiting trucks. - Pave all roads on construction sites. - Sweep streets if visible soil material is carried out from the construction site. - Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Air Resources District shall be visible to ensure compliance with Rule 402 (Nuisance). - Limit the area under construction at any one time.							
Biological Resources							
BIO-1(a): Biological Resources Screening and Assessment							
For projects proposed for development within undeveloped or partially developed areas containing natural or ruderal areas (as depicted in Figure 5 [of the Draft IS-MND]), prior to the issuance of building or grading permits, the City shall engage a qualified biologist to perform a preliminary biological resource screening. The purpose of the screening and assessment is to determine whether the project has any potential to impact special status biological resources, inclusive of special status plants and animals, sensitive vegetation communities, jurisdictional waters (including creeks, drainages, streams, ponds, vernal pools, riparian areas and other wetlands), or biological resources protected under local or regional ordinances. If it is determined that the project has no potential to impact biological resources, no further action is required.	The City shall engage a qualified biologist to perform a biological resource screening for projects within undeveloped or partially developed areas. If the project would have the potential to impact biological resources, a qualified biologist shall conduct a project-specific biological analysis to document the existing biological resources within a project footprint plus a minimum buffer of 100 feet around the project footprint, as is feasible, and to determine the potential impacts to those resources. The qualified biologist shall determine which of the following mitigation measures [BIO-1(b) through BIO-1(g)] shall be incorporated. All projects developed within AHO sites,	Prior to the issuance of building or grading permits	Once	City of Marina Community Development Department, qualified biologist			

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
If the project would have the potential to impact biological resources, prior to construction, a qualified biologist shall conduct a project-specific biological analysis to document the existing biological resources within a project footprint plus a minimum buffer of 100 feet around the project footprint, as is feasible, and to determine the potential impacts to those resources. If the project would have the potential to impact biological resources, the following mitigation measures [BIO-1(b) through BIO-1(g)] shall be incorporated, as determined to be applicable by the qualified biologist, to reduce impacts to a less than significant. Pending the results of the project-specific biological analysis, design alterations, further technical studies (e.g., protocol surveys) and consultations with the USFWS, NMFS, CDFW, and/or other local, State, and federal agencies may be required. Note that specific surveys described in the mitigation measures below may be completed as part of the project-specific biological analysis where suitable habitat is present. All projects developed within AHO sites, regardless of site conditions, are required to implement measures BIO-1(f) and BIO-1(g).	regardless of site conditions, are required to implement measures BIO-1(f) and BIO-1(g).						
BIO-1(b): Special Status Plant Pre-Construction Survey							
Projects identified as having potential to impact special status plant species during the biological screening and assessment under Mitigation Measure BIO-1(a) shall implement Mitigation Measure BIO-1(b). Surveys for special status plants shall be completed by the project proponent prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). The surveys shall be floristic in nature, that is, every plant	Complete special status plant species survey	Prior to construction	As needed prior to construction	City of Marina Community Development Department, qualified biologist			
	Submit report special status plant species report to the City	Prior to construction	Once				
	Consult with CDFW and/or USFWS	Prior to construction	As needed prior to construction				

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observed shall be identified to species subspecies, or variety, sufficient to identify listed plants. The surveys shall be seasonally timed to coincide with the target Federal and State listed species and rare plants identified above. All plant surveys shall be conducted by a City-approved biologist during the appropriate blooming period during the year prior to initial ground disturbance. All special status plant species identified on-site shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System (GPS) unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the City. If impacts to federal or state-listed species are identified for an individual project, consultation with CDFW and/or USFWS, as appropriate, shall be undertaken by the project applicant.							
BIO-1(c): Special Status Plant Species Avoidance, Minimization, Mitigation							
If Federal and/or State listed or CRPR List 1B or 2 species are found during special status plant pre-construction surveys [required under Mitigation Measure BIO-1(b)], avoidance of, or mitigation for impacts to, occupied habitat shall be required. If populations of CRPR List 1B or 2 species are found during special status plant pre-construction surveys, the City-approved biologist shall evaluate whether the loss of occupied areas would result in a local or regional population-level impact (i.e., jeopardize the continued existence of a local or regional	Redesign individual development projects as needed to avoid federally and/or state listed species	After completion of the surveys described in Mitigation Measure BIO-1(b)	Once	City of Marina Community Development Department, qualified biologist			
	Demarcate areas with listed and special status plant or their habitats that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits	Prior to construction activities near these areas	As needed during construction				

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population). Mitigation for regional population level impacts to rare plants shall be required by the City. If feasible, individual development projects shall be re-designed to avoid development in locations of Federal and/or State listed or CRPR List 1B or 2 species. Federal and/or State listed or CRPR List 1B or 2 species occurrences that are not within the immediate disturbance footprint and would be avoided, but which are located within 50 feet of disturbance limits, shall have bright orange protective fencing installed at an appropriate distance (as determined by a qualified biologist) to ensure they are protected during construction activities. If development cannot avoid Federally or State listed plants species, then a qualified biologist shall either salvage or conserve any relocated individual plants, or the project applicant shall provide compensation (minimum compensation ratio of 1:1 for individuals and impact areas, with a conservation area of a similar density of individuals) for the loss of these individuals or their habitat either in an on-site or off-site preserve, through payments to an appropriate mitigation bank, or as otherwise may be determined in coordination with USFWS and CDFW permitting. Restoration areas shall be of a similar density of individuals as areas impacted project activities. A restoration plan shall be prepared by the project applicant and submitted to the City for review and approval. Documentation demonstrating consultation with CDFW and USFWS regarding impacts to federal or state listed species shall be submitted to the City. Population level impacts to CRPR List 1B or 2	If special status plant populations cannot be avoided and will be impacted, mitigate impacts at a minimum ratio of 1:1 for occupied habitat area or through compensatory mitigation.	Prior to occupancy	As needed				
	If special status plant populations cannot be avoided and will be impacted, prepare restoration plan and consult with CDFW and USFWS	Prior to construction activities that would impact the resources described in the measure	As needed				

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
species shall also be mitigated at a 1:1 ratio for occupied areas, and shall also require a restoration plan in coordination with the City. The restoration plan(s) shall include, at a minimum, the following components: ▪ Description of the project/affected species location(s) (i.e., location, responsible parties, areas to be impacted by habitat type) ▪ Compensatory mitigation [type(s) and area(s) species to be established, restored, enhanced, and/or preserved; specific functions and values of species type(s) to be established, restored, enhanced, and/or preserved] ▪ Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions and values) ▪ Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan) ▪ Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule) ▪ Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports) ▪ Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type							

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
- An adaptive management program and remedial measures to address any shortcomings in meeting success criteria - Notification of completion of compensatory mitigation and agency confirmation - Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism)							
BIO-1(d): Special Status Wildlife Pre-Construction Surveys							
Projects that identify potential impacts to special status wildlife species during the biological screening and assessment under Mitigation Measure BIO-1(a) shall implement the following.	Conduct burrowing owl surveys	Within 30 days prior to construction in areas containing suitable habitat	Once	of Marina Community Development Department, qualified biologist			
Burrowing Owl Surveys A qualified biologist shall conduct pre-construction clearance surveys prior to ground disturbance activities within suitable natural habitats and ruderal areas to confirm the presence/absence of burrowing owls. The surveys shall be consistent with the recommended survey methodology provided by CDFW (2012). Clearance surveys shall be conducted within 14 days prior to construction and ground disturbance activities. If no burrowing owls are observed, no further actions are required. If burrowing owls are detected during the pre-construction clearance surveys, the following measures shall apply:	Conduct Smith's blue butterfly host plant surveys and mitigation	During the host plant blooming season prior to construction in areas containing suitable habitat	Once				
Avoidance buffers during the breeding and non-breeding season shall be implemented in accordance with the CDFW (2012) and Burrowing Owl Consortium (1993) minimization mitigation measures.	Prepare reports for the surveys listed above	Prior to construction for which surveys were required	Once				

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
If avoidance of burrowing owls is not feasible, then additional measures such as passive relocation during the nonbreeding season and construction buffers of 200 feet during the breeding season shall be implemented, in consultation with CDFW. In addition, a Burrowing Owl Exclusion Plan and Mitigation and Monitoring Plan shall be developed by a qualified biologist in accordance with the CDFW (2012) and Burrowing Owl Consortium (1993).							
Smith's Blue Butterfly Host Plant Surveys Prior to grading and construction in undeveloped areas, an approved biologist shall conduct surveys for seaciff buckwheat (<i>Eriogonum parvifolium</i>) and seaside buckwheat (<i>Eriogonum latifolium</i>), host plants of Smith's blue butterfly in areas of suitable habitat. If Smith's blue butterfly host plants are not located, no further action is required. If host plants are located within proposed disturbance areas, they shall be avoided if feasible. If avoidance is not feasible, focused surveys shall be conducted to determine presence or absence of the butterfly species. This shall include surveys during the adult flight period (mid-June through early September), and/or inspection of host plants for all life forms (egg, larva, pupa, and adult). Relocation of smith's blue butterfly and occupied host plants can only be legally authorized by the USFWS, and only a USFWS permitted biologist is legally allowed to relocate host plants and individuals. Reporting A report of all pre-construction and pre-demolition survey results shall be submitted to							

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
the City for its review prior to the start of demolition. The report shall include a description of the survey methodology for each species, the environmental conditions at the time of the survey(s), the results of the survey, any requirements for addressing special status species identified during surveys, and the biological qualifications of the surveyors. The report shall be accompanied by maps and figures showing the location of any special status species occurrences and associated avoidance buffers.							
BIO-1(e): Biological Resources Avoidance and Minimization							
Projects that identify potential impacts to special status species during the biological screening and assessment under Mitigation Measure BIO-1(a) shall implement the following measures to avoid impacts to sensitive species and biological resources. The project applicant shall be responsible for implementing selected measures. - Ground disturbance shall be limited to the minimum necessary to complete the project. The limits of disturbance for each construction phase shall be flagged. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance. - All construction occurring within or adjacent to natural habitats that may support Federally and/or State listed endangered/threatened species, State fully protected species, and/or special status species shall have a qualified biological	Implement biological resources avoidance and minimization measures	During construction	Ongoing during construction	City of Marina Community Development Department, qualified biologist			
	Conduct biological monitoring for all initial ground disturbance activity	During construction	Ongoing as needed during construction				
	Oversee and monitor biological resources mitigation compliance	During construction	Ongoing throughout construction phase				

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
monitor present during all initial ground disturbing/vegetation clearing activities. - No endangered/threatened species shall be captured and relocated without express permission from the CDFW and/or USFWS. - If at any time during construction an endangered, threatened, or fully protected species enters the construction site or otherwise may be impacted, all construction activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume. - At the end of each workday, excavations shall be secured with cover or a ramp provided to prevent wildlife entrapment. - All trenches, pipes, culverts or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. - If night work is required, all construction lighting shall be pointed down and directed only on the work area. - The City shall approve one or more qualified biologists to oversee and monitor biological compliance for the project. At least one qualified biologist shall be present during all initial ground disturbing activities, including vegetation removal to recover special status animal species unearthed by construction activities.							

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
BIO-1(f): Pre-Construction Nesting Birds Surveys							
All projects developed under the AHO shall implement the following. Project activity shall restrict ground disturbance, building demolition, and vegetation removal activities to the non-breeding season (September 16 to January 31) when feasible. For ground disturbance, building demolition, and vegetation removal activities that must be conducted during the bird nesting season (February 1 to September 15), general pre-construction nesting bird surveys shall be conducted by a qualified biologist, including for, but not limited to, the tricolored blackbird and White-tailed kite, not more than 14 days prior to construction activities involving ground clearing, vegetation removal/trimming, or building demolition. The surveys shall include the disturbance area plus a 200-foot buffer around the site if feasible, and a 500-foot buffer for tricolored blackbird and White-tailed kite. If active nests are located, an appropriate avoidance buffer shall be established within which no work activity shall be allowed which would impact these nests. The avoidance buffer would be established by the qualified biologist on a case-by-case basis based on the species and site conditions. In no cases shall the buffer be smaller than 50 feet for non-raptor bird species, 200 feet for raptor species, or a 500-foot buffer for White-tailed kite. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. If fully protected White-tailed kites are documented nesting within 500 feet of construction activities, CDFW shall be consulted on appropriate avoidance and minimization methods. The buffer area(s) shall	When feasible, conduct ground disturbing activities and vegetation removal during the non-breeding season for nesting birds; for ground disturbance and vegetation removal occurring during the bird nesting season, conduct general pre-construction nesting bird surveys, including subsequent reassessments, buffer implementation, and CDFW consultation, as required	Not more than 14 days prior to construction activity commencing during the breeding season	Once prior to start of construction, with additional surveys in areas where no construction activity has occurred for 14 or more days	City of Marina Community Development Department, qualified biologist			

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be closed to all construction personnel and equipment until juveniles have fledged and the nest is inactive. City-approved Biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer.							
BIO-1(g): Worker Environmental Awareness Program (WEAP)							
All projects developed under the AHO shall implement the following. Prior to initiation of construction activities (including staging and mobilization), the project proponent shall arrange for all personnel associated with project construction for the applicable phase to attend WEAP training, conducted by a City-approved biologist, to aid workers in recognizing special status resources that may occur in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees shall sign a form provided by the trainer indicating they have attended the WEAP and understand the information presented to them. The form shall be submitted to the City to document compliance.	Provide WEAP training for construction personnel	Prior to construction	As needed during construction (may be repeated to ensure all construction personnel review WEAP training prior to any site work)	City of Marina Community Development Department, qualified biologist			

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BIO-2: Jurisdictional Delineation							
If a proposed project under the AHO would impact any of the ephemeral drainages and/or the ponds (as shown Figure 5), a qualified biologist shall complete a jurisdictional delineation. The jurisdictional delineation will determine the extent of the jurisdiction for CDFW, USACE, and/or RWQCB, and shall be conducted in accordance with the requirement set forth by each agency. The result will be a preliminary jurisdictional delineation report that shall be submitted to the City, USACE, RWQCB, and CDFW, as appropriate, for review and approval. Jurisdictional areas shall be avoided to the maximum extent possible. If jurisdictional areas are expected to be impacted, then the RWQCB would require a Waste Discharge Requirements (WDRs) permit and/or Section 401 Water Quality Certification (depending upon whether or not the feature falls under federal jurisdiction). If CDFW asserts its jurisdictional authority, then a Streambed Alteration Agreement pursuant to Section 1600 et seq. of the CFGC would also be required prior to construction within the areas of CDFW jurisdiction. If the USACE asserts its authority, then a permit pursuant to Section 404 of the CWA would be required. Furthermore, a compensatory mitigation program, and the measures set forth by the regulatory agencies during the permitting process, shall be implemented. Compensatory mitigation for all permanent impacts to waters of the U.S. and waters of the state shall be completed at a ratio as required in applicable permits, but shall not be less than a minimum ratio of 1:1. All temporary impacts to waters of the U.S. and	Complete a jurisdictional delineation for projects under the AHO that would impact ephemeral drainages and/or the ponds. Submit report to the City, USACE, RWQCB, and CDFW, as appropriate, for review and approval.	Prior to construction	Once	City of Marina Community Development Department, qualified wetlands biologist			

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waters of the state shall be fully restored to natural condition.							
Cultural Resources							
CR-1: Site Specific Historical Resources Assessment Report							
Any project involving partial or full demolition of a property 45 years of age and older that has not been subject to a previous evaluation or survey at the time of project review shall require preparation of a Site-Specific Historical Resources Assessment. The Site-Specific Historical Resources Assessment Reports shall: - Follow the practices established by the California Office of Historic Preservation for intensive-level evaluation and be carried out by a preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards for Architectural History or History as defined by the National Park Service and codified in 36 Code of Federal Regulations 61; - Include a construction chronology of each property and brief discussion of any known design professionals/architects associated with the property's design and construction; - Consider all applicable aspects of architectural, historic, and sociocultural history, through a thematic historic context section, and apply federal, state, and local criteria of significance to ascertain and confirm historical resource status; and - Identify and document character-defining features, including of the site and setting, for those properties qualifying as historical resources pursuant to CEQA (i.e., designated or eligible federal, state, or local landmarks or districts).	Prepare a Site-Specific Historical Resources Assessment, as needed.	Prior to permit issuance	Once	City of Marina Community Development Department, preservation professional meeting the standards described in the measure			

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If the property is found ineligible for the CRHR or NRHP it shall be considered non-historical for the purposes of CEQA and no additional review or mitigation is required. If the property is identified as historical, Mitigation Measure CR-2 shall apply.							
CR-2: Treatment of Historical Resources							
If historical resources are identified through the survey and evaluation performed pursuant to Mitigation Measure CR-1, the relocation, rehabilitation, or alteration of the resource under the proposed project shall be consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). A report identifying and specifying the treatment of character-defining features and construction activities shall be provided, demonstrating how the project complies with the Standards and avoids the substantial adverse change in the significance of the historical resource as defined by CEQA Guidelines Section 15064.5(b). The report shall be prepared by an architectural historian or historical architect meeting the PQS as defined by 36 CF Part 61 and provided to the City for review and concurrence prior to project approval.	Relocate, rehabilitate, or alter the resource consistent with the Standards for the Treatment of Historic Properties.	Prior to permit issuance	Once	City of Marina Community Development Department, qualified architectural historian or historical architect			
	Prepare historical resource treatment report	Prior to permit issuance	Once				

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
CR-4: Archaeological Resources Investigation							
At the time of application for land use permits that involve grading, trenching, or other ground disturbance in native soil with the potential for encountering unknown archaeological resources, the project applicant shall retain a qualified archaeologist meeting the Secretary of the Interior standards in archaeology to complete a Phase 1 cultural resources assessment of the development site. A Phase 1 cultural resources assessment shall include an archaeological pedestrian survey of the development site, if possible, and sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present. Archival research shall include a current (no more than one-year old) records search from the NWIC and a SLF search conducted with the NAHC. Identified prehistoric or historic archaeological remains shall be avoided and preserved in place where feasible. Where preservation is not feasible, the significance of each resource shall be evaluated for significance and eligibility for listing in the CRHR through a Phase 2 evaluation. A Phase 2 evaluation shall include any necessary archival research to identify significant historical associations as well as mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit to characterize the nature of the sites, define the artifact and feature contents, determine horizontal boundaries and depth below surface, and retrieve representative samples of artifacts and other remains.	Prepare Phase 1 cultural resources assessment of the development site	Prior to permit issuance	Once	City of Marina Community Development Department. Qualified archaeologist			
	Avoid or preserve prehistoric or historic archaeological remains in place where feasible	During construction	As needed				
	If avoidance or preservation is not feasible, prepare Phase 2 cultural resources assessment	Prior to permit issuance	As needed				
	Collect cultural materials from the site and prepare technical report	During construction	As needed				
	Incorporate all feasible recommendations for reduction of archaeological impacts into project design if the resources meet CRHR significance standards	Prior to permit issuance	As needed				
	Submit cultural resource assessment(s) to the City	Prior to permit issuance	Once				

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Cultural materials collected from the sites shall be processed and analyzed in the laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the sites shall be evaluated according to the criteria of the CRHR. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)" (http://ohp.parks.ca.gov/pages/1054/files/armr.pdf). Upon completion of the work, all artifacts, other cultural remains, records, photographs, and other documentation shall be curated an appropriate curation facility. All fieldwork, analysis, report production, and curation shall be fully funded by the applicant. If the resources meet CRHR significance standards, the City shall ensure that all feasible recommendations for reduction of archaeological impacts are incorporated into the final design and permits issued for development. If necessary, Phase 3 data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the Secretary of the Interior's standards for archaeology according to a research design reviewed and approved by the City prepared in advance of fieldwork and using appropriate							

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archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof. As applicable, the final Phase 1 Inventory, Phase 2 Testing and Evaluation, and/or Phase 3 Data Recovery reports shall be submitted to the City prior to issuance of construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities.							
Geology and Soils							
GEO-1: Paleontological Resources Monitoring and Mitigation							
The City of Marina shall require the following specific requirements for individual AHO projects that would require excavation exceeding five feet: 1. Prior to excavations exceeding five feet, a qualified professional paleontologist shall be retained to direct all mitigation measures related to paleontological resources. A qualified professional paleontologist is defined by the SVP standards as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010). 2. The qualified professional paleontologist shall design a Paleontological Resources	Develop a paleontological resources mitigation plan for areas where ground disturbance will exceed five feet below ground surface.	Prior to commencement of ground disturbing activities exceeding ten feet below ground surface	Once	City of Marina Community Development Department , qualified professional paleontologist			
	Conduct paleontological WEAP program	As needed during construction (may be repeated to ensure all construction personnel review WEAP training prior to any site work)	Once for each construction group working in areas where ground disturbance would exceed ten feet below ground surface				

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Mitigation and Monitoring Program (PRMMP) for the project, which outlines the procedures and protocol for conducting paleontological monitoring and mitigation. Monitoring shall be conducted by a qualified paleontological monitor who meets the minimum qualifications per standards set forth by the SVP. The PRMMP shall address the following procedures and protocols: ▪ Timing and duration of monitoring ▪ Procedures for work stoppage and fossil collection ▪ The type and extent of data that should be collected with any recovered fossils ▪ Identify an appropriate curatorial institution ▪ Identify the minimum qualifications for qualified paleontologists and paleontological monitors ▪ Identify the conditions under which modifications to the monitoring schedule can be implemented ▪ Details to be included in the final monitoring report. 3. Prior to the start of construction, the qualified paleontologist or his or her designee shall conduct a paleontological Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. 4. Full-time paleontological monitoring shall be conducted during ground disturbing construction activities (i.e., grading,	Conduct paleontological monitoring	During excavation and grading with a depth of five or more feet	As needed during construction				
	Evaluate, recover, and/or salvage fossil if determined it may be significant	As needed during construction	As needed during construction				

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trenching, foundation work) exceeding five feet, pursuant to the PRMMP. Paleontological monitoring is not required for any construction activities that do not exceed depths of less than five feet. If the qualified paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions at the surface or at depth, he/she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. 5. In the event of a fossil discovery by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. The qualified paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the qualified paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources: a. The paleontological monitor shall evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the qualified paleontologist shall recover them following standard field procedures for collecting paleontological as outlined in the PRMMP. If fossils are discovered, the qualified paleontologist shall recover them as specified in the project's PRMMP. b. Once salvaged, significant fossils shall be prepared to a curation-ready condition, and curated in a scientific institution							

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with a permanent paleontological collection. c. Upon completion of ground disturbing activity (and curation of fossils if necessary) the qualified paleontologist should prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall be submitted to the City of Marina.							
Hazards and Hazardous Materials							
HAZ-1: Project-Level Hazardous Materials Assessment							
Prior to the obtaining grading permits or starting other ground disturbing work for individual projects, the City shall hire a qualified environmental professional to conduct a Phase I environmental assessment (ESA), consistent with the American Society for Testing Materials standards (ASTM E1527). The Phase I ESA shall evaluate the likelihood that hazardous chemicals are present and whether soil sampling is necessary. If the Phase I ESA indicates that contamination is unlikely, no further mitigation is necessary other than any recommendations identified in the Phase I ESA (such as stopping work if stained soil is encountered). If the Phase I ESA indicates that additional soil sampling or other further evaluation is necessary, the City shall hire a qualified environmental professional to conduct a Phase II ESA to determine the presence and extent of contamination. If the results indicate that contamination exists at levels above regulatory action standards, then the site shall be remediated in accordance with recommendations made by applicable	Conduct a Phase I ESA as described in the measure. If needed, conduct a Phase II ESA.	Prior to the obtaining grading permits or starting other ground disturbing work for individual projects	Once	City of Marina Community Development Department, qualified environmental professional			
	If needed, remediate the site in accordance with recommendations made by applicable regulatory agencies, including RWQCB and DTSC.	Prior to project construction	As needed				

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
regulatory agencies, including RWQCB and DTSC. The agencies involved shall depend on the type and extent of contamination. If remediation is necessary, the City shall hire a qualified environmental professional prior to obtaining grading permits or ground disturbance to prepare a work plan that identifies necessary remediation activities, including excavation and removal of on-site contaminated soils, appropriate dust control measures, and redistribution of clean fill material on the project sites. The plan shall include measures that ensure the safe transport, use, and disposal of contaminated soil removed from the site. The plan shall also identify when and where soil disturbing construction activities may safely commence.							
Noise							
NOI-1: Construction Noise Reduction Measures							
The following measures shall be implemented if construction is to occur within 500 feet of a residential property line:	Include noise limitation requirements on grading and/or site improvement plans.	Prior to permit issuance	Once	City of Marina Community Development Department			
- Notes for grading plans and/or site improvement plans shall clearly state the noise limitation requirements of Municipal Code Section 15.04.055. - Construction activities shall occur as to not exceed the 60 dBA L_{EQ} noise limit at a receiving property line. Measures to reduce noise levels below the 60 dBA L_{EQ} noise limit include, but are not limited to, the following: Mufflers. During project site excavation and grading, construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and	Implement construction noise reduction measures, as described in the measure	During construction	As needed during construction				

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
maintained mufflers consistent with manufacturers' standards.							
b. Stationary Equipment. Stationary construction equipment shall be located and oriented so that emitted noise is directed away from the nearest noise sensitive receivers.							
c. 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 receivers.							
d. Electrically-Powered Tools and Facilities. Where available, 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.							
e. Sound Barriers. Temporary noise barriers shall be implemented between the construction equipment and the receiving property lines. The noise barriers shall be constructed of material with a minimum weight of two pounds per square foot with no gaps or perforations. Noise barriers may be constructed of, but not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, and hay bales. Noise barriers may consist of sound blankets affixed to construction fencing along the construction site boundary facing potentially sensitive receivers							

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
Idling. Construction vehicles shall be prohibited from idling in excess of five minutes.							
NOI-2: HVAC Mechanical Equipment Shielding							
Concurrent with Design Review and prior to the approval of building permits, the applicant shall provide a design plan demonstrating to the satisfaction of the Development Services Director (or their designee) that the noise level from operation of mechanical equipment shall not cumulatively exceed the following noise level limits for a designated receiving land use category as specified in Table 4.2 in the Marina General Plan:	Provide a design plan demonstrating that the noise level from operation of mechanical equipment shall not cumulatively exceed the noise limits described in the measure.	Concurrent with Design Review and prior to the approval of building permits	Once	City of Marina Community Development Department			
▪ From 7 a.m. to 10 p.m.: a. 50 dBA L_{eq} b. 70 dBA L_{max} c. 65 dBA L_{max} impulsive ▪ From 10 p.m. to 7 a.m.: a. 45 dBA L_{eq} b. 65 dBA L_{max} c. 60 dBA L_{max} impulsive Noise control measures may include, but are not limited to, the selection of quiet equipment, equipment setbacks, parapet walls, silencers, and/or acoustical louvers. Noise attenuation features shall be implemented that would reduce sound levels to allowable noise levels.							

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
Tribal Cultural Resources							
TCR-1: Suspension of Work Around Tribal Cultural Resources							
In the event that cultural resources of Native American origin are identified during construction of AHO sites, all earth-disturbing work in the vicinity of the find shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find as a cultural resource in accordance with Mitigation Measure CR-2 and an appropriate local Native American representative is consulted. If the City, in consultation with local Native Americans, 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 local Native American group(s). The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.	All earth-disturbing work in the vicinity of the find shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find as a cultural resource in accordance with Mitigation Measure CR-2 and an appropriate local Native American representative is consulted.	Upon discovery of a resource during construction	Once for each discovery	City of Marina Community Development Department			
	If the resource is a tribal cultural resource, prepare and implement a mitigation plan as described in the measure.	Prior to restarting construction	Once, for each identified tribal cultural resource				

City of Marina Affordable Housing Overlay Final IS-MND

Response to Comments

Responses to Comments on the Draft IS-MND

This section includes comments received during the circulation of the Draft IS-MND prepared for the City of Marina Affordable Housing Overlay Project.

The Draft IS-MND was circulated for a 30-day public review period that began on September 26, 2022 and ended on October 26, 2022. The City of Marina received one comment letter on the Draft IS-MND. The comment letter and the response to this comment letter are included below.

Kayleigh Limbach

From: Ashley Quackenbush
Sent: Wednesday, October 26, 2022 2:06 PM
To: Kayleigh Limbach
Subject: FW: [EXT] FW: Marina AHO

From: Gabriel Sanders <gabriel@landwatch.org>
Sent: Friday, October 14, 2022 1:08 PM
To: Guido Persicone <gpersicone@cityofmarina.org>
Cc: Michael DeLapa <execdir@landwatch.org>
Subject: Re: Marina AHO

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Guido,

Thank you for sharing the AHO document. We do have a few questions:

1.1

- It's our understanding that the AHO is meant to allow Marina to meet its remaining 5th Cycle RHNA – are those remaining 5th cycle units counted separately from the 685 for the 6th cycle?
- Has any developer during the 5th cycle taken advantage of Marina's Inclusionary Housing Ordinance? If so, where and who's done the building?
- Does the AHO allow for in-lieu fees or off-site affordable units? The City's Inclusionary Ordinance appears to allow for site location variance ("land dedication") but I don't see any mention of in-lieu fees in the city code.
- Is Marina planning to use the same AHO system in the 6th cycle, and will you expand AHO areas subject to ministerial permitting?
- What determined that some of the AHO sites should have densities ranging from 30-50 du/acre and others 30-35 du/acre?

Grateful for your engagement on this. Please let me know if you'd like to schedule a zoom call to discuss this further.

On Mon, Oct 10, 2022 at 10:59 AM Guido Persicone <gpersicone@cityofmarina.org> wrote:

Here ya go. Please let me know if you have questions or comments:

<https://www.cityofmarina.org/DocumentCenter/View/12920/Marina-Affordable-Housing-Overlay-IS-MND-Draft-9-9-2022?bidId=>

Guido

Letter 1

COMMENTER: Gabriel Sanders, Deputy Director of LandWatch Monterey County

DATE: October 14, 2022

The comment does not pertain to the analysis of the Draft IS-MND, and therefore no revisions to the Draft IS-MND are required. However, for the purposes of providing this information to the public the following answers are provided.

The commenter requested information regarding the City's ability to meet its 5th Cycle and 6th Cycle Regional Housing Needs Allocation (RHNA) under the provisions of the AHO. The commenter also asks whether the AHO will be used for the 6th Cycle and if additional overlay sites will be added during the next Housing Element period. The 5th and 6th Cycle obligations are, in fact, different and the AHO is designed to meet shortfalls from the 4th and 5th Cycles. While the AHO is not expected to be applied to additional sites for the 6th Cycle, it may be used as a tool to advance affordable housing opportunities by the City in the future.

The commenter asks clarifying questions with regard to in-lieu fees or off-site development of affordable housing. The AHO is an option for developers and property owners, not a requirement. A developer may opt to follow the provisions of the base zoning or elect to take advantage of the density allowances and streamlining under the AHO. As such, all development under the AHO must be done on the parcel with the AHO designation and cannot be done off-site nor via an in-lieu fee.

The commenter requests information about use of the inclusionary housing ordinance. The inclusionary housing ordinance is a separate ordinance from the AHO that similarly supports the development of affordable housing; however, they are different. The inclusionary housing ordinance requires affordable units when a certain number of housing units in a project are proposed. Uniquely, the AHO may *only* be used if a certain percentage of affordable housing units are proposed.

Finally, the commenter inquires about how the density ranges in the overlay were determined. Densities identified in the Downtown Vitalization Specific Plan, which is a separate planning document guiding downtown development, have been evaluated by the community through a separate public outreach process. These densities are reflected in the AHO.

Summary of the September 8, 2022 Planning Commission Questions

Why these sites for the affordable housing overlay (AHO)?

The sites are largely determined by the State HCD requirements for housing element opportunity sites in that they are more than .5 acre and less than 20 acres, near transit and suitable for development. Please see the State HCD website for the full details.

Does this policy mandate compliance by property owners?

No. This is a voluntary policy to help the City demonstrate it has adequate capacity to meet its regional housing needs allocation (RHNA) from previous housing element cycles.

This is only specific to the downtown area?

For now, this is limited to the downtown area, but once adopted can be used city wide.

How many acres are represented by the 23 sites just to get the feel for the size of the housing?

The total number of acreages is approximately 21 acres. The density proposed for these sites are consistent with the draft Downtown Plan and the level of density traditionally developed by Marina.

How can we ensure the project that use the affordable housing overlay policy are integrated into the Marina community?

If the City is implementing the best management practices of urban planning a community member should not be able to tell the difference between an affordable unit and a market rate unit. The affordable housing sites should be spread out throughout the downtown area. This also supports the City's requirement to affirm fair housing in the greater Marina area. Additionally, by Fall of 2023 the City will have adopted objective zoning standards which will give clear guidance to market rate and affordable projects the look and feel the City wants moving forward for projects.

Please comment on the parking situation within the Downtown Area

As part of our reaching out to our community we did hear that from the community and we come back on December 8th to the commission. We are doing a very limited parking analysis of the downtown. The findings of this study prepared by Kimley Horn are that there is adequate capacity for the proposed uses in the downtown at this time.

The draft downtown plan was written so that housing was above commercial on the first floor. Does the AHO policy conflict with this?

No. The policy kicks in once you do 12% low or 15% very low-income units which can be incorporated into a residential or mixed-use project. The policy was written to be consistent with the Downtown Plan.

The Commission was concerned about the lack of objective standards in the draft policy.

City staff working with the consultant have increased the objective standards within the policy. Additionally objective standards will also be included in the Downtown Specific Plan.

Marina Downtown Vitalization Specific Plan Shared Parking Analysis

Draft Report

October 2022

Prepared for



211 Hillcrest Avenue
Marina, CA 93933

Prepared by



10 South Almaden Boulevard, Suite 1250
San Jose, CA 95113

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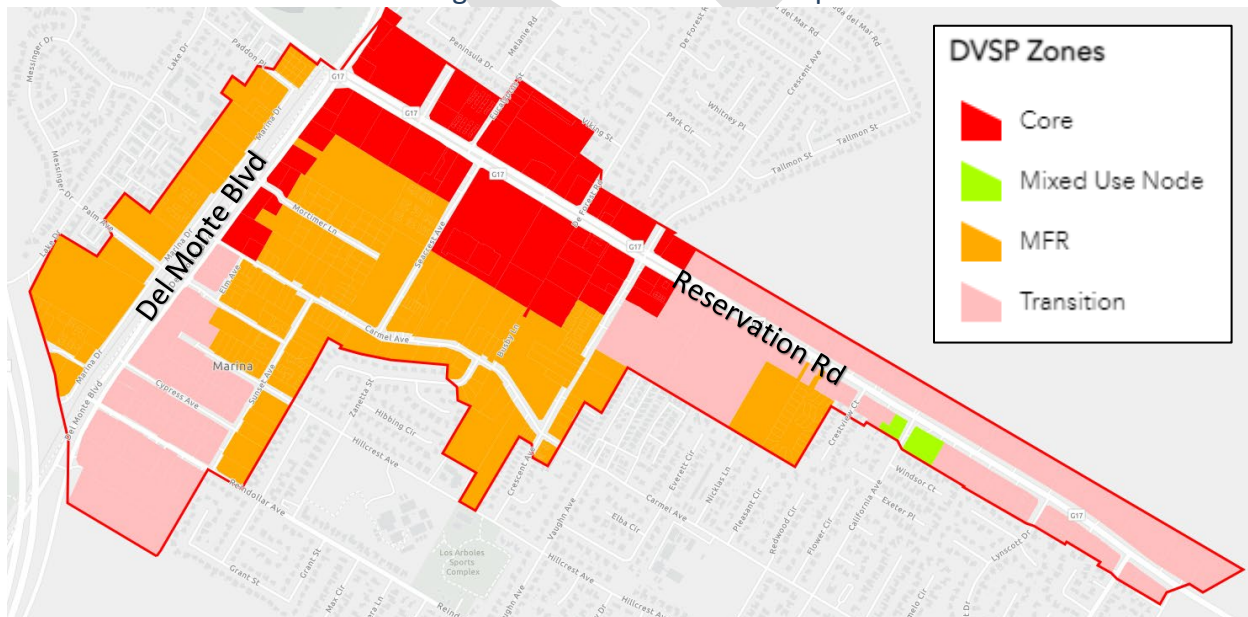
1. Introduction

This technical report presents the methodologies and findings of a shared parking analysis for the office, retail, and residential land uses proposed in the City of Marina Downtown Vitalization Specific Plan (DVSP). The DVSP, published in 2019, is a community-initiated plan intended to guide the future development and ultimate transformation of the City's 320-acre downtown and proposes to construct up to 2,400 additional residential units and between 530,000 to 1,380,000 additional square feet of retail and office space. Kimley-Horn was retained by the City to identify the estimated vehicle parking demand and recommend strategies and policies to manage parking from future buildout of the DVSP.

A summary of the shared peak parking demand (number of vehicle spaces) and the adjusted peak parking demand rate (space per LU) from various industry standards, parking methodologies, and land use scenarios was prepared to compare against the parking supply ratios derived from the City's Municipal Code requirements. A detailed description of the assumptions and empirical data for each parking analysis estimate is provided in the following sections.

Figure 1 provides an overview map of the DVSP boundary and location of the Core, Multifamily, and Transition districts in the City of Marina.

Figure 1 – DVSP Overview Map



2. Project Description

Land Use Program

The Downtown district of Marina encompasses approximately 320-acres and is generally bounded:

- On the north by the parcels along Reservation Road
- On the south by the parcels along Reindollar Avenue, Sunset Avenue, Carmel Avenue, and Crescent Avenue
- On the east by Salinas Avenue
- On the west by the parcels along the west side of Del Monte Boulevard

The DVSP establishes three (3) primary zones within downtown to guide the density and intensity of the proposed land uses consistent with the City's General Plan. These zones include the Core, Multifamily, and Transition district.

Core Zone

The Core zone would consist of higher densities in commercial and mixed-use developments and become a vital economic center served by multi-modal transportation. Transit-oriented development would be featured by the Monterey Salinas Transit (MST) Center and MST Bus Rapid Transit SURF projects. In addition, vehicle parking would be located behind buildings and shared parking agreements between the mixed uses are encouraged.

Multifamily

The Multifamily zone would consist of residential developments up to three stories high at a maximum density of 35 units per acre. A portion of the residential units in this zone would provide affordable housing to support the businesses in downtown.

Transition

The Transition zone would consist of commercial, mixed-use, and residential developments at about half the density of projects in the Core district and serves as a connection between the Core and lower density uses in other parts of the City. This zone encompasses two mixed-use nodes and would enhance two prominent gateways into the City at the east end of Reservation Road and at south end by Highway 1 / Del Monte Boulevard.

Land Use Scenarios

Table 1 provides a breakdown of the 2018 existing land uses and the buildout land use program in the DVSP. A minimum and a maximum buildout scenario was assumed for the parking analysis since the DVSP anticipates a range of expected development in each downtown district.

The following study scenarios for parking analysis comparison are prepared in this technical report:

- Scenario A – Existing Land Uses
- Scenario B – DVSP Minimum Buildout
- Scenario C – DVSP Maximum Buildout

Table 1 – DVSP Land Use Program

DVSP District	Total Acres	Land Use Type	Unit	Land Use Scenario		
				A	B	C
				Existing Uses	DVSP Minimum Buildout	DVSP Maximum Buildout
Core	56.42	Office	KSF	36.59	145.93	262.67
		Retail	KSF	375.28	583.70	1050.67
		Residential	DU	286.00	1497.00	1658.00
Multifamily Residential	106.66	Office	KSF	0.00	0.00	0.00
		Retail	KSF	0.00	0.00	0.00
		Residential	DU	1638.00	1618.00	1792.00
Transition	104.00	Office	KSF	277.47	421.44	561.91
		Retail	KSF	316.43	386.78	515.71
		Residential	DU	377.00	1586.00	1755.00
Total DVSP	267.08	Office	KSF	314.05	567.36	824.58
		Retail	KSF	691.71	970.48	1566.37
		Residential	DU	2301.00	4701.00	5205.00

Existing Parking Supply

A parking inventory of the Specific Plan area was conducted by City staff in 2018, and a total of 7,990 parking spaces is available. The existing vehicle parking supply breakdown is summarized in Table 2.

Table 2 –Existing Parking Supply in Specific Plan Area

Parking Location	Parking Supply (# Spaces)	Percent of Total
Off-street in private lots	6,144	77%
Off-street in public lots	276	3%
On-street	1,570	20%
Total Existing Parking	7,990	100%

Future Transportation and Infrastructure Improvements

It is assumed that future development in the DVSP will implement various infrastructure improvements and transportation demand management (TDM) measures to encourage alternative transportation (such as walking, biking, carpool, transit) and reduce single occupancy vehicle trips to and from the downtown area. By implementing these improvements, the increase in transportation mode share and reduction of vehicle trips will also reduce the overall vehicle parking demand for the Specific Plan.

Municipal Code Chapter 18 Transportation Management establishes the City's policy to relieve traffic congestion and air pollution consistent with the adopted congestion management plan for Monterey County. Under this policy, new applicable developments in the City would be responsible for implementing a TDM program to encourage increased participation in alternative transportation modes such as walking, biking, rideshare, or using public transit.

The proposed TDM measures and infrastructure improvements for the Specific Plan area have not been finalized at this time; however, a discussion of the assumed mode-share and internal capture reductions for the shared parking analysis is provided in Section 4.

City Parking Requirements

Municipal Code Chapter 17.44 Parking Requirements establishes the minimum off-street parking needs for various land uses in the City of Marina. Table 3 shows a summary of the applicable parking requirements at peak demand and the total parking spaces needed for the DVSP buildout scenarios based on the City's parking standards for individual land uses.

Table 3 –Marina Municipal Code Parking Requirements

Land Use Type	Municipal Code	Parking Code (space/unit)	Unit	Land Use Scenario			Required Parking (# spaces)		
				A	B	C	A	B	C
				Existing Uses	DVSP Minimum Buildout	DVSP Maximum Buildout	Existing Uses	DVSP Minimum Buildout	DVSP Maximum Buildout
Office	17.44.030-C	1 per 300	SQFT	314,053	567,362	824,581	1,047	1,891	2,749
Retail	17.44.030-F	1 per 275	SQFT	691,705	970,484	1,566,374	2,515	3,529	5,696
Residential	17.44.030-K	1 per 1	DU	2,301	4,701	5,205	2,301	4,701	5,205
Total Required Parking Supply Per Municipal Code							5,863	10,121	13,650
Estimated Parking Supply in Downtown Specific Plan Area							7,990	N/A	N/A

Per the City's Municipal Code, a total of 5,863 parking spaces is required for the existing land use scenario in the Specific Plan area. For the DVSP minimum buildout scenario, the required parking would be approximately 10,121 spaces while the DVSP maximum buildout scenario would require about 13,650 parking spaces.

The current parking supply of 7,990 spaces in the Specific Plan area satisfies the minimum parking requirement for the existing land uses (Land Use Scenario A). The total estimated parking supply for the DVSP buildout (Land Use Scenario B & C) is unknown at this time since redevelopment of the area with higher land use densities will impact the current parking supply and where future parking spaces are located.

3. Marina Parking Field Data Collection

A parking occupancy survey was conducted in the field to estimate the current retail parking rates in the Marina downtown area. Parking occupancy surveys were collected on Tuesday September 27, 2022, when school was in session and during favorable weather conditions, at the following retail locations:

- Marina Square Shopping Center (250 Reservation Road, Northside)
- Seacrest Plaza Shopping Center (250 Reservation Road, Southside)

An estimate of the shopping center land use size and the on-site parking supply was collected in the field to determine a parking rate during the mid-day and PM peak hours which are when retail activity is traditionally the busiest. The estimated parking occupancy and parking rate by time of day is summarized in Table 4 and the Appendix.

Table 4 – Marina Parking Occupancy Survey Results

Time of Day	Marina Square				
	Size (KSF)	Parking Supply	Parking Count	Parking Occupancy %	Parking Rate (Space/KSF)
12:00 PM	43.97	151	68	45%	1.55
1:00 PM			64	42%	1.46
5:00 PM			43	28%	0.98
6:00 PM			41	27%	0.93
Average			54	36%	1.23

Time of Day	Seacrest Plaza				
	Size (KSF)	Parking Supply	Parking Count	Parking Occupancy %	Parking Rate (Space/KSF)
12:00 PM	127.78	467	141	30%	1.10
1:00 PM			141	30%	1.10
5:00 PM			174	37%	1.36
6:00 PM			130	28%	1.02
Average			146.5	31%	1.15

At the Marina Square shopping center, the peak activity occurs at 12 PM and the parking occupancy is 45% with an estimated retail parking rate of 1.55 spaces per 1,000 square feet (KSF). For the Seacrest Plaza, the peak activity occurs at 5 PM and the parking occupancy is 37% with an estimated retail parking rate of 1.36 spaces per KSF.

Compared to the national average shopping center parking rates from ITE and ULI data, these observed Marina retail parking rates are lower. The low observed parking occupancy and low parking rate indicates that the Marina Square and Seacrest Plaza shopping centers provide a parking supply that greatly exceeds the peak parking demand for the on-site businesses. For the purposes of this study, the Marina retail parking rate of 1.55 spaces per KSF was used for conducting the shared parking analysis for the DVSP.

4. Shared Parking Analysis Methodology

Due to the DVSP's mixed-use characteristic and geographic layout between the downtown districts, a shared parking analysis was conducted to compare peak parking demand between industry standard published parking rates and observed parking rates collected in the field. Peak parking demand by time of day was determined from the latest distribution data from either the Institute of Transportation Engineers (ITE) or Urban Land Institute (ULI) per the applicable parking methodology for the office, retail, and residential uses.

Parking Rates

A total of three (3) different parking rates were prepared to analyze the peak parking demand for the DVSP land use scenarios and are described in Sections 5-7 of this technical report.

- Parking Rate 1 – ULI 3rd Edition (all land uses)
- Parking Rate 2 – ITE 5th Edition (all land uses)
- Parking Rate 3 – ITE 5th Edition (office & residential) and Marina field data (retail)

These industry standard parking rates use the latest qualitative studies and empirical data available for mixed-use shared parking demand. The most up to date and recommended parking source applicable for the DVSP is the Urban Land Institute 3rd Edition.

For Parking Rate 3, the highest calculated shopping center rate from the Marina parking occupancy surveys described in Section 3 were applied to the DVSP retail uses. Residential and office land uses are based on ITE parking rates.

Parking Reduction Methodologies

A mode-share and an internal capture reduction was also applied to account for the shared parking interaction between the mixed-uses in the Specific Plan area. The following methodologies for parking analysis comparison are prepared in this technical report.

- Methodology I – 0% mode share and 0% internal capture reduction
 - Applied to ULI parking analysis
 - Represents a conservative worst-case scenario where 100% of employees, residents, and visitors access downtown with a vehicle and use a parking space for every trip
- Methodology II – 16.5% mode share and 18% internal capture reduction
 - Applied to ULI parking analysis
 - Represents a moderate scenario where a portion of the population regularly walks, bikes, or uses public transit to access downtown
 - Assumes feasible implementation of TDM from mixed-use developments and active transportation infrastructure improvements
- Methodology III – 30% mode share and 18% internal capture reduction
 - Applied to ULI parking analysis
 - Represents an aggressive scenario where a greater portion of the population regularly walks, bikes, or uses public transit to access downtown

- Assumes major implementation of TDM from mixed-use developments and active transportation infrastructure improvements
- Methodology IV – Base parking rates with inherent mode share and internal capture reduction
 - The ITE parking rates derived from empirical data sources account for mode share and internal capture reductions in their average parking demand rates
 - The mode share and internal capture reductions vary between each ITE land use code
 - Additional mode share and internal capture reductions were not applied to the ITE analysis to avoid double dipping
 - Represents a moderate scenario where a portion of the population walks, bikes, or uses public transit and assumes feasible implementation of TDM (similar to Methodology II)

Mode-Share Reduction (for ULI Parking Rates)

Mode-share adjustments account for residents, visitors, and/or employees that get to and from the site via public transit, rideshare, walking, biking, or other alternative transportation modes (including single occupancy vehicle trip reductions from TDM measures). From Section 2, it is assumed that future development in the DVSP will implement various infrastructure improvements and TDM measures that will encourage alternative transportation and reduce single occupancy vehicle trips to and from the downtown area.

The 2021 California Air Pollution Control Officers Association (CAPCOA) handbook was used to determine an approximate mode-share split applicable for parking demand reductions. The CAPCOA handbook was prepared to provide a common platform of information and tools for evaluating greenhouse gas (GHG) reduction measures, climate vulnerabilities, and promoting equity to support sustainable, resilient, and equitable land use planning and project design.

Transportation emissions can be reduced by improving the emissions profile of the vehicle fleet or by reducing VMT. Most of the measures quantified in CAPCOA aim to reduce VMT and encourage mode shifts from single-occupancy vehicles to shared (e.g., transit) or active modes of transportation (e.g., bicycle). This can be accomplished by coordinating trip reduction or incentive programs; optimizing the land use of the project study area; enhancing road, bike and pedestrian networks; implementing parking policies; or improving transit systems.

A GHG/VMT reduction for online retail and online food delivery activities was also assumed for the DVSP to account for this trend in the retail market. Due to limited studies on the parking impact from these activities, a conservative minimum reduction percentage was applied.

A reduction for employee work from home (WFH) activity was not applied to the project due to limited studies quantifying a reduction impact to parking demand. For example, a company would typically not lease office space and a parking space for employees working remotely full-time; however, a company would typically need to provide a full parking space even if an employee works remotely part-time which would not change the overall parking demand. Therefore, no WFH reduction was assumed to provide a conservative analysis.

For this analysis, an equivalent 1:1 ratio was assumed for converting the GHG/VMT reduction percentage into a mode-share reduction percentage for parking demand. Based on the assumed infrastructure improvements and development characteristics in the DVSP, a conservative mode-share reduction of 16.5% and an aggressive mode-share reduction of 30% were applied to all the land uses in

the ULI shared parking analysis. These mode share percentages are consistent with other comprehensive TDM programs and represents feasible reductions that can be implemented per CAPCOA guidelines and industry best practices.

A summary of the estimated mode-share reduction and transportation measures is shown in Table 5.

Internal Capture Reduction (for ULI Parking Rates)

Internal capture adjustments account for patrons that are already parked on-site and visit multiple uses in a mixed-use development (i.e. shopping at a store then eating at a restaurant).

The 2011 Transportation Research Board National Cooperative Highway Research Program (NCHRP) 684 publication was used to determine an approximate internal capture applicable for parking demand reductions. This NCHRP report provides an improved methodology to estimate how many internal trips will be generated in mixed-use developments for both origin and destination trips within a site. The methodology estimates morning and afternoon peak-period trips to and from six specific land use categories: office, retail, restaurant, residential, cinema, and hotel.

For this analysis, an equivalent 1:1 ratio was assumed for converting the internal capture trip reduction percentage into an internal capture reduction percentage for parking demand. Based on the project description and proposed Specific Plan land uses, an internal capture reduction of 18% was applied to all the land uses in the DVSP Core and Transition districts. The internal capture reduction was not applied to the Multifamily district since this zone does not have mixed-use commercial and residential components.

A summary of the estimated internal capture reduction calculations is shown in the Appendix.

Shared Parking Analysis Results

A total of 15 shared parking iterations were calculated based on the three land use scenarios, the three parking rates, and the various parking reduction methodologies applied to the DVSP. To provide a quantitative comparison between the different shared parking results, the total weekday peak hour parking demand is reported. These results are described in Sections 5-7 of this technical report.

Table 5 – Estimated DVSP Mode-Share Parking Reduction per CAPCOA 2021

ID #	CAPCOA Transportation Measure Description	Subsector	Estimated GHG/VMT Reduction % Range		Notes
			Low	High	
T-1	Increase Residential Density	Land Use	3.0%	8.0%	DVSP density above 2025 US forecast average (30% max reduction)
T-3	Provide Transit-Oriented Development	Land Use	7.0%	10.0%	DVSP consistent with TOD principles and located within 1/2 mile of MST SURF and transit station improvements (31% max reduction)
T-4	Integrate Affordable and Below Market Rate Housing	Land Use	3.0%	8.0%	Assume a portion of residential units are BMR in DVSP (28.6% max reduction)
T-7	Implement Commute Trip Reduction	Trip Reduction	0.5%	1.0%	Assume all office and retail employees eligible to participate (4% max reduction)
T-10	Provide End-of-Trip Bicycle Facilities	Trip Reduction	0.5%	1.0%	Assume bike lockers/storage, and shower facilities provided (4.4% max reduction)
T-18	Provide Pedestrian Network Improvement	Neighborhood	0.5%	1.5%	Infrastructure improvements identified in Marina Pedestrian and Bicycle Master Plan assumed with redevelopment (6.4% max reduction)
T-19-A	Construct or Improve Bike Facility	Neighborhood	0.2%	0.3%	Infrastructure improvements identified in Marina Pedestrian and Bicycle Master Plan assumed with redevelopment (0.8% max reduction)
T-28	Provide Bus Rapid Transit	Transit	2.0%	3.5%	Proposed MST SURF and transit station improvements in DVSP (13.8% max reduction)
N/A	Online Retail Shopping	Off Model	0.5%	0.5%	Assume minimum % reduction, no published sources
N/A	Online Food Delivery	Off Model	0.5%	0.5%	Assume minimum % reduction, no published sources
CAPCOA Subsector Subtotal GHG/VMT Reduction %		Land Use	12.5%	23.8%	GHG/VMT reduction is the multiplicative total of each individual transportation measure per CAPCOA guidelines
		Trip Reduction	1.0%	2.0%	
		Neighborhood	0.7%	1.8%	
		Transit	2.0%	3.5%	
		Off Model	1.0%	1.0%	
Total CAPCOA Transportation GHG/VMT Reduction %		-	16.5%	30.0%	Multiplicative total of CAPCOA Subsectors per guidelines
NOTES:					
Low % reduction assumes feasible implementation of potential measures and moderate mode shift to alternative transportation based on inherent characteristics and goals of the DVSP.					
High % reduction assumes aggressive implementation of potential measures and high mode shift to alternative transportation. Estimated reduction % shown is consistent with other comprehensive TDM programs and is the feasible max % that can be obtained under ideal conditions.					
CAPCOA Transportation Measures shown are based on assumed infrastructure improvements in the DVSP and do not account for specific TDM measures for private developments.					
Online retail and delivery services assumed for project. Minimum reductions applied due to no published sources					
A 1:1 ratio is assumed for converting GHG/VMT reduction percentage into an applicable mode-share reduction					

5. Parking Demand with ULI 3rd Edition Rates

This section provides a summary of vehicle parking demand utilizing parking rates from the Urban Land Institute 3rd Edition Shared Parking data. The parking analysis was conducted using the latest March 2020 Shared Parking Model Version 1.1 developed by ULI, International Council of Shopping Centers, and National Parking Association. The following parking rates and adjustments were selected to establish a parking baseline from empirical data representative of the DVSP's mixed-use program.

1. Retail (Less than 400 KSF)
 - a. Assumed combined visitor/employee parking rate at 3.60 space/KSF
 - b. Applied to Core and Transition districts with subtotal retail size less than 400 KSF
2. Retail (400 to 600 KSF)
 - a. Assumed combined visitor/employee parking rate at 2.80 space/KSF
 - b. Applied to Core and Transition districts with subtotal retail size between 400-600 KSF
3. Retail (1,000 to 2,000 KSF)
 - a. Assumed combined visitor/employee parking rate at 4.40 space/KSF
 - b. Applied to Core and Transition districts with subtotal retail size between 1,000-2,000 KSF
4. Residential Suburban
 - a. Assumed Studio Efficiency parking rate at 0.85 space/DU
 - b. Assumed 1 Bedroom parking rate at 0.90 space/DU
 - c. Assumed 2 Bedroom parking rate at 1.65 space/DU
 - d. Assumed 3+ Bedroom parking rate at 2.50 space/DU
 - e. Assumed visitor parking rate at 0.10 space/DU
 - f. The dwelling unit quantity between the residential types in each DVSP land use scenario was estimated using distribution data from the 2011-2021 US Census Data Annual Characteristics of New Housing (attached in the Appendix)
5. Office (25 to 100 KSF)
 - a. Assumed combined visitor/employee parking rate at 3.74 space/KSF
 - b. Applied to Core and Transition districts with subtotal office size between 25-100 KSF
6. Office (100 to 500 KSF)
 - a. Assumed combined visitor/employee parking rate at 3.13 space/KSF
 - b. Applied to Core and Transition districts with subtotal office size between 100-500 KSF

Mode share and internal capture parking reductions described in Section 4 were applied to the ULI analysis model. Table 6 and the Appendix summarizes the ULI 3rd Edition parking demand results for the DVSP.

The peak parking demand using ULI rates varies depending on the parking reduction methodology and land use scenario. The highest peak parking demand is 11,683 spaces at 8 PM (Land Use Scenario C, Methodology I) while the lowest peak parking demand is 3,123 spaces at 8 PM (Land Use Scenario A, Methodology III).

Overall, the peak parking demand for each iteration does not exceed the required minimum parking supply derived from the City Municipal Code. In addition, the peak parking demand does not exceed the estimated parking supply of 7,990 spaces for the existing uses (Land Use Scenario A).

Table 6 – ULI Parking Rate Summary

Weekday Total Peak Parking Demand (# vehicle spaces)						
Shared Use Parking Demand Analysis by Peak Time of Day				Land Use Scenario		
				A	B	C
Parking Rate Source	Methodology	Land Use	Land Use Parking Rate	Existing Uses	DVSP Minimum Buildout	DVSP Maximum Buildout
1 ULI (3rd Ed)	I 0% Mode Share 0% Internal Capture	Office	3.1 to 3.7	47	72	108
		Retail	2.8 to 4.4	2,116	3,141	5,240
		Residential	0.8 to 2.5	2,802	5,723	6,336
		Total Peak Demand		4,965	8,935	11,683
		Peak Hour Period		8 PM	8 PM	8 PM
	II 16.5% Mode Share 18% Internal Capture	Office	3.1 to 3.7	39	61	76
		Retail	2.8 to 4.4	1,348	1,895	3,402
		Residential	0.8 to 2.5	2,340	4,807	5,322
		Total Peak Demand		3,726	6,764	8,800
		Peak Hour Period		8 PM	12 AM	8 PM
	III 30% Mode Share 18% Internal Capture	Office	3.1 to 3.7	31	51	63
		Retail	2.8 to 4.4	1,130	1,580	2,836
		Residential	0.8 to 2.5	1,961	4,008	4,435
		Total Peak Demand		3,123	5,637	7,333
		Peak Hour Period		8 PM	8 PM	8 PM
Marina Municipal Code Required Parking				5,863	10,121	13,650
Estimated Parking Supply in DVSP				7,990	TBD	TBD
NOTES:						
Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)						
Parking Demand shown is the peak shared use by time of day from ITE or ULI distribution data. See individual analysis sheets for peak hour period						
Mode Share accounts for multi-modal users (walk, bike, transit, etc.). For ULI, percentage is estimated from the potential TDM measures and alternative transportation mode infrastructure proposed in DVSP based on 2021 CAPCOA Transportation Measures / Guidelines. For ITE, mode share is accounted for in the base parking demand rate.						
Internal Capture accounts for patrons that are already parked and visit multiple land uses in a mixed-use site. For ULI, percentage is estimated from DVSP land uses based on NCHRP 684 methodology for mixed-use developments. For ITE, internal capture is accounted for in the base parking demand rate. Internal Capture reduction not applied to Multifamily DVSP District since this zone does not have mixed-use commercial and residential components.						

Adjusted Parking Demand Rate (# spaces / LU) by Peak Time of Day						
Shared Use Parking Demand Analysis by Peak Time of Day				Land Use Scenario		
				A	B	C
Parking Rate Source	Methodology	Land Use	Land Use Unit	Existing Uses	DVSP Minimum Buildout	DVSP Maximum Buildout
1 ULI (3rd Ed)	I 0% Mode Share 0% Internal Capture	Office	KSF	2.15	2.09	2.24
		Retail				
		Residential	DU	1.22	1.22	1.22
		Peak Hour Period			8 PM	8 PM
	II 16.5% Mode Share 18% Internal Capture	Office	KSF	1.38	1.27	1.45
		Retail				
		Residential	DU	1.02	1.02	1.02
		Peak Hour Period			8 PM	8 PM
	III 30% Mode Share 18% Internal Capture	Office	KSF	1.15	1.06	1.21
		Retail				
		Residential	DU	0.85	0.85	0.85
		Peak Hour Period			8 PM	8 PM
NOTES:						
Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)						
Adjusted Peak Parking Demand Rate shown provides comparison between each Land Use Scenario (A,B,C) accounting for differences in land use size, parking reduction methodology, and peak hour period.						
Mode Share accounts for multi-modal users (walk, bike, transit, etc.). For ULI, percentage is estimated from the potential TDM measures and alternative transportation mode infrastructure proposed in DVSP based on 2021 CAPCOA Transportation Measures / Guidelines. For ITE, mode share is accounted for in the base parking demand rate.						
Internal Capture accounts for patrons that are already parked and visit multiple land uses in a mixed-use site. For ULI, percentage is estimated from DVSP land uses based on NCHRP 684 methodology for mixed-use developments. For ITE, internal capture is accounted for in the base parking demand rate. Internal Capture reduction not applied to Multifamily DVSP District since this zone does not have mixed-use commercial and residential components.						

6. Parking Demand with ITE 5th Edition Rates

This section provides a summary of vehicle parking demand utilizing parking rates from the Institute of Transportation Engineers (ITE) Parking Generation Manual 5th Edition. The following parking rates and adjustments were selected to establish a parking baseline from empirical data representative of the DVSP's mixed-use characteristic.

1. ITE 220 – Multifamily Housing (low-rise) land use
 - a. Assumed average parking rate at 1.21 space per residential dwelling unit
2. ITE 710 – General Office Building land use
 - a. Assumed average parking rate at 2.39 space per 1,000 square-feet of office
3. ITE 820 – Shopping Center land use
 - a. Assumed average parking rate at 3.77 space per 1,000 square-feet of retail

The ITE parking rates derived from empirical data sources account for mode share and internal capture reductions in their average parking demand rates; therefore, no additional parking reductions were applied to the analysis model. Table 7 summarizes the total weekday peak hour parking demand for the DVSP using Marina data and ITE parking rates. A detailed peak parking demand by time of day for each iteration is attached in the Appendix.

The highest peak parking demand is 9,833 spaces at 1PM (Land Use Scenario C) while the lowest peak parking demand is 2,597 spaces at 6 PM (Land Use Scenario A).

Overall, the peak parking demand for each iteration does not exceed the required minimum parking supply derived from the City Municipal Code. In addition, the peak parking demand does not exceed the estimated parking supply of 7,990 spaces for the existing uses (Land Use Scenario A).

Table 7 – ITE Parking Rate Summary

Weekday Total Peak Parking Demand (# vehicle spaces)						
Shared Use Parking Demand Analysis by Peak Time of Day				Land Use Scenario		
				A	B	C
Parking Rate Source	Methodology	Land Use	Land Use Parking Rate	Existing Uses	DVSP Minimum Buildout	DVSP Maximum Buildout
2 ITE (5th Ed)	IV Base Rates with inherent Mode Share & Internal Capture	Office	2.39	151	150	1,657
		Retail	3.77	2,243	2,928	5,907
		Residential	1.21	1,840	4,154	2,269
		Total Peak Demand		4,234	7,232	9,833
		Peak Hour Period		6 PM	7 PM	1 PM
Marina Municipal Code Required Parking				5,863	10,121	13,650
Estimated Parking Supply in DVSP				7,990	TBD	TBD
NOTES:						
Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)						
Parking Demand shown is the peak shared use by time of day from ITE or ULI distribution data. See individual analysis sheets for peak hour period						
Mode Share accounts for multi-modal users (walk, bike, transit, etc.). For ULI, percentage is estimated from the potential TDM measures and alternative transportation mode infrastructure proposed in DVSP based on 2021 CAPCOA Transportation Measures / Guidelines. For ITE, mode share is accounted for in the base parking demand rate.						
Internal Capture accounts for patrons that are already parked and visit multiple land uses in a mixed-use site. For ULI, percentage is estimated from DVSP land uses based on NCHRP 684 methodology for mixed-use developments. For ITE, internal capture is accounted for in the base parking demand rate. Internal Capture reduction not applied to Multifamily DVSP District since this zone does not have mixed-use commercial and residential components.						

Adjusted Parking Demand Rate (# spaces / LU) by Peak Time of Day						
Shared Use Parking Demand Analysis by Peak Time of Day				Land Use Scenario		
				A	B	C
Parking Rate Source	Methodology	Land Use	Land Use Unit	Existing Uses	DVSP Minimum Buildout	DVSP Maximum Buildout
2 ITE (5th Ed)	IV Base Rates with inherent Mode Share & Internal Capture	Office	KSF	2.38	2.00	3.16
		Retail				
		Residential	DU	0.80	0.88	0.44
		Peak Hour Period		6 PM	7 PM	1 PM
NOTES:						
Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)						
Adjusted Peak Parking Demand Rate shown provides comparision between each Land Use Scenario (A,B,C) accounting for differences in land use size, parking reduction methodology, and peak hour period.						
Mode Share accounts for multi-modal users (walk, bike, transit, etc.). For ULI, percentage is estimated from the potential TDM measures and alternative transportation mode infrastructure proposed in DVSP based on 2021 CAPCOA Transportation Measures / Guidelines. For ITE, mode share is accounted for in the base parking demand rate.						
Internal Capture accounts for patrons that are already parked and visit multiple land uses in a mixed-use site. For ULI, percentage is estimated from DVSP land uses based on NCHRP 684 methodology for mixed-use developments. For ITE, internal capture is accounted for in the base parking demand rate. Internal Capture reduction not applied to Multifamily DVSP District since this zone does not have mixed-use commercial and residential components.						

7. Parking Demand with Marina Field Data and ITE 5th Edition Rates

For comparison purposes only, a summary of vehicle parking demand was calculated using shopping center rates from the Marina parking occupancy surveys described in Section 3 applied to the DVSP retail uses. For the residential and office land uses, ITE parking rates were assumed. The following parking rates and adjustments were selected to establish a parking baseline from empirical data representative of the DVSP's mixed-use characteristic.

1. ITE 220 – Multifamily Housing (low-rise) land use
 - a. Assumed average parking rate at 1.21 space per residential dwelling unit
2. ITE 710 – General Office Building land use
 - a. Assumed average parking rate at 2.39 space per 1,000 square-feet of office
3. Shopping Center land use from September 2022 Marina occupancy surveys
 - a. Assumed highest parking rate at 1.55 space per 1,000 square-feet of retail from collected field data at Marina Square Shopping Mall

The ITE parking rates derived from empirical data sources account for mode share and internal capture reductions in their average parking demand rates; therefore, no additional parking reductions were applied to the analysis model. Table 8 summarizes the total weekday peak hour parking demand for the DVSP using Marina data and ITE parking rates. A detailed peak parking demand by time of day for each iteration is attached in the Appendix.

The highest peak parking demand is 6,648 spaces at 7 PM (Land Use Scenario C) while the lowest peak parking demand is 1,864 spaces at 7 PM (Land Use Scenario A).

It should be noted that for the DVSP minimum buildout (Land Use Scenario B), the peak parking demand of 5,690 spaces occurs during the 12 AM midnight hour which is when office and retail businesses are closed (0% demand) and when all the residents are parked at home (100% demand). The peak parking demand for all the mixed land uses occurs at 7 PM, but the maximum demand was shown for comparison purposes.

Compared to the other parking rate sources, this parking analysis yields the lowest peak parking demand since the observed retail parking rate of 1.55 space per KSF is lower than the national average. Overall, the peak parking demand for each iteration does not exceed the required minimum parking supply derived from the City Municipal Code. In addition, the peak parking demand does not exceed the estimated parking supply of 7,990 spaces for the existing uses (Land Use Scenario A).

Due to limited field data and sample size of the estimated Marina retail parking demand, the Marina and ITE shared parking results in Table 8 are not an accurate representation of the DVSP parking condition and should only be used for comparison purposes against the other parking analysis iterations presented in this report.

Table 8 – Marina and ITE Parking Rate Summary (Comparison)

Weekday Total Peak Parking Demand (# vehicle spaces)						
Shared Use Parking Demand Analysis by Peak Time of Day				Land Use Scenario		
				A	B*	C
Parking Rate Source	Methodology	Land Use	Land Use Parking Rate	Existing Uses	DVSP Minimum Buildout*	DVSP Maximum Buildout
3 Marina Data & ITE (5th Ed)	IV Base Rates with inherent Mode Share & Internal Capture	Office	2.39	83	0	218
		Retail	1.55	859	0	1,943
		Residential	1.21	2,034	5,690	4,599
		Total Peak Demand		2,976	5,690	6,760
		Peak Hour Period		7 PM	12 AM	7 PM
Marina Municipal Code Required Parking				5,863	10,121	13,650
Estimated Parking Supply in DVSP				7,990	TBD	TBD

NOTES:

Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)

Parking Demand shown is the peak shared use by time of day from ITE or ULI distribution data. See individual analysis sheets for peak hour period

Mode Share accounts for multi-modal users (walk, bike, transit, etc.). For ULI, percentage is estimated from the potential TDM measures and alternative transportation mode infrastructure proposed in DVSP based on 2021 CAPCOA Transportation Measures / Guidelines. For ITE, mode share is accounted for in the base parking demand rate.

Internal Capture accounts for patrons that are already parked and visit multiple land uses in a mixed-use site. For ULI, percentage is estimated from DVSP land uses based on NCHRP 684 methodology for mixed-use developments. For ITE, internal capture is accounted for in the base parking demand rate. Internal Capture reduction not applied to Multifamily DVSP District since this zone does not have mixed-use commercial and residential components.

Scenario B peak demand of 5,690 occurs at 12 AM but max mixed use parking peak of 5,508 occurs at 7PM

Adjusted Parking Demand Rate (# spaces / LU) by Peak Time of Day						
Shared Use Parking Demand Analysis by Peak Time of Day				Land Use Scenario		
				A	B*	C
Parking Rate Source	Methodology	Land Use	Land Use Unit	Existing Uses	DVSP Minimum Buildout*	DVSP Maximum Buildout
3 Marina Data & ITE (5th Ed)	IV Base Rates with inherent Mode Share & Internal Capture	Office	KSF	0.94	0.00	0.90
		Retail				
		Residential	DU	0.88	1.21	0.88
		Peak Hour Period		7 PM	12 AM	7 PM

NOTES:

Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)

Adjusted Peak Parking Demand Rate shown provides comparison between each Land Use Scenario (A,B,C) accounting for differences in land use size, parking reduction methodology, and peak hour period.

Mode Share accounts for multi-modal users (walk, bike, transit, etc.). For ULI, percentage is estimated from the potential TDM measures and alternative transportation mode infrastructure proposed in DVSP based on 2021 CAPCOA Transportation Measures / Guidelines. For ITE, mode share is accounted for in the base parking demand rate.

Internal Capture accounts for patrons that are already parked and visit multiple land uses in a mixed-use site. For ULI, percentage is estimated from DVSP land uses based on NCHRP 684 methodology for mixed-use developments. For ITE, internal capture is accounted for in the base parking demand rate. Internal Capture reduction not applied to Multifamily DVSP District since this zone does not have mixed-use commercial and residential components.

Scenario B peak demand of 5,690 occurs at 12 AM but max mixed use parking peak of 5,508 occurs at 7PM

8. Parking Results and Recommendations

Shared Parking Conclusion

Based on the parking analysis results, the estimated weekday peak parking demand will vary depending on the assumed land use scenario, parking rates, mode-share, and internal capture for the retail, office, and residential use scenarios.

1. The weekday peak parking demand for each analysis iteration does not exceed the required parking supply derived from the City Municipal Code.
 - a. The parking analysis indicates that the required parking supply ratios in the Municipal Code exceed the average parking demand rates from ITE and ULI industry data.
 - b. The 2022 parking occupancy surveys at the Marina Square and Seacrest Plaza shopping centers supports this observation since both shopping centers were under parked with an average occupancy below 50%.
 - c. It is recommended that the City to review the current Municipal Code parking requirements or establish a new parking code standard for the Downtown Specific Plan area to prevent future developments from providing excess vehicle parking beyond the anticipated peak demand.
2. The most up to date and recommended parking source applicable for the DVSP buildout scenarios and mixed-use developments are the parking rates from the Urban Land Institute 3rd Edition Shared Parking.
3. The recommended parking reduction methodology applicable for the DVSP buildout scenarios and mixed-use development is the 16.5% mode share and 18% internal capture reductions from Methodology II.
 - a. This methodology assumes feasible implementation of transportation improvement measures and moderate mode shift to alternative transportation based on inherent DVSP project characteristics and development goals.
 - b. These parking reduction values are a reasonable assumption. There is the option to increase the mode share split if additional TDM and infrastructure improvements are implemented.
4. The total estimated parking supply for the DVSP buildout (Land Use Scenario B & C) is unknown at this time since redevelopment of the area with higher land use densities will impact the current parking supply and where future parking spaces are located.
 - a. Assuming the recommended ULI parking rates and Methodology II parking reductions, buildout of the DVSP would have a peak parking demand between 6,764 to 8,880 spaces. This estimated parking demand does not exceed the 10,121 to 13,650 Municipal Code required parking supply.
 - b. To ensure there is sufficient parking capacity to meet the anticipated parking demand, it is recommended that the City develop a parking management plan to identify parking strategies and policies for the Downtown Specific Plan area.
5. This analysis only provides parking demand calculations. Actual parking supply for the DVSP can be calculated once site specific details are available to conduct a sensitivity analysis preventing parking overflow into adjacent neighborhoods.

The recommended shared parking scenario results are shown in Table 9. The range of results for each parking analysis methodology is summarized in Table 10 and Table 11.

Table 9 – DVSP Recommended Shared Peak Parking Demand

Weekday Total Peak Parking Demand (# vehicle spaces)					
Shared Use Parking Demand Analysis by Peak Time of Day				Land Use Scenario	
				B	C
Parking Rate Source	Methodology	Land Use	Land Use Parking Rate	DVSP Minimum Buildout	DVSP Maximum Buildout
1 ULI (3rd Ed)	II 16.5% Mode Share 18% Internal Capture	Office	3.1 to 3.7	61	76
		Retail	2.8 to 4.4	1,895	3,402
		Residential	0.8 to 2.5	4,807	5,322
		Total Peak Demand		6,764	8,800
		Peak Hour Period		12 AM	8 PM
Marina Municipal Code Required Parking				10,121	13,650
Estimated Parking Supply in DVSP				TBD	TBD
NOTES:					
Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)					
Parking Demand shown is the peak shared use by time of day from ITE or ULI distribution data. See individual analysis sheets for peak hour period					
Mode Share accounts for multi-modal users (walk, bike, transit, etc.). For ULI, percentage is estimated from the potential TDM measures and alternative transportation mode infrastructure proposed in DVSP based on 2021 CAPCOA Transportation Measures / Guidelines. For ITE, mode share is accounted for in the base parking					
Internal Capture accounts for patrons that are already parked and visit multiple land uses in a mixed-use site. For ULI, percentage is estimated from DVSP land uses based on NCHRP 684 methodology for mixed-use developments. For ITE, internal capture is accounted for in the base parking demand rate. Internal Capture reduction not applied to Multifamily DVSP District since this zone does not have mixed-use commercial and					

Table 10 – DVSP Shared Peak Parking Demand Summary

Weekday Total Peak Parking Demand (# vehicle spaces)						
Shared Use Parking Demand Analysis by Peak Time of Day				Land Use Scenario		
				A	B	C
Parking Rate Source	Methodology	Land Use	Land Use Parking Rate	Existing Uses	DVSP Minimum Buildout	DVSP Maximum Buildout
1 ULI (3rd Ed)	I 0% Mode Share 0% Internal Capture	Office	3.1 to 3.7	47	72	108
		Retail	2.8 to 4.4	2,116	3,141	5,240
		Residential	0.8 to 2.5	2,802	5,723	6,336
		Total Peak Demand		4,965	8,935	11,683
		Peak Hour Period		8 PM	8 PM	8 PM
	II 16.5% Mode Share 18% Internal Capture	Office	3.1 to 3.7	39	61	76
		Retail	2.8 to 4.4	1,348	1,895	3,402
		Residential	0.8 to 2.5	2,340	4,807	5,322
		Total Peak Demand		3,726	6,764	8,800
		Peak Hour Period		8 PM	12 AM	8 PM
	III 30% Mode Share 18% Internal Capture	Office	3.1 to 3.7	31	51	63
		Retail	2.8 to 4.4	1,130	1,580	2,836
		Residential	0.8 to 2.5	1,961	4,008	4,435
		Total Peak Demand		3,123	5,637	7,333
		Peak Hour Period		8 PM	8 PM	8 PM
2 ITE (5th Ed)	IV Base Rates with inherent Mode Share & Internal Capture	Office	2.39	151	150	1,657
		Retail	3.77	2,243	2,928	5,907
		Residential	1.21	1,840	4,154	2,269
		Total Peak Demand		4,234	7,232	9,833
		Peak Hour Period		6 PM	7 PM	1 PM
3 Marina Data & ITE (5th Ed)	IV Base Rates with inherent Mode Share & Internal Capture	Office	2.39	83	0	218
		Retail	1.55	859	0	1,943
		Residential	1.21	2,034	5,690	4,599
		Total Peak Demand		2,976	5,690	6,760
		Peak Hour Period		7 PM	12 AM	7 PM
Marina Municipal Code Required Parking				5,863	10,121	13,650
Estimated Parking Supply in DVSP				7,990	TBD	TBD
NOTES:						
Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)						
Parking Demand shown is the peak shared use by time of day from ITE or ULI distribution data. See individual analysis sheets for peak hour period						
Mode Share accounts for multi-modal users (walk, bike, transit, etc.). For ULI, percentage is estimated from the potential TDM measures and alternative transportation mode infrastructure proposed in DVSP based on 2021 CAPCOA Transportation Measures / Guidelines. For ITE, mode share is accounted for in the base parking demand rate.						
Internal Capture accounts for patrons that are already parked and visit multiple land uses in a mixed-use site. For ULI, percentage is estimated from DVSP land uses based on NCHRP 684 methodology for mixed-use developments. For ITE, internal capture is accounted for in the base parking demand rate. Internal Capture reduction not applied to Multifamily DVSP District since this zone does not have mixed-use commercial and residential components.						

Table 11 – DVSP Adjusted Peak Parking Demand Rate Summary

Adjusted Parking Demand Rate (# spaces / LU) by Peak Time of Day						
Shared Use Parking Demand Analysis by Peak Time of Day				Land Use Scenario		
				A	B	C
Parking Rate Source	Methodology	Land Use	Land Use Unit	Existing Uses	DVSP Minimum Buildout	DVSP Maximum Buildout
1 ULI (3rd Ed)	I 0% Mode Share 0% Internal Capture	Office	KSF	2.15	2.09	2.24
		Retail				
		Residential	DU	1.22	1.22	1.22
		Peak Hour Period		8 PM	8 PM	8 PM
	II 16.5% Mode Share 18% Internal Capture	Office	KSF	1.38	1.27	1.45
		Retail				
		Residential	DU	1.02	1.02	1.02
		Peak Hour Period		8 PM	8 PM	8 PM
	III 30% Mode Share 18% Internal Capture	Office	KSF	1.15	1.06	1.21
		Retail				
		Residential	DU	0.85	0.85	0.85
		Peak Hour Period		8 PM	8 PM	8 PM
2 ITE (5th Ed)	IV Base Rates with inherent Mode Share & Internal Capture	Office	KSF	2.38	2.00	3.16
		Retail				
		Residential	DU	0.80	0.88	0.44
		Peak Hour Period		6 PM	7 PM	1 PM
3 Marina Data & ITE (5th Ed)	IV Base Rates with inherent Mode Share & Internal Capture	Office	KSF	0.94	0.00	0.86
		Retail				
		Residential	DU	0.88	1.21	0.88
		Peak Hour Period		7 PM	12 AM	7 PM
NOTES:						
Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)						
Adjusted Peak Parking Demand Rate shown provides comparison between each Land Use Scenario (A,B,C) accounting for differences in land use size, parking reduction methodology, and peak hour period.						
Mode Share accounts for multi-modal users (walk, bike, transit, etc.). For ULI, percentage is estimated from the potential TDM measures and alternative transportation mode infrastructure proposed in DVSP based on 2021 CAPCOA Transportation Measures / Guidelines. For ITE, mode share is accounted for in the base parking demand rate.						
Internal Capture accounts for patrons that are already parked and visit multiple land uses in a mixed-use site. For ULI, percentage is estimated from DVSP land uses based on NCHRP 684 methodology for mixed-use developments. For ITE, internal capture is accounted for in the base parking demand rate. Internal Capture reduction not applied to Multifamily DVSP District since this zone does not have mixed-use commercial and residential components.						

Potential Parking Management Strategies

To improve parking capacity and operations for the proposed mixed-use development in the DVSP buildout scenarios, the following potential parking management strategies and TDM infrastructure measures could be implemented to reduce vehicle trips and reduce the vehicle parking demand.

Preferential Parking Spaces

- Provide reserved parking spaces for online retail and food pickup service (including DoorDash and mobile orders). These spaces should be located close to the business entrances and identified with signing/striping with a maximum set time limit.
- Provide reserved parking spaces for electric vehicles and charging stations. These spaces should be identified with signing/striping and located in an accessible area with sufficient lighting and utilities.

Short-Term and Long-Term Duration Spaces

- Establish time limits for on-street parking spaces using parking meters, signing, or striping along the curb. Parking violations should be enforced by the City.

Rideshare / Transportation Network Company (TNC) Hub

- Establish a central loading area for rideshare and TNC vehicles to pickup and drop-off passengers in the Specific Plan area to mitigate traffic congestion and queuing on local streets and parking areas.
- Recommend potential rideshare hub to be located in the DVSP Core district.

TDM Transit Infrastructure

- Provide high quality transit stops on Reservation Road and Del Monte Boulevard.
- Provide wayfinding signs between transit stops and downtown destinations.

TDM Bicycle Infrastructure

- Construct Class I or Class IV bike facilities on Reservation Road and Del Monte Boulevard.
- Provide on-site bike racks, storage, and repair facilities.
- Provide showers and lockers for office users.

TDM Pedestrian Infrastructure

- Establish a grid network of pedestrian connectivity throughout the site for shortest walking paths between destinations.

Affordable Housing and Assembly Bill 2097

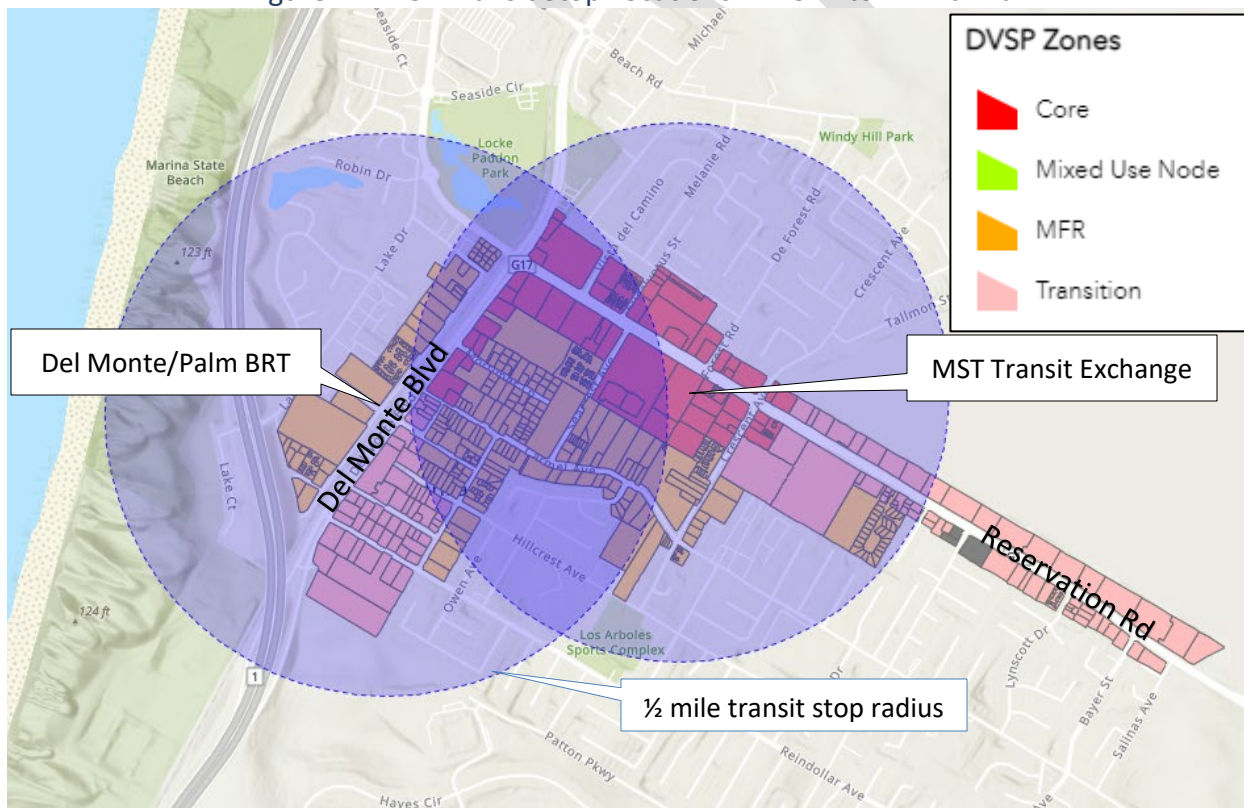
A portion of the residential units in the DVSP Multifamily zone would provide affordable housing to support the local businesses in downtown. The City does not have an established parking requirement for affordable housing or below market rate (BMR) units and the final amount of affordable housing planned in the DVSP buildout scenarios still being determined.

For reference, other affordable housing projects in the City of Marina such as the University Villages Specific Plan is proposing to provide a minimum parking requirement of 1.3 spaces per dwelling unit.

California Assembly Bill 2097 approved by the State Assembly and Governor on 9/22/2022 eliminates parking mandates for homes and commercial buildings near transit, or neighborhoods with low rates of car use. The bill prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project that is located within ½ mile of public transit.

Most of the DVSP boundary would be located within ½ mile of public transit from the proposed MST SURF bus rapid transit project and would likely satisfy the parking provisions described in AB 2097. The proposed MST improvement project would provide high quality BRT stops at the Del Monte / Palm intersection and MST Transit Exchange along Reservation Road. Figure 2 and the Appendix shows the ½ mile radius of the proposed MST transit stops in downtown and the parcels that are potentially impacted by AB 2097.

Figure 2 – MST Transit Stop Locations in Downtown Marina



Affordable housing units proposed in the DVSP would likely meet the provisions of AB 2097 and be exempt from providing minimum off-street parking. For comparison purposes only, it is assumed that the parking demand for the BMR residential units would be reduced from the total peak parking demand. Table 12 shows the estimated DVSP parking demand if up to 612 affordable housing units are affected by the AB 2097 parking provisions. With affordable housing and AB 2097, buildout of the DVSP would potentially have a peak parking demand between 6,020 to 8,056 spaces.

Table 12 – DVSP Shared Peak Parking Demand with Affordable Housing & AB 2097
(Comparison)

Weekday Total Peak Parking Demand (# vehicle spaces)					
Shared Use Parking Demand Analysis by Peak Time of Day				Land Use Scenario	
				B	C
Parking Rate Source	Methodology	Land Use	Land Use Parking Rate	DVSP Minimum Buildout	DVSP Maximum Buildout
1 ULI (3rd Ed)	II 16.5% Mode Share 18% Internal Capture	Office	3.1 to 3.7	61	76
		Retail	2.8 to 4.4	1,895	3,402
		Residential	0.8 to 2.5	4,807	5,322
		Total Peak Demand		6,764	8,800
		Peak Hour Period		12 AM	8 PM
Estimated Affordable Housing Parking Demand (612 Units)				744	744
Total Peak Parking Demand minus Affordable Housing				6,020	8,056
NOTES:					
Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)					
Parking Demand shown is the peak shared use by time of day from ITE or ULI distribution data. See individual analysis sheets for peak hour period					
Assumes up to 612 affordable housing units are reduced from the total peak parking demand based on the AB 2097 parking provisions and 1/2 mile proximity to transit stops					
Parking demand estimates shown are for comparison purposes only					

9. References

California Air Pollution Control Officers Association (CAPCOA). December 2021. *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*

Institute of Transportation Engineers (ITE). February 2019. *Parking Generation, 5th Edition*

Transportation Research Board (TRB). 2011. *National Cooperative Highway Research Program (NCHRP) 684 Enhancing Internal Trip Capture Estimation for Mixed-Use Developments*

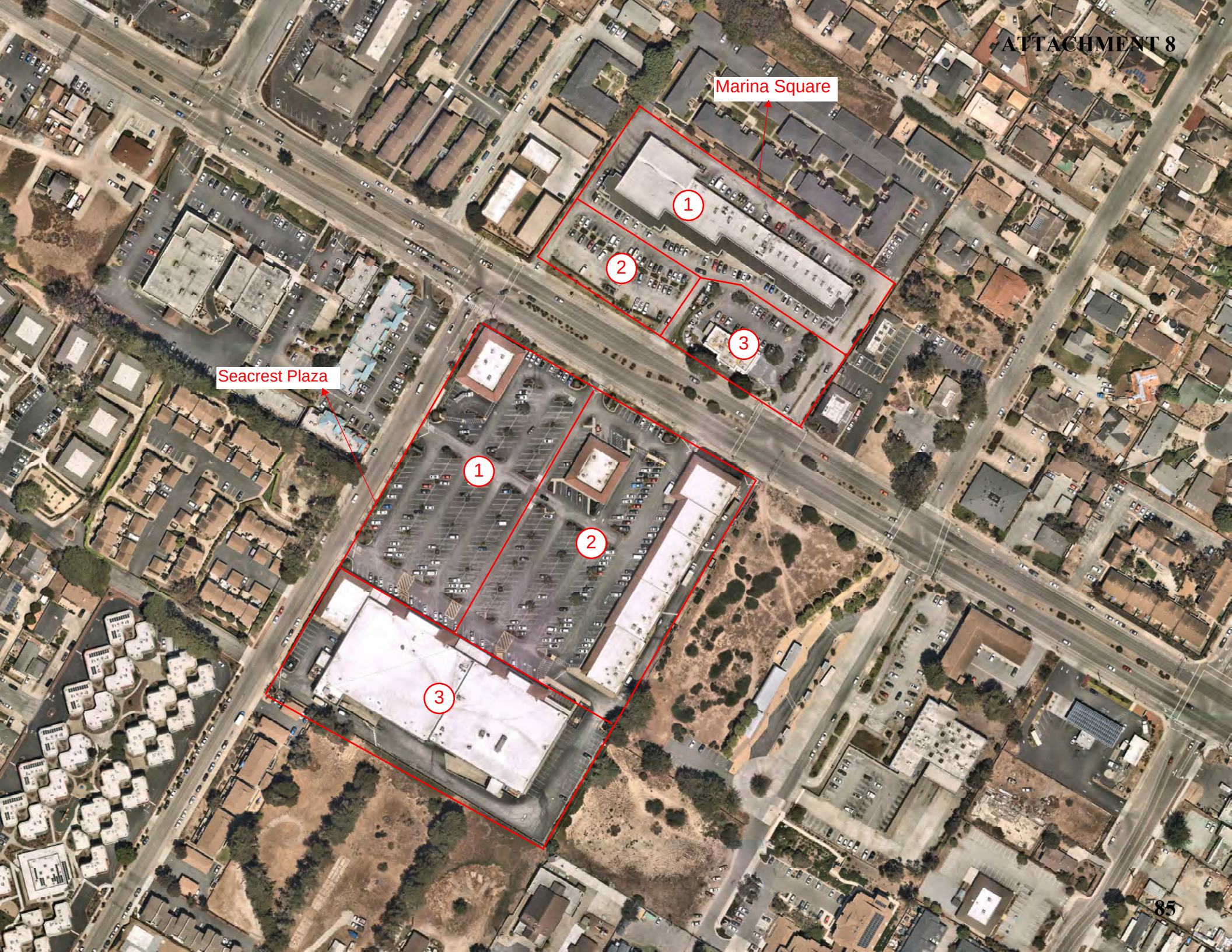
Urban Land Institute (ULI). February 2020. *Shared Parking, 3rd Edition*

10. Appendix

- A. Parking Occupancy Survey Data (September 2022)
- B. NCHRP 684 – Internal Capture Reduction for DVSP
- C. US Census Data for Multifamily residential bedroom size distribution
- D. ULI 3rd Edition Parking Rates –Parking Demand Analysis
- E. ITE 5th Edition Parking Rates –Parking Demand Analysis
- F. Marina Field Data & ITE 5th Edition Parking Rates –Parking Demand Analysis

Appendix A - Parking Occupancy Survey Data (September 2022)

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Marina Square

Seacrest Plaza

Marina Square Shopping Center - 250 Reservation Road		
Building / Business Name	Land Use (DVSP Definitions)	Size (SQFT)
Marina Tire Auto Repair	Services, Major (Motor Vehicle Service)	4,050
Ace Hardware	Retail Sales, Minor	10,025
Cheesecake Dreamations	Restaurant, Minor (Convenience Restaurant)	2,660
Wash & Dry	Service, Minor (General Service)	2,150
Vacant	N/A	1,990
Daddy's City Diner	Restaurarant, Minor	3,025
Purity Foot Massage	Service, Major (Massage Establishments)	1,470
Body Massage	Service, Major (Massage Establishments)	1,420
Michael's Grill and Taqueria	Restaurant, Minor (Restaurant with Beer and Wine Sales)	1,540
Lola's Kusina	Restaurant, Minor	1,150
Ray's Hair Cut Salon	Service, Minor (General Service)	985
Glow Brows Salon	Service, Minor (General Service)	610
Lopez Tax Refund	Service, Minor (Professional Offices)	1,380
Farmers Insurance	Service, Minor (Professional Offices)	1,725
Twisted Roots	Retail Sales, Minor	1,520
Nails Fashion	Service, Minor (General Service)	660
Domino's	Restaurant, Minor (Convenience Restaurant)	1,830
Health New Image	Service, Minor (Fitness and Health Establishment)	1,760
McDonald's	Restaurant, Minor (Convenience Restaurant)	3,810
Clothes/Shoes Donation Station		210
	Total	43,970

Seacrest Plaza Shopping Center - 250 Reservation Road		
Building / Business Name	Land Use (DVSP Definitions)	Size (SQFT)
Auto Zone	Retail Sales, Minor	8,260
Chase Bank	Service, Minor (Bank, Retail)	7,120
Goodwill Store	Retail Sales, Minor	6,470
Mountain Mike's Pizza	Restaurant, Minor (Convenience Restaurant)	4,180
UPS Store	Service, Minor (General Service)	2,060
Donuts and Bagels	Restaurant, Minor (Convenience Restaurant)	2,235
Vacant	N/A	1,415
Subway	Restaurant, Minor (Convenience Restaurant)	1,350
Dollar Store	Retail Sales, Minor	3,180
Picture Perfect Pet Grooming	Service, Minor (Animal Service)	1,765
Vacant	N/A	1,425
Indian Fashion Trends	Retail Sales, Minor	1,930
H&R Block	Service, Minor (Professional Offices)	820
Evelyn Nails	Service, Minor (General Service)	1,430
Lucky Noodle House	Restaurant, Minor (Convenience Restaurant)	1,570
Poke House	Restaurant, Minor (Convenience Restaurant)	1,300
Lucky Store	Supermarket	43,843
CVS/Pharmacy	Pharmacy	32,445
Vacant	N/A	4,986
Total		127,784

Marina Square					Time: 12:00PM
Lot ID	Parking Space Supply	ADA Supply	Reserved Supply	Occupied Spaces	Occupancy Rate
1	75	4	3	32	43%
2	41	0	0	12	29%
3	35	2	4	24	69%
Total	151	6	7	68	45%

Marina Square					Time: 1:00PM
Lot ID	Parking Space Supply	ADA Supply	Reserved Supply	Occupied Spaces	Occupancy Rate
1	75	4	3	35	47%
2	41	0	0	12	29%
3	35	2	4	17	49%
Total	151	6	7	64	42%

Marina Square					Time: 5:00PM
Lot ID	Parking Space Supply	ADA Supply	Reserved Supply	Occupied Spaces	Occupancy Rate
1	75	4	3	21	28%
2	41	0	0	13	32%
3	35	2	4	9	26%
Total	151	6	7	43	28%

Marina Square					Time: 6:00PM
Lot ID	Parking Space Supply	ADA Supply	Reserved Supply	Occupied Spaces	Occupancy Rate
1	75	4	3	25	33%
2	41	0	0	7	17%
3	35	2	4	9	26%
Total	151	6	7	41	27%

Marina Square		OCCUPANY RATE SUMMARY			
Lot ID	12:00PM	1:00PM	5:00PM	6:00PM	
1	43%	47%	28%	33%	
2	29%	29%	32%	17%	
3	69%	49%	26%	26%	
Total	45%	42%	28%	27%	

Seacrest Shopping Center					Time: 12:00PM
Lot ID	Parking Space Supply	ADA Supply	Reserved Supply	Occupied Spaces	Occupancy Rate
1	217	6	0	51	24%
2	213	9	2	87	41%
3	37	0	0	3	8%
Total	467	15	2	141	30%

Seacrest Shopping Center					Time: 1:00PM
Lot ID	Parking Space Supply	ADA Supply	Reserved Supply	Occupied Spaces	Occupancy Rate
1	217	6	0	52	24%
2	213	9	2	88	41%
3	37	0	0	1	3%
Total	467	15	2	141	30%

Seacrest Shopping Center					Time: 5:00PM
Lot ID	Parking Space Supply	ADA Supply	Reserved Supply	Occupied Spaces	Occupancy Rate
1	217	6	0	62	29%
2	213	9	2	105	49%
3	37	0	0	7	19%
Total	467	15	2	174	37%

Seacrest Shopping Center					Time: 6:00PM
Lot ID	Parking Space Supply	ADA Supply	Reserved Supply	Occupied Spaces	Occupancy Rate
1	217	6	0	44	20%
2	213	9	2	77	36%
3	37	0	0	9	24%
Total	467	15	2	130	28%

Seacrest Shopping Center		OCCUPANCY RATE SUMMARY			
Lot ID	12:00PM	1:00PM	5:00PM	6:00PM	
1	24%	24%	29%	20%	
2	41%	41%	49%	36%	
3	8%	3%	19%	24%	
Total	30%	30%	37%	28%	

DRAFT

Weekday Trip Generation
Trips Based on Average Rates/Equations

**Marina DVSP
Max Buildout Scenario**

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NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Downtown Vitalization Specific Plan			Organization:	Kimley-Horn and Associates, Inc.
Project Location:	Marina, CA			Performed By:	DW
Scenario Description:	Internal Capture for Shared Parking			Date:	10/11/2022
Analysis Year:	2022			Checked By:	FV
Analysis Period:	AM Street Peak Hour			Date:	10/11/2022

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	825	1,000 Sq Ft	1,253	1,103	150
Retail	820	1,556	1,000 Sq Ft	1,307	810	497
Restaurant		-	1,000 Sq Ft	0	0	0
Cinema/Entertainment		-	1,000 Sq Ft	0	0	0
Residential	220	5,205	Dwelling Unit(s)	2,082	500	1,582
Hotel		-	Room(s)	0	0	0
All Other Land Uses ²		-	0	0	0	0
				4,642	2,413	2,229

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.00	5%	5%	1.00	5%	5%
Retail	1.00	5%	5%	1.00	5%	5%
Restaurant	1.00	5%	5%	1.00	5%	5%
Cinema/Entertainment	1.00	5%	5%	1.00	5%	5%
Residential	1.00	5%	5%	1.00	5%	5%
Hotel	1.00	5%	5%	1.00	5%	5%
All Other Land Uses ²	1.00	5%	5%	1.00	5%	5%

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		42	0	0	0	0
Retail	44		0	0	10	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	32	16	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	4,642	2,413	2,229
Internal Capture Percentage	6%	6%	6%
External Vehicle-Trips ⁵	3,918	2,041	1,877
External Transit-Trips ⁶	218	114	104
External Non-Motorized Trips ⁶	218	114	104

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	7%	28%
Retail	7%	11%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	3%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Downtown Vitalization Specific Plan
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	1103	1103	1.00	150	150
Retail	1.00	810	810	1.00	497	497
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	500	500	1.00	1582	1582
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		42	95	0	2	0
Retail	144		65	0	70	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	32	16	316	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		259	0	0	0	0
Retail	44		0	0	10	0
Restaurant	154	65		0	25	0
Cinema/Entertainment	0	0	0		0	0
Residential	33	138	0	0		0
Hotel	33	32	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	76	1027	1103	925	51	51
Retail	58	752	810	676	38	38
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	10	490	500	440	25	25
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	42	108	150	98	5	5
Retail	54	443	497	399	22	22
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	48	1534	1582	1380	77	77
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Downtown Vitalization Specific Plan			Organization:	Kimley-Horn and Associates, Inc.
Project Location:	Marina, CA			Performed By:	DW
Scenario Description:	Internal Capture for Shared Parking			Date:	10/11/2022
Analysis Year:	2022			Checked By:	FV
Analysis Period:	PM Street Peak Hour			Date:	10/11/2022

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	825	1,000 Sq Ft	1,187	202	985
Retail	820	1,556	1,000 Sq Ft	5,292	2,540	2,752
Restaurant		-	1,000 Sq Ft	0	0	0
Cinema/Entertainment		-	1,000 Sq Ft	0	0	0
Residential	220	5,205	Dwelling Unit(s)	2,655	1,673	982
Hotel		-	Room(s)	0	0	0
All Other Land Uses ²		-	0	0	0	0
				9,134	4,415	4,719

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.00	5%	5%	1.00	5%	5%
Retail	1.00	5%	5%	1.00	5%	5%
Restaurant	1.00	5%	5%	1.00	5%	5%
Cinema/Entertainment	1.00	5%	5%	1.00	5%	5%
Residential	1.00	5%	5%	1.00	5%	5%
Hotel	1.00	5%	5%	1.00	5%	5%
All Other Land Uses ²	1.00	5%	5%	1.00	5%	5%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		197	0	0	20	0
Retail	55		0	0	716	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	39	254	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	9,134	4,415	4,719
Internal Capture Percentage	28%	29%	27%
External Vehicle-Trips ⁵	5,918	2,822	3,096
External Transit-Trips ⁶	327	156	171
External Non-Motorized Trips ⁶	327	156	171

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	47%	22%
Retail	18%	28%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	44%	30%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Downtown Vitalization Specific Plan
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	202	202	1.00	985	985
Retail	1.00	2540	2540	1.00	2752	2752
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	1673	1673	1.00	982	982
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		197	39	0	20	0
Retail	55		798	110	716	138
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	39	412	206	0		29
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		203	0	0	67	0
Retail	63		0	0	770	0
Restaurant	61	1270		0	268	0
Cinema/Entertainment	12	102	0		67	0
Residential	115	254	0	0		0
Hotel	0	51	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	94	108	202	98	5	5
Retail	451	2089	2540	1881	104	104
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	736	937	1673	843	47	47
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	217	768	985	692	38	38
Retail	771	1981	2752	1783	99	99
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	293	689	982	621	34	34
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Appendix C - US Census Data for Multifamily residential bedroom size distribution

DRAFT

Number of Multifamily Units Completed by Number of Bedrooms per Unit ATTACHMENT 8

(Components may not add to totals because of rounding. Percents computed from unrounded figures.)

Year	Number of units (in thousands)					Percent distribution				
	Total	Efficiencies	1 bedroom	2 bedrooms	3 or more bedrooms	Total	Efficiencies	1 bedroom	2 bedrooms	3 or more bedrooms
United States										
1978	498	18	194	246	43	100	3	39	49	9
1979	570	15	219	283	53	100	3	38	50	9
1980	545	16	188	285	55	100	3	34	52	10
1981	447	11	152	237	48	100	2	34	53	11
1982	374	6	138	195	37	100	1	37	52	10
1983	467	9	166	247	44	100	2	36	53	9
1984	627	14	231	334	48	100	2	37	53	8
1985	631	14	227	343	47	100	2	36	54	7
1986	636	20	235	339	42	100	3	37	53	7
1987	546	16	193	296	41	100	3	35	54	7
1988	445	10	151	247	37	100	2	34	55	8
1989	397	13	138	207	39	100	3	35	52	10
1990	342	6	113	184	39	100	2	33	54	11
1991	253	7	73	144	29	100	3	29	57	12
1992	194	3	51	115	24	100	2	26	60	13
1993	153	4	37	87	26	100	3	24	57	17
1994	187	4	51	104	29	100	2	27	56	15
1995	247	5	65	138	40	100	2	26	56	16
1996	284	4	76	157	47	100	2	27	55	17
1997	284	6	76	155	46	100	2	27	55	16
1998	314	7	93	163	51	100	2	30	52	16
1999	334	9	98	163	65	100	3	29	49	19
2000	332	9	100	165	59	100	3	30	50	18
2001	315	6	89	153	66	100	2	28	49	21
2002	323	6	95	159	64	100	2	29	49	20
2003	292	7	81	144	60	100	2	28	49	21
2004	310	6	89	153	62	100	2	29	49	20
2005	296	6	71	149	69	100	2	24	50	23
2006	325	6	82	158	79	100	2	25	49	24
2007	284	5	80	138	61	100	2	28	49	21
2008	301	8	104	140	49	100	3	34	46	16
2009	274	6	104	130	35	100	2	38	47	13
2010	155	10	55	70	19	100	7	35	45	13
2011	138	4	45	65	25	100	3	32	47	18
2012	166	7	60	71	28	100	4	36	43	17
2013	195	10	79	79	27	100	5	40	41	14
2014	264	14	111	108	31	100	5	42	41	12
2015	320	16	131	139	35	100	5	41	43	11
2016	321	15	134	134	39	100	5	42	42	12
2017	358	21	152	145	39	100	6	43	41	11
2018	345	26	150	134	35	100	7	43	39	10
2019	352	26	149	138	40	100	7	42	39	11
2020	375	27	164	146	38	100	7	44	39	10
2021	371	30	160	147	35	100	8	43	40	9
RSE/SE	6	9	6	6	9	(NA)	1	1	1	1

Number of Multifamily Units Completed by Number of Bedrooms per Unit ATTACHMENT 8

(Components may not add to totals because of rounding. Percents computed from unrounded figures.)

Year	Number of units (in thousands)					Percent distribution				
	Total	Efficiencies	1 bedroom	2 bedrooms	3 or more bedrooms	Total	Efficiencies	1 bedroom	2 bedrooms	3 or more bedrooms
Northeast										
1978	41	1	23	13	4	100	3	56	33	9
1979	53	2	31	16	4	100	4	58	30	8
1980	46	2	24	16	4	100	5	52	34	9
1981	40	1	21	14	5	100	2	52	34	12
1982	41	(S)	24	13	3	100	(S)	59	32	7
1983	33	1	15	13	4	100	2	46	39	13
1984	40	3	18	15	5	100	7	45	37	12
1985	46	2	12	25	6	100	3	27	55	14
1986	61	3	25	30	4	100	4	41	49	6
1987	62	2	21	31	7	100	3	35	51	12
1988	62	2	18	33	9	100	4	29	53	14
1989	60	3	23	26	8	100	5	38	43	14
1990	31	1	9	18	3	100	3	30	57	11
1991	21	1	6	11	2	100	4	31	56	10
1992	23	1	9	11	1	100	5	39	50	6
1993	12	1	4	6	2	100	8	32	48	13
1994	11	(S)	2	6	(S)	100	(S)	18	57	(S)
1995	19	1	8	8	(S)	100	5	40	44	(S)
1996	17	1	5	9	2	100	3	31	53	13
1997	19	2	4	8	5	100	10	22	42	26
1998	21	1	10	7	3	100	5	48	32	16
1999	28	3	8	11	6	100	9	29	40	22
2000	26	2	7	13	5	100	6	26	50	18
2001	31	1	8	15	6	100	4	27	49	20
2002	35	2	11	14	8	100	5	32	41	22
2003	41	2	10	20	9	100	6	24	49	21
2004	37	1	11	17	8	100	3	29	47	21
2005	39	2	9	15	13	100	5	24	38	33
2006	51	2	9	22	18	100	3	19	43	35
2007	40	1	11	18	10	100	3	28	45	24
2008	37	1	11	17	8	100	4	30	45	22
2009	40	1	14	18	6	100	3	36	46	16
2010	26	2	8	11	5	100	9	32	40	19
2011	29	2	11	12	4	100	7	40	40	13
2012	28	2	10	11	5	100	8	35	39	18
2013	27	3	11	9	4	100	11	41	34	14
2014	39	2	17	15	5	100	6	42	38	14
2015	46	5	15	20	5	100	12	33	44	12
2016	44	4	19	15	6	100	9	43	35	14
2017	57	5	23	23	6	100	8	41	41	10
2018	54	6	24	19	4	100	11	45	36	8
2019	60	5	25	23	7	100	8	42	39	12
2020	38	4	14	15	6	100	9	37	39	15
2021	50	5	19	21	5	100	10	39	42	9
RSE/SE	14	15	21	16	20	(NA)	1	4	4	2

Number of Multifamily Units Completed by Number of Bedrooms per Unit ATTACHMENT 8

(Components may not add to totals because of rounding. Percents computed from unrounded figures.)

Year	Number of units (in thousands)					Percent distribution				
	Total	Efficiencies	1 bedroom	2 bedrooms	3 or more bedrooms	Total	Efficiencies	1 bedroom	2 bedrooms	3 or more bedrooms
Midwest										
1978	117	2	44	60	10	100	2	38	51	8
1979	121	2	48	60	12	100	2	39	49	10
1980	104	1	38	54	11	100	1	36	52	10
1981	78	2	24	43	9	100	2	30	56	12
1982	51	(S)	16	28	6	100	(S)	32	55	12
1983	59	1	17	34	8	100	1	28	57	14
1984	65	1	20	37	7	100	2	31	59	11
1985	79	2	27	44	6	100	2	34	56	8
1986	100	4	34	56	5	100	3	34	56	5
1987	101	4	38	53	6	100	4	37	53	6
1988	89	2	34	47	6	100	2	38	53	7
1989	76	2	27	42	5	100	3	35	55	7
1990	68	1	21	41	5	100	2	31	59	8
1991	55	3	15	31	6	100	5	27	56	11
1992	50	(Z)	10	33	6	100	(S)	20	67	12
1993	42	1	9	25	6	100	3	22	59	15
1994	52	(S)	15	31	5	100	(S)	29	60	10
1995	56	1	10	35	9	100	2	18	63	16
1996	60	(Z)	12	37	11	100	(Z)	20	62	18
1997	59	(Z)	13	37	10	100	(Z)	22	63	17
1998	62	2	16	36	8	100	3	26	58	13
1999	58	4	15	32	8	100	7	26	55	13
2000	65	2	17	38	9	100	3	25	58	13
2001	55	1	13	30	11	100	2	24	54	20
2002	58	(Z)	14	34	9	100	1	25	59	16
2003	58	1	16	32	10	100	1	28	55	16
2004	59	1	15	33	9	100	2	26	57	16
2005	45	1	9	27	8	100	2	20	60	18
2006	40	(Z)	14	21	5	100	1	35	52	12
2007	34	(Z)	9	20	5	100	(Z)	26	60	14
2008	40	(Z)	11	23	5	100	1	27	59	14
2009	30	1	9	17	4	100	2	30	55	13
2010	25	2	8	13	3	100	7	30	51	11
2011	27	1	8	15	4	100	3	29	55	14
2012	25	1	7	13	3	100	5	29	53	13
2013	25	1	8	12	4	100	5	32	46	16
2014	45	3	15	21	6	100	7	33	47	13
2015	52	2	16	27	6	100	5	31	52	12
2016	47	2	16	23	6	100	4	34	49	13
2017	52	4	22	20	5	100	8	43	39	10
2018	44	3	17	19	6	100	8	37	43	13
2019	49	4	20	21	5	100	9	40	42	9
2020	57	8	25	20	4	100	13	44	36	7
2021	59	9	24	22	4	100	15	41	38	7
RSE/SE	8	16	10	10	16	(NA)	2	2	3	1

Number of Multifamily Units Completed by Number of Bedrooms per Unit ATTACHMENT 8

(Components may not add to totals because of rounding. Percents computed from unrounded figures.)

Year	Number of units (in thousands)					Percent distribution				
	Total	Efficiencies	1 bedroom	2 bedrooms	3 or more bedrooms	Total	Efficiencies	1 bedroom	2 bedrooms	3 or more bedrooms
South										
1978	181	4	75	89	13	100	2	42	49	7
1979	227	5	90	116	17	100	2	40	51	7
1980	242	3	84	132	22	100	1	35	55	9
1981	218	5	76	116	20	100	2	35	53	9
1982	199	2	71	106	20	100	1	36	53	10
1983	270	4	100	142	23	100	2	37	53	9
1984	358	5	137	192	24	100	1	38	54	7
1985	298	5	117	156	21	100	2	39	52	7
1986	259	7	106	130	17	100	3	41	50	7
1987	193	4	77	101	11	100	2	40	52	6
1988	138	2	48	78	9	100	2	35	57	7
1989	129	4	48	67	11	100	3	37	52	9
1990	121	1	46	62	12	100	1	38	51	10
1991	91	1	30	50	10	100	2	33	55	11
1992	63	(S)	17	36	9	100	(S)	27	57	15
1993	56	(S)	14	32	10	100	(S)	25	57	18
1994	74	(S)	22	39	12	100	(S)	30	54	16
1995	109	1	33	59	16	100	1	30	54	15
1996	130	(S)	37	69	21	100	(S)	29	53	16
1997	129	1	39	70	18	100	1	30	55	14
1998	154	2	45	81	26	100	2	29	53	17
1999	163	1	49	78	34	100	1	30	48	21
2000	163	1	51	79	32	100	1	31	48	20
2001	148	1	42	71	34	100	1	28	48	23
2002	143	1	39	72	31	100	1	28	50	22
2003	120	1	34	60	26	100	1	28	50	21
2004	141	1	40	68	31	100	1	29	48	22
2005	143	2	35	72	34	100	1	24	51	24
2006	161	2	38	80	41	100	1	24	50	25
2007	135	2	41	62	30	100	1	30	46	23
2008	150	1	61	67	21	100	1	41	44	14
2009	135	1	55	63	16	100	1	41	47	12
2010	59	1	23	29	7	100	1	39	49	11
2011	60	(Z)	18	29	13	100	(Z)	30	49	21
2012	74	1	29	31	13	100	1	39	42	18
2013	93	2	42	39	11	100	2	45	41	12
2014	112	2	53	45	11	100	2	48	41	10
2015	138	3	65	57	13	100	2	47	41	9
2016	148	3	68	60	18	100	2	46	41	12
2017	159	3	73	66	17	100	2	46	41	11
2018	146	6	67	59	15	100	4	46	40	10
2019	138	4	60	58	16	100	3	44	42	11
2020	172	6	80	71	16	100	3	46	41	9
2021	180	6	84	72	18	100	3	47	40	10
RSE/SE	7	12	7	9	13	(NA)	(Z)	1	2	1

Number of Multifamily Units Completed by Number of Bedrooms per Unit ATTACHMENT 8

(Components may not add to totals because of rounding. Percents computed from unrounded figures.)

Year	Number of units (in thousands)					Percent distribution				
	Total	Efficiencies	1 bedroom	2 bedrooms	3 or more bedrooms	Total	Efficiencies	1 bedroom	2 bedrooms	3 or more bedrooms
West										
1978	160	8	52	84	16	100	5	32	52	10
1979	169	6	51	92	20	100	3	30	55	12
1980	153	10	42	83	19	100	6	27	54	12
1981	111	4	31	63	14	100	3	28	57	12
1982	82	2	25	47	8	100	2	30	58	10
1983	104	3	34	58	9	100	3	33	56	9
1984	164	5	56	90	12	100	3	34	55	7
1985	207	6	71	117	14	100	3	34	56	7
1986	216	6	70	124	16	100	3	32	57	7
1987	190	6	57	110	17	100	3	30	58	9
1988	156	4	51	88	13	100	3	33	57	8
1989	131	4	42	72	14	100	3	32	55	11
1990	121	3	37	64	18	100	2	30	53	15
1991	87	1	21	52	12	100	2	25	60	13
1992	58	1	15	35	7	100	2	25	60	13
1993	43	1	9	24	8	100	3	22	56	19
1994	50	2	12	27	10	100	4	24	54	19
1995	63	1	14	36	12	100	2	23	57	19
1996	77	1	21	42	14	100	1	27	54	18
1997	77	3	21	40	14	100	4	27	52	18
1998	78	2	23	39	14	100	3	30	50	17
1999	85	1	25	41	17	100	2	30	48	20
2000	77	4	25	35	14	100	5	33	45	18
2001	80	2	26	37	15	100	3	32	46	19
2002	88	3	30	39	17	100	3	34	44	19
2003	73	4	22	32	16	100	5	29	43	22
2004	74	3	23	34	14	100	4	31	46	19
2005	69	1	18	35	14	100	2	26	51	21
2006	74	2	21	36	15	100	3	28	49	21
2007	75	2	20	38	16	100	3	26	50	21
2008	75	5	22	33	15	100	7	29	45	19
2009	69	3	26	32	9	100	4	37	46	13
2010	45	5	16	18	5	100	12	36	41	12
2011	23	1	8	9	5	100	6	33	40	21
2012	39	3	14	15	7	100	8	35	39	18
2013	50	4	18	20	8	100	8	36	40	16
2014	68	6	26	26	9	100	9	39	38	14
2015	85	5	35	35	10	100	6	41	41	12
2016	82	6	31	35	9	100	8	38	43	11
2017	90	9	34	36	11	100	10	38	40	13
2018	101	11	42	37	10	100	11	42	37	10
2019	104	13	43	36	12	100	12	42	34	12
2020	107	11	45	40	12	100	10	42	37	11
2021	82	10	32	31	8	100	13	39	38	10
RSE/SE	10	18	12	10	13	(NA)	1	2	2	1

Footnotes:

RSE/SE - Relative Standard Error (percent), Standard Error (percentage points)

NA - Not available

A - Represents an RSE or SE that is greater or equal to 100 percent or could not be computed

Z - Less than 500 units or less than 0.5 percent

S - Withheld because estimate did not meet publication standards on the basis of response rate or a consistency review

2011-2021				
10 YR AVG	9	39	39	13

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Project: Marina Downtown Parking Study - Existing Land Use in DVSP
Description: 0% mode share and 0% internal capture reduction

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking
	Quantity	Unit											8 PM	December	Demand	12 PM	December	Demand
Retail																		
Retail (<400 ksf)	691,705	sf GLA	2.90	100%	99%	2.87	ksf GLA	3.20	100%	99%	3.18	ksf GLA	85%	100%	1,690	100%	100%	2,201
Employee			0.70	100%	98%	0.68		0.80	100%	98%	0.78		90%	100%	426	100%	100%	544
Food and Beverage																		
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency	207	units	0.85	100%	100%	0.85	unit	0.85	100%	100%	0.85	unit	80%	100%	142	68%	100%	120
1 Bedroom	897	units	0.90	100%	100%	0.90	unit	0.90	100%	100%	0.90	unit	80%	100%	646	68%	100%	549
2 Bedrooms	897	units	1.65	100%	100%	1.65	unit	1.65	100%	100%	1.65	unit	80%	100%	1,185	68%	100%	1,007
3+ Bedrooms	299	units	2.50	100%	100%	2.50	unit	2.50	100%	100%	2.50	unit	80%	100%	598	68%	100%	509
Reserved		res spaces	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	2,301	units	0.10	100%	100%	0.10	unit	0.15	100%	100%	0.15	unit	100%	100%	231	20%	100%	69
Office																		
Office 25 to 100 ksf	36,587	sf GFA	0.29	100%	100%	0.29	ksf GFA	0.03	100%	100%	0.03	ksf GFA	1%	100%	-	90%	100%	2
Reserved		emp	0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	100%	-	100%	100%	-
Employee			3.45	100%	93%	3.20		0.34	100%	93%	0.32		5%	100%	6	90%	100%	11
Office 100 to 500 ksf	277,466	sf GFA	0.23	100%	100%	0.23	ksf GFA	0.03	100%	100%	0.03	ksf GFA	1%	100%	1	90%	100%	7
Reserved		emp	0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.91	100%	100%	2.91		0.29	100%	100%	0.29		5%	100%	40	90%	100%	73
Additional Land Uses																		
													Customer/Visitor	1,922		Customer	2,279	
													Employee/Resident	3,044		Employee/Resident	2,813	
													Reserved	-		Reserved	-	
													Total	4,965		Total	5,092	

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Project: Marina Downtown Parking Study - DVSP Min Buildout
Description: 0% mode share and 0% internal capture reduction

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 8 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking
	Quantity	Unit											8 PM	December	Demand	12 PM	December	Demand
Retail																		
Retail (<400 ksf)	386,780	sf GLA	2.90	100%	99%	2.87	ksf GLA	3.20	100%	99%	3.18	ksf GLA	85%	100%	943	100%	100%	1,228
Employee			0.70	100%	97%	0.68		0.80	100%	97%	0.78		90%	100%	236	100%	100%	302
Retail (400 to 600 ksf)	583,704	sf GLA	3.18	100%	99%	3.14	ksf GLA	3.57	100%	99%	3.54	ksf GLA	85%	100%	1,558	100%	100%	2,067
Employee			0.79	100%	97%	0.77		0.89	100%	97%	0.87		90%	100%	404	100%	100%	508
Food and Beverage																		
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency	423	units	0.85	100%	100%	0.85	unit	0.85	100%	100%	0.85	unit	80%	100%	288	68%	100%	245
1 Bedroom	1,833	units	0.90	100%	100%	0.90	unit	0.90	100%	100%	0.90	unit	80%	100%	1,321	68%	100%	1,123
2 Bedrooms	1,833	units	1.65	100%	100%	1.65	unit	1.65	100%	100%	1.65	unit	80%	100%	2,421	68%	100%	2,058
3+ Bedrooms	611	units	2.50	100%	100%	2.50	unit	2.50	100%	100%	2.50	unit	80%	100%	1,222	68%	100%	1,039
Reserved		res spaces	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	4,701	units	0.10	100%	100%	0.10	unit	0.15	100%	100%	0.15	unit	100%	100%	471	20%	100%	141
Office																		
Office 100 to 500 ksf	567,362	sf GFA	0.19	100%	100%	0.19	ksf GFA	0.02	100%	100%	0.02	ksf GFA	1%	100%	1	90%	100%	10
Reserved		emp	0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.51	100%	100%	2.51		0.25	100%	100%	0.25		5%	100%	71	90%	100%	129
Additional Land Uses																		
													Customer/Visitor	2,972	Customer	3,446		
													Employee/Resident	5,963	Employee/Resident	5,403		
													Reserved	-	Reserved	-		
													Total	8,935	Total	8,849		

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Project: Marina Downtown Parking Study - DVSP Max Buildout
Description: 0% mode share and 0% internal capture reduction

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											8 PM	December		12 PM	December	
Retail																		
Retail (400 to 600 ksf)	515,707	sf GLA	3.07	100%	99%	3.05	ksf GLA	3.43	100%	99%	3.41	ksf GLA	85%	100%	1,337	100%	100%	1,760
Employee			0.76	100%	98%	0.74		0.86	100%	98%	0.84		90%	100%	345	100%	100%	435
Retail (1,000 ksf to 2,000 ksf)	1,050,667	sf GLA	3.18	100%	99%	3.16	ksf GLA	3.58	100%	99%	3.56	ksf GLA	85%	100%	2,821	100%	100%	3,741
Employee			0.79	100%	98%	0.78		0.89	100%	98%	0.88		90%	100%	737	100%	100%	925
Food and Beverage																		
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency	468	units	0.85	100%	100%	0.85	unit	0.85	100%	100%	0.85	unit	80%	100%	319	68%	100%	271
1 Bedroom	2,030	units	0.90	100%	100%	0.90	unit	0.90	100%	100%	0.90	unit	80%	100%	1,462	68%	100%	1,242
2 Bedrooms	2,030	units	1.65	100%	100%	1.65	unit	1.65	100%	100%	1.65	unit	80%	100%	2,680	68%	100%	2,278
3+ Bedrooms	677	units	2.50	100%	100%	2.50	unit	2.50	100%	100%	2.50	unit	80%	100%	1,354	68%	100%	1,151
Reserved		res spaces	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	5,205	units	0.10	100%	100%	0.10	unit	0.15	100%	100%	0.15	unit	100%	100%	521	20%	100%	156
Office																		
Office 100 to 500 ksf	262,667	sf GFA	0.23	100%	100%	0.23	ksf GFA	0.03	100%	100%	0.03	ksf GFA	1%	100%	1	90%	100%	6
Reserved		emp	0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.93	100%	100%	2.93		0.29	100%	100%	0.29		5%	100%	38	90%	100%	69
Office >500 ksf	561,914	sf GFA	0.20	100%	100%	0.20	ksf GFA	0.02	100%	100%	0.02	ksf GFA	1%	100%	1	90%	100%	11
Reserved		emp	0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.60	100%	93%	2.42		0.26	100%	93%	0.24		5%	100%	68	90%	100%	123
Additional Land Uses																		
													Customer/Visitor		4,680	Customer		5,674
													Employee/Resident		7,002	Employee/Resident		6,495
													Reserved		-	Reserved		-
													Total		11,683	Total		12,169

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Project: Marina Downtown Parking Study - Existing Land Use in DVSP
Description: 16.5% mode share and 18% internal capture reduction

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking
	Quantity	Unit											8 PM	December	Demand	12 PM	December	Demand
Retail																		
Retail (<400 ksf)	691,705	sf GLA	2.90	84%	83%	2.02	ksf GLA	3.20	84%	87%	2.32	ksf GLA	85%	100%	1,185	100%	100%	1,603
Employee			0.70	84%	45%	0.26		0.80	84%	47%	0.31		90%	100%	163	100%	100%	217
Food and Beverage																		
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency	207	units	0.85	84%	100%	0.71	unit	0.85	84%	100%	0.71	unit	80%	100%	118	68%	100%	101
1 Bedroom	897	units	0.90	84%	100%	0.75	unit	0.90	84%	100%	0.75	unit	80%	100%	540	68%	100%	459
2 Bedrooms	897	units	1.65	84%	100%	1.38	unit	1.65	84%	100%	1.38	unit	80%	100%	989	68%	100%	841
3+ Bedrooms	299	units	2.50	84%	100%	2.09	unit	2.50	84%	100%	2.09	unit	80%	100%	500	68%	100%	425
Reserved		res spaces	0.00	84%	100%	0.00	unit	0.00	84%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	2,301	units	0.10	84%	100%	0.08	unit	0.15	84%	100%	0.13	unit	100%	100%	193	20%	100%	58
Office																		
Office 25 to 100 ksf	36,587	sf GFA	0.29	84%	100%	0.24	ksf GFA	0.03	84%	100%	0.03	ksf GFA	1%	100%	-	90%	100%	2
Reserved		emp	0.00	84%	100%	0.00		0.00	84%	100%	0.00		100%	100%	-	100%	100%	-
Employee			3.45	84%	69%	1.99		0.34	84%	69%	0.20		5%	100%	4	90%	100%	7
Office 100 to 500 ksf	277,466	sf GFA	0.23	84%	100%	0.19	ksf GFA	0.03	84%	100%	0.02	ksf GFA	1%	100%	1	90%	100%	6
Reserved		emp	0.00	84%	100%	0.00		0.00	84%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.91	84%	100%	2.43		0.29	84%	100%	0.24		5%	100%	34	90%	100%	61
Additional Land Uses																		
													Customer/Visitor	1,379		Customer	1,668	
													Employee/Resident	2,347		Employee/Resident	2,109	
													Reserved	-		Reserved	-	
													Total	3,726		Total	3,777	

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Project: Marina Downtown Parking Study - DVSP Min Buildout
Description: 16.5% mode share and 18% internal capture reduction

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 8 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking
	Quantity	Unit											8 PM	December	Demand	12 PM	December	Demand
Retail																		
Retail (<400 ksf)	386,780	sf GLA	2.90	84%	80%	1.95	ksf GLA	3.20	84%	85%	2.28	ksf GLA	85%	100%	641	100%	100%	880
Employee			0.70	84%	35%	0.21		0.80	84%	39%	0.26		90%	100%	72	100%	100%	101
Retail (400 to 600 ksf)	583,704	sf GLA	3.18	84%	80%	2.13	ksf GLA	3.57	84%	85%	2.54	ksf GLA	85%	100%	1,059	100%	100%	1,481
Employee			0.79	84%	35%	0.23		0.89	84%	39%	0.29		90%	100%	123	100%	100%	169
Food and Beverage																		
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency	423	units	0.85	84%	100%	0.71	unit	0.85	84%	100%	0.71	unit	80%	100%	242	68%	100%	206
1 Bedroom	1,833	units	0.90	84%	100%	0.76	unit	0.90	84%	100%	0.76	unit	80%	100%	1,109	68%	100%	943
2 Bedrooms	1,833	units	1.65	84%	100%	1.39	unit	1.65	84%	100%	1.39	unit	80%	100%	2,033	68%	100%	1,728
3+ Bedrooms	611	units	2.50	84%	100%	2.10	unit	2.50	84%	100%	2.10	unit	80%	100%	1,027	68%	100%	873
Reserved		res spaces	0.00	84%	100%	0.00	unit	0.00	84%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	4,701	units	0.10	84%	100%	0.08	unit	0.15	84%	100%	0.13	unit	100%	100%	396	20%	100%	119
Office																		
Office 100 to 500 ksf	567,362	sf GFA	0.19	84%	100%	0.16	ksf GFA	0.02	84%	100%	0.02	ksf GFA	1%	100%	1	90%	100%	8
Reserved		emp	0.00	84%	100%	0.00		0.00	84%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.51	84%	100%	2.11		0.25	84%	100%	0.21		5%	100%	60	90%	100%	108
Additional Land Uses																		
													Customer/Visitor	2,097	Customer	2,488		
													Employee/Resident	4,667	Employee/Resident	4,128		
													Reserved	-	Reserved	-		
													Total	6,764	Total	6,616		

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Project: Marina Downtown Parking Study - DVSP Max Buildout
Description: 16.5% mode share and 18% internal capture reduction

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking
	Quantity	Unit											8 PM	December	Demand	12 PM	December	Demand
Retail																		
Retail (400 to 600 ksf)	515,707	sf GLA	3.07	84%	84%	2.17	ksf GLA	3.43	84%	87%	2.51	ksf GLA	85%	100%	950	100%	100%	1,297
Employee			0.76	84%	48%	0.31		0.86	84%	49%	0.35		90%	100%	142	100%	100%	182
Retail (1,000 ksf to 2,000 ksf)	1,050,667	sf GLA	3.18	84%	84%	2.24	ksf GLA	3.58	84%	87%	2.62	ksf GLA	85%	100%	2,005	100%	100%	2,757
Employee			0.79	84%	48%	0.32		0.89	84%	49%	0.37		90%	100%	305	100%	100%	387
Food and Beverage																		
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency	468	units	0.85	84%	100%	0.71	unit	0.85	84%	100%	0.71	unit	80%	100%	268	68%	100%	228
1 Bedroom	2,030	units	0.90	84%	100%	0.76	unit	0.90	84%	100%	0.76	unit	80%	100%	1,228	68%	100%	1,044
2 Bedrooms	2,030	units	1.65	84%	100%	1.39	unit	1.65	84%	100%	1.39	unit	80%	100%	2,251	68%	100%	1,914
3+ Bedrooms	677	units	2.50	84%	100%	2.10	unit	2.50	84%	100%	2.10	unit	80%	100%	1,137	68%	100%	966
Reserved		res spaces	0.00	84%	100%	0.00	unit	0.00	84%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	5,205	units	0.10	84%	100%	0.08	unit	0.15	84%	100%	0.13	unit	100%	100%	438	20%	100%	131
Office																		
Office 100 to 500 ksf	262,667	sf GFA	0.23	84%	100%	0.19	ksf GFA	0.03	84%	100%	0.02	ksf GFA	1%	100%	1	90%	100%	5
Reserved		emp	0.00	84%	100%	0.00		0.00	84%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.93	84%	100%	2.46		0.29	84%	100%	0.25		5%	100%	32	90%	100%	58
Office >500 ksf	561,914	sf GFA	0.20	84%	100%	0.17	ksf GFA	0.02	84%	100%	0.02	ksf GFA	1%	100%	1	90%	100%	9
Reserved		emp	0.00	84%	100%	0.00		0.00	84%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.60	84%	69%	1.51		0.26	84%	69%	0.15		5%	100%	42	90%	100%	77
Additional Land Uses																		
													Customer/Visitor	3,394	Customer		4,199	
													Employee/Resident	5,406	Employee/Resident		4,856	
													Reserved	-	Reserved		-	
													Total	8,800	Total		9,055	

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Project: Marina Downtown Parking Study - Existing Land Use in DVSP
Description: 30% mode share and 18% internal capture reduction

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking
	Quantity	Unit											8 PM	December	Demand	12 PM	December	Demand
Retail																		
Retail (<400 ksf)	691,705	sf GLA	2.90	70%	83%	1.69	ksf GLA	3.20	70%	87%	1.94	ksf GLA	85%	100%	994	100%	100%	1,344
Employee			0.70	70%	45%	0.22		0.80	70%	47%	0.26		90%	100%	136	100%	100%	182
Food and Beverage																		
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency	207	units	0.85	70%	100%	0.60	unit	0.85	70%	100%	0.60	unit	80%	100%	99	68%	100%	84
1 Bedroom	897	units	0.90	70%	100%	0.63	unit	0.90	70%	100%	0.63	unit	80%	100%	452	68%	100%	385
2 Bedrooms	897	units	1.65	70%	100%	1.16	unit	1.65	70%	100%	1.16	unit	80%	100%	829	68%	100%	705
3+ Bedrooms	299	units	2.50	70%	100%	1.75	unit	2.50	70%	100%	1.75	unit	80%	100%	419	68%	100%	356
Reserved		res spaces	0.00	70%	100%	0.00	unit	0.00	70%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	2,301	units	0.10	70%	100%	0.07	unit	0.15	70%	100%	0.11	unit	100%	100%	162	20%	100%	48
Office																		
Office 25 to 100 ksf	36,587	sf GFA	0.29	70%	100%	0.20	ksf GFA	0.03	70%	100%	0.02	ksf GFA	1%	100%	-	90%	100%	1
Reserved		emp	0.00	70%	100%	0.00		0.00	70%	100%	0.00		100%	100%	-	100%	100%	-
Employee			3.45	70%	69%	1.67		0.34	70%	69%	0.17		5%	100%	3	90%	100%	6
Office 100 to 500 ksf	277,466	sf GFA	0.23	70%	100%	0.16	ksf GFA	0.03	70%	100%	0.02	ksf GFA	1%	100%	-	90%	100%	5
Reserved		emp	0.00	70%	100%	0.00		0.00	70%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.91	70%	100%	2.03		0.29	70%	100%	0.20		5%	100%	28	90%	100%	51
Additional Land Uses																		
													Customer/Visitor	1,156		Customer	1,398	
													Employee/Resident	1,967		Employee/Resident	1,768	
													Reserved	-		Reserved	-	
													Total	3,123		Total	3,166	

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Project: Marina Downtown Parking Study - DVSP Min Buildout
Description: 30% mode share and 18% internal capture reduction

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 8 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking
	Quantity	Unit											8 PM	December	Demand	12 PM	December	Demand
Retail																		
Retail (<400 ksf)	386,780	sf GLA	2.90	70%	80%	1.62	ksf GLA	3.20	70%	85%	1.90	ksf GLA	85%	100%	534	100%	100%	733
Employee			0.70	70%	35%	0.17		0.80	70%	39%	0.22		90%	100%	60	100%	100%	84
Retail (400 to 600 ksf)	583,704	sf GLA	3.18	70%	80%	1.78	ksf GLA	3.57	70%	85%	2.11	ksf GLA	85%	100%	883	100%	100%	1,234
Employee			0.79	70%	35%	0.20		0.89	70%	39%	0.24		90%	100%	103	100%	100%	141
Food and Beverage																		
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency	423	units	0.85	70%	100%	0.60	unit	0.85	70%	100%	0.60	unit	80%	100%	202	68%	100%	171
1 Bedroom	1,833	units	0.90	70%	100%	0.63	unit	0.90	70%	100%	0.63	unit	80%	100%	925	68%	100%	786
2 Bedrooms	1,833	units	1.65	70%	100%	1.16	unit	1.65	70%	100%	1.16	unit	80%	100%	1,695	68%	100%	1,440
3+ Bedrooms	611	units	2.50	70%	100%	1.75	unit	2.50	70%	100%	1.75	unit	80%	100%	856	68%	100%	727
Reserved		res spaces	0.00	70%	100%	0.00	unit	0.00	70%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	4,701	units	0.10	70%	100%	0.07	unit	0.15	70%	100%	0.11	unit	100%	100%	330	20%	100%	99
Office																		
Office 100 to 500 ksf	567,362	sf GFA	0.19	70%	100%	0.13	ksf GFA	0.02	70%	100%	0.01	ksf GFA	1%	100%	1	90%	100%	7
Reserved		emp	0.00	70%	100%	0.00		0.00	70%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.51	70%	100%	1.76		0.25	70%	100%	0.18		5%	100%	50	90%	100%	90
Additional Land Uses																		
													Customer/Visitor	1,748	Customer	2,073		
													Employee/Resident	3,889	Employee/Resident	3,440		
													Reserved	-	Reserved	-		
													Total	5,637	Total	5,513		

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Project: Marina Downtown Parking Study - DVSP Max Buildout
Description: 30% mode share and 18% internal capture reduction

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking
	Quantity	Unit											8 PM	December	Demand	12 PM	December	Demand
Retail																		
Retail (400 to 600 ksf)	515,707	sf GLA	3.07	70%	84%	1.80	ksf GLA	3.43	70%	87%	2.10	ksf GLA	85%	100%	792	100%	100%	1,081
Employee			0.76	70%	48%	0.26		0.86	70%	49%	0.29		90%	100%	119	100%	100%	152
Retail (1,000 ksf to 2,000 ksf)	1,050,667	sf GLA	3.18	70%	84%	1.87	ksf GLA	3.58	70%	87%	2.19	ksf GLA	85%	100%	1,671	100%	100%	2,297
Employee			0.79	70%	48%	0.27		0.89	70%	49%	0.31		90%	100%	254	100%	100%	323
Food and Beverage																		
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency	468	units	0.85	70%	100%	0.60	unit	0.85	70%	100%	0.60	unit	80%	100%	223	68%	100%	190
1 Bedroom	2,030	units	0.90	70%	100%	0.63	unit	0.90	70%	100%	0.63	unit	80%	100%	1,023	68%	100%	870
2 Bedrooms	2,030	units	1.65	70%	100%	1.16	unit	1.65	70%	100%	1.16	unit	80%	100%	1,876	68%	100%	1,595
3+ Bedrooms	677	units	2.50	70%	100%	1.75	unit	2.50	70%	100%	1.75	unit	80%	100%	948	68%	100%	805
Reserved		res spaces	0.00	70%	100%	0.00	unit	0.00	70%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	5,205	units	0.10	70%	100%	0.07	unit	0.15	70%	100%	0.11	unit	100%	100%	365	20%	100%	109
Office																		
Office 100 to 500 ksf	262,667	sf GFA	0.23	70%	100%	0.16	ksf GFA	0.03	70%	100%	0.02	ksf GFA	1%	100%	-	90%	100%	4
Reserved		emp	0.00	70%	100%	0.00		0.00	70%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.93	70%	100%	2.05		0.29	70%	100%	0.20		5%	100%	27	90%	100%	49
Office >500 ksf	561,914	sf GFA	0.20	70%	100%	0.14	ksf GFA	0.02	70%	100%	0.01	ksf GFA	1%	100%	1	90%	100%	8
Reserved		emp	0.00	70%	100%	0.00		0.00	70%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.60	70%	69%	1.26		0.26	70%	69%	0.13		5%	100%	35	90%	100%	64
Additional Land Uses																		
													Customer/Visitor		2,828	Customer		3,499
													Employee/Resident		4,505	Employee/Resident		4,046
													Reserved		-	Reserved		-
													Total		7,333	Total		7,546

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Existing Land Uses in DVSP - Shared Use Parking Analysis by Time of Day																													
Weekday	Land Use Program			ITE Parking Rate			ITE Parking Demand				ITE Parking Demand by Time of Day																		
DVSP District	Type	Size	Unit	ITE Code	Average Demand Rate	Unit	Mode Share Adj	Internal Capture Adj	Time of Day Peak Demand	Combined Peak Parking Demand	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Core	Office	36.59	KSF	710	2.39	KSF	0.0%	0.0%	6 PM	18	-	12	42	77	88	88	75	74	82	83	75	49	18	10	-	-	-	-	-
	Retail	375.28	KSF	820	3.77	KSF	0.0%	0.0%	6 PM	1,217	-	-	213	453	764	1,005	1,401	1,415	1,274	1,175	1,146	1,189	1,217	1,132	892	595	213	-	-
	Residential	286.00	DU	220	1.21	DU	0.0%	0.0%	6 PM	229	312	267	194	156	139	129	125	125	129	149	156	191	229	253	267	298	319	336	347
	Subtotal									1,464	312	279	449	686	991	1,222	1,601	1,614	1,485	1,407	1,377	1,429	1,464	1,395	1,159	893	532	336	347
Multifamily Residential	Office	0.00	KSF	710	2.39	KSF	0.0%	0.0%	6 PM	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Retail	0.00	KSF	820	3.77	KSF	0.0%	0.0%	6 PM	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Residential	1638.00	DU	220	1.21	DU	0.0%	0.0%	6 PM	1,309	1,784	1,527	1,110	892	793	734	714	714	734	853	892	1,091	1,309	1,447	1,527	1,705	1,824	1,923	1,982
	Subtotal									1,309	1,784	1,527	1,110	892	793	734	714	714	734	853	892	1,091	1,309	1,447	1,527	1,705	1,824	1,923	1,982
Transition	Office	277.47	KSF	710	2.39	KSF	0.0%	0.0%	6 PM	133	-	87	319	584	664	664	564	558	617	624	564	372	133	73	-	-	-	-	-
	Retail	316.43	KSF	820	3.77	KSF	0.0%	0.0%	6 PM	1,026	-	-	179	382	645	847	1,182	1,193	1,074	991	967	1,003	1,026	955	752	502	179	-	-
	Residential	377.00	DU	220	1.21	DU	0.0%	0.0%	6 PM	302	411	352	256	206	183	169	165	165	169	197	206	251	302	334	352	393	420	443	457
	Subtotal									1,461	411	439	754	1,172	1,492	1,680	1,911	1,916	1,860	1,812	1,737	1,626	1,461	1,362	1,104	895	599	443	457
TOTAL DVSP PARKING DEMAND							0.0%	0.0%	6 PM	4,234	2,507	2,245	2,313	2,750	3,276	3,636	4,226	4,244	4,079	4,072	4,006	4,146	4,234	4,204	3,790	3,493	2,955	2,702	2,786
NOTES: 1) Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019) 2) Parking Demand for DVSP land uses based on ITE Parking Generation 5th Edition. Peak parking demand by time of day based on ITE distribution data 3) ITE parking rates derived from empirical sources account for mode share and internal capture reductions in average parking demand rates; no additional parking reductions applied to prevent double dipping																													

DVSP Minimum Buildout - Shared Use Parking Analysis by Time of Day																														
Weekday	Land Use Program			ITE Parking Rate			ITE Parking Demand				ITE Parking Demand by Time of Day																			
DVSP District	Type	Size	Unit	ITE Code	Average Demand Rate	Unit	Mode Share Adj	Internal Capture Adj	Time of Day Peak Demand	Combined Peak Parking Demand	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	
Core	Office	145.93	KSF	710	2.39	KSF	0.0%	0.0%	7 PM	39	-	46	168	307	349	349	297	293	325	328	297	196	70	39	-	-	-	-	-	
	Retail	583.70	KSF	820	3.77	KSF	0.0%	0.0%	7 PM	1,761	-	-	331	705	1,189	1,563	2,179	2,201	1,981	1,827	1,783	1,849	1,893	1,761	1,387	925	331	-	-	
	Residential	1497.00	DU	220	1.21	DU	0.0%	0.0%	7 PM	1,323	1,631	1,395	1,015	816	725	671	653	653	671	779	816	997	1,196	1,323	1,395	1,558	1,667	1,758	1,812	
	Subtotal									3,123	1,631	1,441	1,514	1,828	2,263	2,583	3,129	3,147	2,977	2,934	2,896	3,042	3,159	3,123	2,782	2,483	1,998	1,758	1,812	
Multifamily Residential	Office	0.00	KSF	710	2.39	KSF	0.0%	0.0%	7 PM	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Retail	0.00	KSF	820	3.77	KSF	0.0%	0.0%	7 PM	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Residential	1618.00	DU	220	1.21	DU	0.0%	0.0%	7 PM	1,430	1,763	1,508	1,097	882	784	725	705	705	725	842	882	1,077	1,293	1,430	1,508	1,684	1,802	1,900	1,958	
	Subtotal									1,430	1,763	1,508	1,097	882	784	725	705	705	725	842	882	1,077	1,293	1,430	1,508	1,684	1,802	1,900	1,958	
Transition	Office	421.44	KSF	710	2.39	KSF	0.0%	0.0%	7 PM	111	-	131	484	887	1,008	1,008	857	847	937	947	842	882	1,077	1,293	1,430	1,508	1,684	1,802	1,900	1,958
	Retail	386.78	KSF	820	3.77	KSF	0.0%	0.0%	7 PM	1,167	-	-	219	467	788	1,036	1,444	1,459	1,313	1,211	1,182	1,225	1,255	1,167	919	613	219	-	-	
	Residential	1586.00	DU	220	1.21	DU	0.0%	0.0%	7 PM	1,401	1,728	1,478	1,075	864	768	711	691	691	711	826	864	1,056	1,267	1,401	1,478	1,651	1,766	1,862	1,920	
	Subtotal									2,679	1,728	1,609	1,778	2,218	2,564	2,755	2,992	2,997	2,961	2,984	2,903	2,846	2,724	2,679	2,397	2,264	1,985	1,862	1,920	
TOTAL DVSP PARKING DEMAND							0.0%	0.0%	7 PM	7,232	5,122	4,558	4,389	4,928	5,611	6,063	6,826	6,849	6,663	6,760	6,681	6,965	7,176	7,232	6,687	6,431	5,785	5,520	5,690	
NOTES:																														
1) Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)																														
2) Parking Demand for DVSP land uses based on ITE Parking Generation 5th Edition. Peak parking demand by time of day based on ITE distribution data																														
3) ITE parking rates derived from empirical sources account for mode share and internal capture reductions in average parking demand rates; no additional parking reductions applied to prevent double dipping																														

DVSP Maximum Buildout - Shared Use Parking Analysis by Time of Day																													
Weekday	Land Use Program			ITE Parking Rate		ITE Parking Demand				ITE Parking Demand by Time of Day																			
DVSP District	Type	Size	Unit	ITE Code	Average Demand Rate	Unit	Mode Share Adj	Internal Capture Adj	Time of Day Peak Demand	Combined Peak Parking Demand	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Core	Office	262.67	KSF	710	2.39	KSF	0.0%	0.0%	1 PM	528	-	82	302	553	628	628	534	528	584	591	534	352	126	70	-	-	-	-	-
	Retail	1050.67	KSF	820	3.77	KSF	0.0%	0.0%	1 PM	3,962	-	-	595	1,268	2,139	2,813	3,922	3,962	3,565	3,288	3,209	3,328	3,407	3,169	2,496	1,664	595	-	-
	Residential	1658.00	DU	220	1.21	DU	0.0%	0.0%	1 PM	723	1,806	1,545	1,124	903	803	743	723	723	743	863	903	1,104	1,325	1,465	1,545	1,726	1,846	1,946	2,007
	Subtotal									5,213	1,806	1,627	2,021	2,724	3,570	4,184	5,179	5,213	4,892	4,742	4,646	4,784	4,858	4,704	4,041	3,390	2,441	1,946	2,007
Multifamily Residential	Office	0.00	KSF	710	2.39	KSF	0.0%	0.0%	1 PM	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Retail	0.00	KSF	820	3.77	KSF	0.0%	0.0%	1 PM	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Residential	1792.00	DU	220	1.21	DU	0.0%	0.0%	1 PM	781	1,952	1,670	1,215	976	868	803	781	781	803	933	976	1,193	1,432	1,583	1,670	1,865	1,995	2,104	2,169
	Subtotal									781	1,952	1,670	1,215	976	868	803	781	781	803	933	976	1,193	1,432	1,583	1,670	1,865	1,995	2,104	2,169
Transition	Office	561.91	KSF	710	2.39	KSF	0.0%	0.0%	1 PM	1,129	-	175	645	1,182	1,343	1,343	1,142	1,129	1,249	1,263	1,142	753	269	148	-	-	-	-	-
	Retail	515.71	KSF	820	3.77	KSF	0.0%	0.0%	1 PM	1,945	-	-	292	623	1,050	1,381	1,925	1,945	1,750	1,614	1,575	1,634	1,673	1,556	1,225	817	292	-	-
	Residential	1755.00	DU	220	1.21	DU	0.0%	0.0%	1 PM	765	1,912	1,636	1,190	956	850	786	765	765	786	914	956	1,168	1,402	1,551	1,636	1,827	1,954	2,060	2,124
	Subtotal									3,839	1,912	1,811	2,127	2,761	3,243	3,510	3,832	3,839	3,785	3,791	3,673	3,555	3,344	3,255	2,861	2,644	2,246	2,060	2,124
TOTAL DVSP PARKING DEMAND							0.0%	0.0%	1 PM	9,833	5,670	5,108	5,363	6,461	7,681	8,497	9,792	9,833	9,480	9,466	9,295	9,532	9,634	9,542	8,572	7,899	6,682	6,110	6,300

NOTES:

1) Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)

2) Parking Demand for DVSP land uses based on ITE Parking Generation 5th Edition. Peak parking demand by time of day based on ITE distribution data

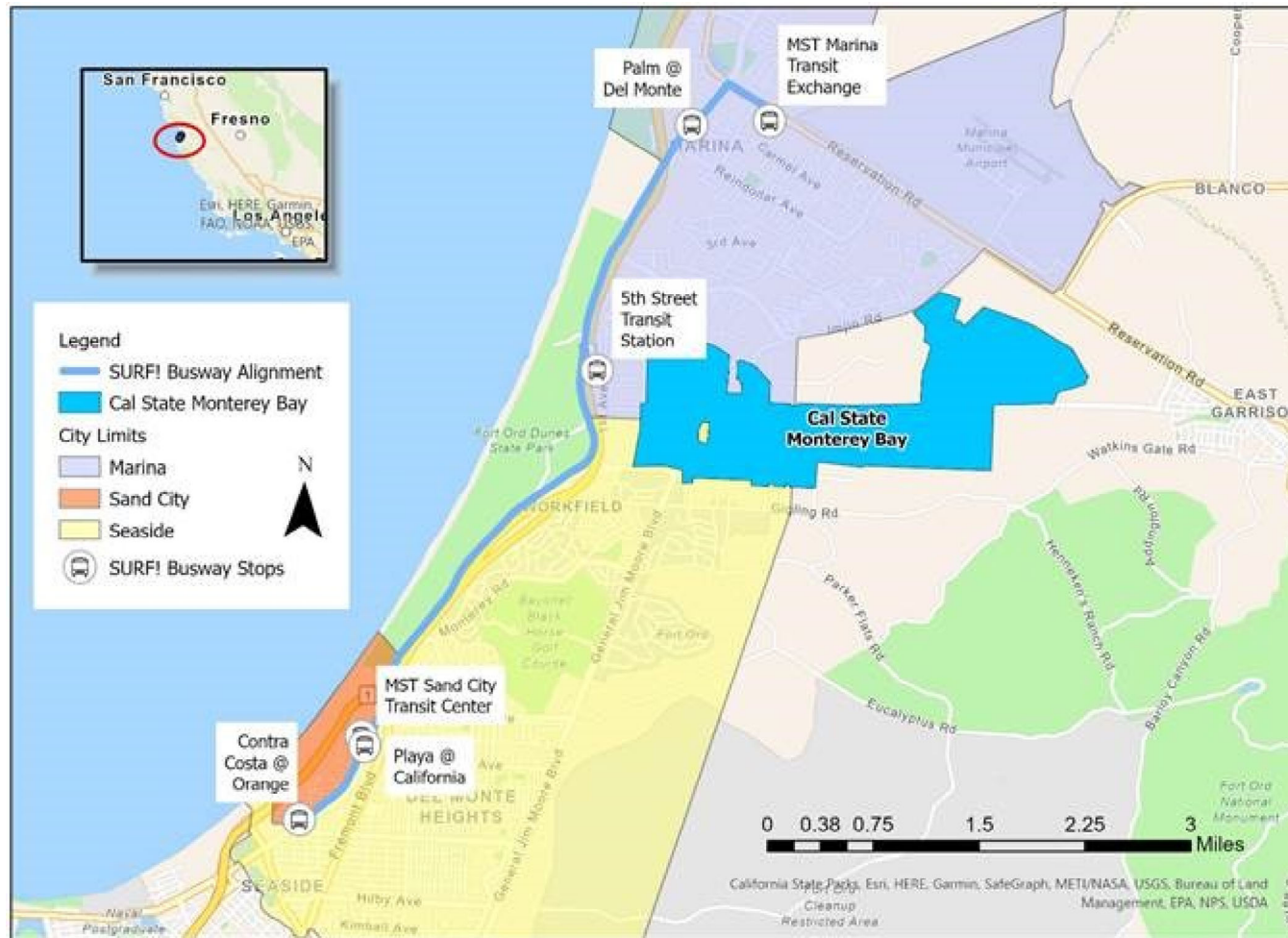
3) ITE parking rates derived from empirical sources account for mode share and internal capture reductions in average parking demand rates; no additional parking reductions applied to prevent double dipping

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Existing Land Uses in DVSP - Shared Use Parking Analysis by Time of Day																													
Weekday	Land Use Program			Marina Parking Rate		Marina Parking Demand					Marina Parking Demand by Time of Day																		
DVSP District	Type	Size	Unit	ITE Code	Average Demand Rate	Unit	Mode Share Adj	Internal Capture Adj	Time of Day Peak Demand	Combined Peak Parking Demand	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Core	Office	36.59	KSF	710	2.39	KSF	0.0%	0.0%	7 PM	10	-	12	42	77	88	88	75	74	82	83	75	49	18	10	-	-	-	-	-
	Retail	375.28	KSF	-	1.55	KSF	0.0%	0.0%	7 PM	466	-	-	88	187	315	413	576	582	524	483	472	489	501	466	367	245	88	-	-
	Residential	286.00	DU	220	1.21	DU	0.0%	0.0%	7 PM	253	312	267	194	156	139	129	125	125	129	149	156	191	229	253	267	298	319	336	347
	Subtotal									729	312	279	324	420	542	630	776	781	735	715	703	729	748	729	634	543	407	336	347
Multifamily Residential	Office	0.00	KSF	710	2.39	KSF	0.0%	0.0%	7 PM	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Retail	0.00	KSF	-	1.55	KSF	0.0%	0.0%	7 PM	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Residential	1638.00	DU	220	1.21	DU	0.0%	0.0%	7 PM	1,447	1,784	1,527	1,110	892	793	734	714	714	734	853	892	1,091	1,309	1,447	1,527	1,705	1,824	1,923	1,982
	Subtotal									1,447	1,784	1,527	1,110	892	793	734	714	714	734	853	892	1,091	1,309	1,447	1,527	1,705	1,824	1,923	1,982
Transition	Office	277.47	KSF	710	2.39	KSF	0.0%	0.0%	7 PM	73	-	87	319	584	664	664	564	558	617	624	564	372	133	73	-	-	-	-	-
	Retail	316.43	KSF	-	1.55	KSF	0.0%	0.0%	7 PM	393	-	-	74	157	265	349	486	491	442	408	398	412	422	393	309	206	74	-	-
	Residential	377.00	DU	220	1.21	DU	0.0%	0.0%	7 PM	334	411	352	256	206	183	169	165	165	169	197	206	251	302	334	352	393	420	443	457
	Subtotal									800	411	439	649	947	1,112	1,182	1,215	1,214	1,228	1,229	1,168	1,035	857	800	661	599	494	443	457
TOTAL DVSP PARKING DEMAND							0.0%	0.0%	7 PM	2,976	2,507	2,245	2,083	2,259	2,447	2,546	2,705	2,709	2,697	2,797	2,763	2,855	2,914	2,976	2,822	2,847	2,725	2,702	2,786
NOTES: 1) Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019) 2) Parking Demand for Retail land uses based on September 2022 parking occupancy surveys. Office and Residential land uses based on ITE Parking Generation 5th Edition. Peak parking demand by time of day based on ITE distribution data 3) ITE parking rates derived from empirical sources account for mode share and internal capture reductions in average parking demand rates; no additional parking reductions applied to prevent double dipping																													

DVSP Minimum Buildout - Shared Use Parking Analysis by Time of Day																													
Weekday	Land Use Program			Marina Parking Rate		Marina Parking Demand				Marina Parking Demand by Time of Day																			
DVSP District	Type	Size	Unit	ITE Code	Average Demand Rate	Unit	Mode Share Adj	Internal Capture Adj	Time of Day Peak Demand	Combined Peak Parking Demand	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Core	Office	145.93	KSF	710	2.39	KSF	0.0%	0.0%	12 AM	0	-	46	168	307	349	349	297	293	325	328	297	196	70	39	-	-	-	-	-
	Retail	583.70	KSF	-	1.55	KSF	0.0%	0.0%	12 AM	0	-	-	136	290	489	643	896	905	815	751	733	760	779	724	570	380	136	-	-
	Residential	1497.00	DU	220	1.21	DU	0.0%	0.0%	12 AM	1,812	1,631	1,395	1,015	816	725	671	653	653	671	779	816	997	1,196	1,323	1,395	1,558	1,667	1,758	1,812
	Subtotal									1,812	1,631	1,441	1,319	1,413	1,563	1,663	1,846	1,851	1,811	1,858	1,846	1,953	2,045	2,086	1,965	1,938	1,803	1,758	1,812
Multifamily Residential	Office	0.00	KSF	710	2.39	KSF	0.0%	0.0%	12 AM	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Retail	0.00	KSF	-	1.55	KSF	0.0%	0.0%	12 AM	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Residential	1618.00	DU	220	1.21	DU	0.0%	0.0%	12 AM	1,958	1,763	1,508	1,097	882	784	725	705	705	725	842	882	1,077	1,293	1,430	1,508	1,684	1,802	1,900	1,958
	Subtotal									1,958	1,763	1,508	1,097	882	784	725	705	705	725	842	882	1,077	1,293	1,430	1,508	1,684	1,802	1,900	1,958
Transition	Office	421.44	KSF	710	2.39	KSF	0.0%	0.0%	12 AM	0	-	131	484	887	1,008	1,008	857	847	937	947	857	565	202	111	-	-	-	-	-
	Retail	386.78	KSF	-	1.55	KSF	0.0%	0.0%	12 AM	0	-	-	90	192	324	426	594	600	540	498	486	504	516	480	378	252	90	-	-
	Residential	1586.00	DU	220	1.21	DU	0.0%	0.0%	12 AM	1,920	1,728	1,478	1,075	864	768	711	691	691	711	826	864	1,056	1,267	1,401	1,478	1,651	1,766	1,862	1,920
	Subtotal									1,920	1,728	1,609	1,649	1,943	2,100	2,145	2,142	2,138	2,188	2,271	2,207	2,125	1,985	1,992	1,856	1,903	1,856	1,862	1,920
TOTAL DVSP PARKING DEMAND							0.0%	0.0%	12 AM	5,690	5,122	4,558	4,065	4,238	4,447	4,533	4,693	4,694	4,724	4,971	4,935	5,155	5,323	5,508	5,329	5,525	5,461	5,520	5,690
NOTES: 1) Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019) 2) Parking Demand for Retail land uses based on September 2022 parking occupancy surveys. Office and Residential land uses based on ITE Parking Generation 5th Edition. Peak parking demand by time of day based on ITE distribution data 3) ITE parking rates derived from empirical sources account for mode share and internal capture reductions in average parking demand rates; no additional parking reductions applied to prevent double dipping																													

DVSP Maximum Buildout - Shared Use Parking Analysis by Time of Day																													
Weekday	Land Use Program			Marina Parking Rate		Marina Parking Demand				Marina Parking Demand by Time of Day																			
DVSP District	Type	Size	Unit	ITE Code	Average Demand Rate	Unit	Mode Share Adj	Internal Capture Adj	Time of Day Peak Demand	Combined Peak Parking Demand	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Core	Office	262.67	KSF	710	2.39	KSF	0.0%	0.0%	7 PM	70	-	82	302	553	628	628	534	528	584	591	534	352	126	70	-	-	-	-	-
	Retail	1050.67	KSF	-	1.55	KSF	0.0%	0.0%	7 PM	1,303	-	-	245	522	880	1,157	1,613	1,629	1,466	1,352	1,320	1,368	1,401	1,303	1,026	684	245	-	-
	Residential	1658.00	DU	220	1.21	DU	0.0%	0.0%	7 PM	1,465	1,806	1,545	1,124	903	803	743	723	723	743	863	903	1,104	1,325	1,465	1,545	1,726	1,846	1,946	2,007
	Subtotal									2,838	1,806	1,627	1,671	1,978	2,311	2,528	2,870	2,880	2,793	2,806	2,757	2,824	2,852	2,838	2,571	2,410	2,091	1,946	2,007
Multifamily Residential	Office	0.00	KSF	710	2.39	KSF	0.0%	0.0%	7 PM	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Retail	0.00	KSF	-	1.55	KSF	0.0%	0.0%	7 PM	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Residential	1792.00	DU	220	1.21	DU	0.0%	0.0%	7 PM	1,583	1,952	1,670	1,215	976	868	803	781	781	803	933	976	1,193	1,432	1,583	1,670	1,865	1,995	2,104	2,169
	Subtotal									1,583	1,952	1,670	1,215	976	868	803	781	781	803	933	976	1,193	1,432	1,583	1,670	1,865	1,995	2,104	2,169
Transition	Office	561.91	KSF	710	2.39	KSF	0.0%	0.0%	7 PM	148	-	175	645	1,182	1,343	1,343	1,142	1,129	1,249	1,263	1,142	753	269	148	-	-	-	-	-
	Retail	515.71	KSF	-	1.55	KSF	0.0%	0.0%	7 PM	640	-	-	120	256	432	568	792	800	720	664	648	672	688	640	504	336	120	-	-
	Residential	1755.00	DU	220	1.21	DU	0.0%	0.0%	7 PM	1,551	1,912	1,636	1,190	956	850	786	765	765	786	914	956	1,168	1,402	1,551	1,636	1,827	1,954	2,060	2,124
	Subtotal									2,339	1,912	1,811	1,955	2,394	2,625	2,697	2,699	2,694	2,755	2,841	2,746	2,593	2,359	2,339	2,140	2,163	2,074	2,060	2,124
TOTAL DVSP PARKING DEMAND							0.0%	0.0%	7 PM	6,760	5,670	5,108	4,841	5,348	5,804	6,028	6,350	6,355	6,351	6,580	6,479	6,610	6,643	6,760	6,381	6,438	6,160	6,110	6,300
NOTES:																													
1) Land Use Program based on City of Marina Downtown Vitalization Specific Plan (April 2019)																													
2) Parking Demand for Retail land uses based on September 2022 parking occupancy surveys. Office and Residential land uses based on ITE Parking Generation 5th Edition. Peak parking demand by time of day based on ITE distribution data																													
3) ITE parking rates derived from empirical sources account for mode share and internal capture reductions in average parking demand rates; no additional parking reductions applied to prevent double dipping																													



Members of the Marina
City Council

City Council Meeting
of January 18, 2023

THE CITY COUNCIL OF THE CITY OF MARINA READ BY TITLE ONLY AND APPROVE THE FIRST READING OF ORDINANCE 2023-, AMENDING TITLE 17 (ZONING ORDINANCE) OF THE MARINA MUNICIPAL CODE AND ADD SECTION 2.37.1 TO THE GENERAL PLAN IN RESPONSE TO SENATE BILL 478. THIS STATE LAW ENCOURAGES THE ADOPTION OF POLICIES THAT SUPPORT MISSING MIDDLE HOUSING PROJECTS. THE PROPOSED AMENDMENTS ARE EXEMPT FROM CEQA PER SECTION 15061(B)(3) OF THE CEQA GUIDELINES.

REQUEST: It is requested that the Marina City Council:

1. Read by title only and waive further reading and approve the first reading of Ordinance 2023-, approving an amendment to Sections 17.16 (CR Zoning District), 17.18 (C-1 Zoning District), and 17.22 (PC Zoning District) of the Marina Municipal Code; and
2. Adopt a Resolution to add Section 2.37.1 to the General Plan; and
3. Find the action exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

BACKGROUND:

New State Laws Impacting Local Planning & Development

Over the past several legislative sessions, the state legislature has approved, and both Governors Brown and Newsom have signed, laws altering housing policy in California. While several bills in the most recent legislative session are acutely impactful to local governments (SB 8, SB 9, SB 10, and SB 478), these laws build on prior legislation. Together, these laws create a complex regulatory web aimed at increasing housing production in the state to meet the housing needs of the state's current and future residents. This web impacts local governments significantly.

Among other things, these complex laws constrain the City of Marina's (City) ability to implement subjective design standards, proscribes processing timelines, indicates certain projects are ministerial, and provides some development standards for certain projects. Further, the web of policies work together to limit a local government's ability to deny certain types of housing projects. To prepare for the impacts in Marina, staff recommends the City Council adopt policies to ensure the City can limit negative impacts the laws may have on development and neighborhoods in Marina.

Of the laws from the most recent legislative session, SB 478 is the focus of this report. This law became effective January 1, 2022.

SB 478 (Wiener): Planning and Zoning Law: Housing Development

The new law applies to housing development projects located in a multifamily residential zone or a mixed-use zone. For the City, this could apply to several commercial districts that allow residential and commercial uses.

The law prohibits the City from the following:

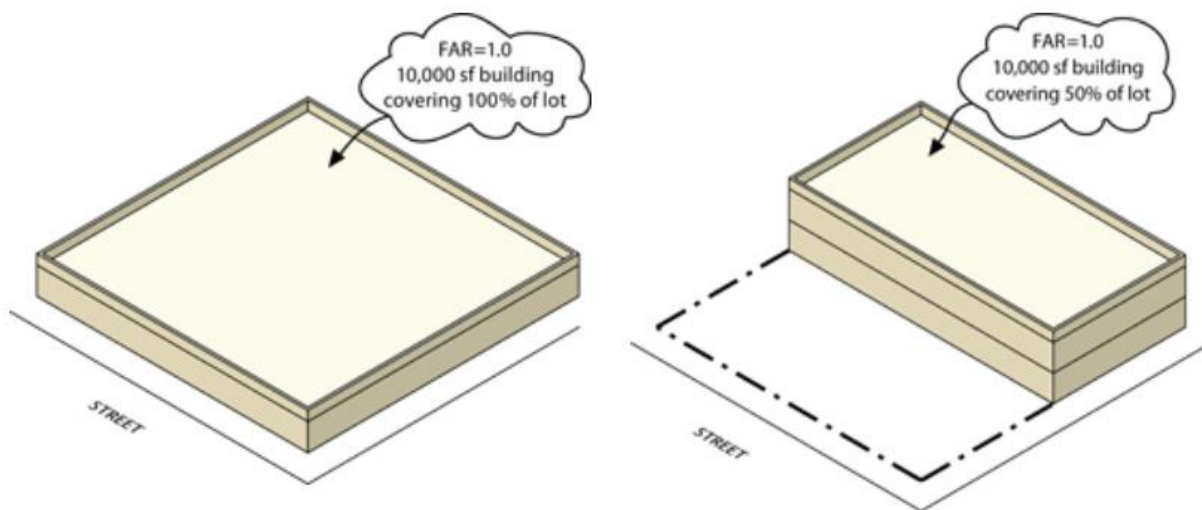
- Imposing a Floor Area Ratio (FAR) standard that is less than 1.0:1 on a housing development project that consists of three to seven units, or less than 1.25:1 on a housing development project that consists of eight to ten units.
- Imposing lot coverage requirements that would physically preclude a housing development project from achieving the FARs described above.
- Denying a housing development project located on an existing legal parcel solely on the basis that the proposed lot area does not meet the City's requirements for minimum lot size.

Lot (or Site) Coverage and Floor Area Ratio

The terms "lot coverage" (or "site coverage" as used in the Marina Municipal Code (MMC)) and FAR can sometimes be confusing to decision-makers when evaluating projects. See below for definitions that may be of assistance.

Section 17.04.615 of the MMC defines **Site coverage** as *the percent of the site area covered by principal and accessory buildings*.

Floor Area Ratio (FAR) is described in the General Plan (Section 1.13) as *the ratio between the square footage of enclosed building space and the square footage of the site*. Floor area ratios are given as numerical ratios. Thus, a FAR of 0.5 indicates that the permitted enclosed floor area of a building is equal to one-half the square footage of the parcel on which it is located. An FAR of 1.0, therefore, indicates that a building may have a total floor area equal to the total square footage of its site. This means that 1.0:1 ratio would allow a one-acre parcel (43,560 square feet = 1 acre) to have 43,560 square feet of building and a 1.25:1 ratio would allow 54,450 square feet of building. The building area allotted can be constructed over the horizontal area of the lot or can be accomplished by adding floor area vertically as additional stories (see illustration below).



ANALYSIS:

On December 8, 2023, the Planning Commission held a public hearing to review the proposed amendments to the City's Zoning Ordinance and General Plan. The Planning Commission unanimously recommended that the City Council approve the amendments.

In accordance with the Planning Commission recommendation, staff recommends adopting into the City's General Plan and MMC the standards of SB 478 which addresses permissible increases to Floor Area Ratios. These requirements are straight-forward and may be referenced in the attached resolution and draft ordinance. The change in state law could result in increased applications for housing developments of this size.

CORRESPONDENCE

No applicable correspondence to this project has been received as of January 4, 2023.

FISCAL IMPACT:

The adoption of this ordinance and resolution will have no impact on the City's General Fund.

ENVIRONMENTAL DETERMINATION

The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the State CEQA Guidelines. Staff has determined that the exemption applies in this case because the General Plan and Municipal Code Amendments simply reflect pre-emptive state law effective January 1, 2022.

CONCLUSION

This request is submitted for City Council consideration.

Respectfully submitted,

Christy Hopper, Planning Services Manager
Community Development Department
City of Marina

REVIEWED/CONCUR:

Guido Persicone, AICP
Community Development Director
City of Marina

Layne Long
City Manager
City of Marina

Draft Resolution with Draft Ordinance as "Exhibit 1" Attached
Draft Resolution amending Marina General Plan

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA ADOPTING AN ORDINANCE TO AMEND SECTIONS 17.16 (CR ZONING DISTRICT), AND 17.18 (C-1 ZONING DISTRICT), 17.22 (PC ZONING DISTRICT) OF THE MARINA MUNICIPAL CODE IN RESPONSE TO SENATE BILL 478. THE ACTION IS EXEMPT FROM CEQA PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES.

WHEREAS, through Senate Bill 478 (SB 478) the legislature of the State of California adopted regulations applicable to housing development projects located in a multifamily residential zone or a mixed-use zone; and

WHEREAS, updates to the City of Marina (City) Municipal Code (MMC) are necessary to bring regulations for housing development projects located in a multifamily residential zone or a mixed-use zone into compliance with State law; and

WHEREAS, the proposed draft ordinance is included and referenced herein as “Exhibit” 1; and

WHEREAS, the Planning Commission reviewed these items at a duly noticed public hearing on December 8, 2022 and recommended City Council approval of the amendments; and

WHEREAS, the proposed amendment to the Municipal Code addresses permissible increases to Floor Area Ratios; and

WHEREAS, the City Council finds and determines, in accordance with the California Environmental Quality Act (CEQA), that the proposed amendments are not subject to CEQA pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Section 15061(b)(3), because the proposed ordinance(s) are covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina does hereby:

1. Read by title only and waive further reading and approve the first reading of Ordinance 2023-, approving amendments to Sections 17.16 (CR Zoning District), 17.18 (C-1 Zoning District), and 17.22 (PC Zoning District) of the Marina Municipal Code; and
2. Find the action is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 18th day of January 2023, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

ORDINANCE NO. 2023-

AN ORDINANCE AMENDING TITLE 17, ARTICLE 2 (SECTIONS 17.16, 17.18,
AND 17.22) OF THE MARINA MUNICIPAL CODE

-oOo-

Findings

1. On September 16, 2021, Governor Newsom signed into law Senate Bill 478 (SB 478), which requires, among other things, that local agencies provide specified minimum floor area ratios for housing development projects containing 3 to 10 dwelling units. This legislation is codified in Government Code §65585 and §65913.11.

2. An amendment to the City’s Municipal Code (“MMC” or “Code”) is needed to ensure compliance with State law.

3. Sections 17.16 (CR Zoning District), 17.18 (C-1 Zoning District), and 17.22 (PC Zoning District) are amended to add language to allow increased maximum floor area ratios for certain housing development projects.

4. Environmental. In accordance with the California Environmental Quality Act (CEQA), staff finds that this ordinance is not subject to CEQA pursuant to the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Section 15061(b)(3), because the proposed ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Therefore, the adoption of this ordinance is exempt from CEQA and no further environmental review is necessary.

THE CITY COUNCIL OF THE CITY OF MARINA DOES HEREBY ORDAIN AS
FOLLOWS:

SECTION 1. The foregoing recitals are adopted as findings of the City Council as though set forth fully herein.

SECTION 2. Amendment of the Code.

New section 17.16.190, Increased Floor Area Ratio for Housing Developments of 3-10 Units, is added to MMC Chapter 17.16, C-R OR COMMERCIAL/MULTIPLE-FAMILY RESIDENTIAL DISTRICT, as follows:

17.16.190 Increased Floor Area Ratio for Housing Developments of 3-10 Units

A housing development project, as defined in California Government Code Section 65589.5, that is in the C-R Zoning District shall be allowed to increase its FAR as follows:

- A. A housing development project of three to seven units shall have a minimum FAR of 1.0:1.
- B. A housing development project of eight to ten units shall have a minimum FAR of 1.25:1.
- C. This section shall not apply within a historic district or property included on the State Historic Resources Inventory, as defined in California Public Resources Code Section 5020.1, or within a site that is designated or listed on the City's historic inventory.

DRAFT

New section 17.18.140, Increased Floor Area Ratio for Housing Developments of 3-10 Units, is added to MMC Chapter 17.18, C-1 OR RETAIL BUSINESS DISTRICT, as follows:

17.18.140 Increased Floor Area for Housing Developments of 3-10 Units

A housing development project, as defined in California Government Code Section 65589.5, that is in the C-1 Zoning District shall be allowed to increase its FAR as follows:

- A. A housing development project of three to seven units shall have a minimum FAR of 1.0:1.
- B. A housing development project of eight to ten units shall have a minimum FAR of 1.25:1.
- C. This section shall not apply within a historic district or property included on the State Historic Resources Inventory, as defined in California Public Resources Code Section 5020.1, or within a site that is designated or listed on the City's historic inventory.

New section 17.22.150, Increased Floor Area Ratio for Housing Developments of 3-10 Units, is added to MMC Chapter 17.22, PC OR PLANNED COMMERCIAL DISTRICT, as follows:

17.22.150 Increased Floor Area for Housing Developments of 3-10 Units

A housing development project, as defined in California Government Code Section 65589.5, that is in the PC Zoning District shall be allowed to increase its FAR as follows:

- A. A housing development project of three to seven units shall have a minimum FAR of 1.0:1.

B. A housing development project of eight to ten units shall have a minimum FAR of 1.25:1.

C. This section shall not apply within a historic district or property included on the State Historic Resources Inventory, as defined in California Public Resources Code Section 5020.1, or within a site that is designated or listed on the City's historic inventory.

SECTION 3. Severability. If any portion of this Ordinance is found to be unconstitutional or invalid the City Council hereby declares that it would have enacted the remainder of this Ordinance regardless of the absence of any such invalid part.

SECTION 4. Effective Date. This Ordinance shall be in full force and effect on thirty (30) days after its final passage and adoption and shall be posted within fifteen (15) days after the adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Marina duly held on January 18, 2023, and was passed and adopted at a regular meeting duly held on _____, 2023, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA ADOPTING A GENERAL PLAN AMENDMENT TO ADD SECTION 2.37.1 TO THE MARINA GENERAL PLAN. THE ACTION IS EXEMPT FROM CEQA PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES.

WHEREAS, through Senate Bill 478 (SB 478) the legislature of the State of California adopted regulations applicable to housing development projects located in a multifamily residential zone or a mixed-use zone; and

WHEREAS, updates to the City of Marina (“City”) General Plan are necessary to bring regulations for housing development projects located in a multifamily residential zone or a mixed-use zone into compliance with State law; and

WHEREAS, the following new section is hereby added to General Plan:

2.37.1 Notwithstanding limitations on Floor Area Ratio (FAR) set forth in the General Plan, housing development projects as defined in paragraph (2) of subdivision (h) of Section 65589.5 of the California Government Code, as may be amended, shall be allowed to increase its FAR as follows:

1. A housing development project of three to seven units shall have a minimum FAR of 1.0:1.
2. A housing development project of eight to ten units shall have a minimum FAR of 1.25:1.
3. This bonus shall not apply within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the California Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.
4. For mixed use development, total mixed use FAR shall be increased to the extent necessary to accommodate a non-residential floor area ratio of 0.4:1 for retail and retail-like uses only.

WHEREAS, the Planning Commission reviewed these items at a duly noticed public hearing on December 8, 2022 and recommended City Council approve the amendment; and

WHEREAS, the proposed amendment to the General Plan addresses permissible increases to Floor Area Ratios; and

WHEREAS, the City Council finds and determines, in accordance with the California Environmental Quality Act (CEQA), that the proposed amendments are not subject to CEQA pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Section 15061(b)(3), because the proposed ordinance(s) are covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina does hereby:

1. Adopt Resolution 2023- adopting a General Plan Amendment to add Section 2.37.1 to the Marina General Plan in response to Senate Bill 478 (SB 478), and
2. Find the action is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 18th day of January 2023, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

Members of the Marina
City Council

City Council Meeting
of January 18, 2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARINA AMENDING MARINA MUNICIPAL CODE (MMC) CHAPTER 5.32 “CARDROOMS” TO MODIFY THE CRITERIA FOR THE TRANSFER OF CARDROOM PERMITS PURSUANT TO MMC 5.32.090 AND TO AMEND MMC SECTIONS 5.32.102 TO REMOVE THE LOCAL MORATORIUM ON NEW CARDROOM PERMITS AND 5.32.106 TO CLARIFY NO MORE THAN TWO CARDROOM PERMITS. THE PROPOSED AMENDMENTS ARE EXEMPT FROM ENVIRONMENTAL REVIEW PER SECTION 15060(c)(2) OF THE CEQA GUIDELINES.

REQUEST: It is submitted for Marina City Council review and possible action:

1. Read by title only, waive further reading, and approve the first reading of Ordinance 2023-, approving Amendments to Title 5 of the Marina Municipal Code (MMC) by modifying Section 5.32.090 to clarify the assignment of cardroom permits and amend MMC Section 5.32.102 to remove the local moratorium on new cardroom permits and Section 5.32.106 to clarify a maximum of two (2) cardroom permits in the City of Marina (**EXHIBIT A**).
2. If the City Council approves the Ordinance above, then the next step will be to direct staff to take a zoning text amendment to the Planning Commission that identifies the zoning district or districts to allow cardrooms to be located. The Planning Commission would then make a recommendation to the City Council for review and possible action.

SUMMARY:

Recently, Park West Casinos, LLC (Park West) approached the City about opening a cardroom in the City. Should the Council wish to allow Park West to open and operate a cardroom establishment in the City, amendments to the City’s gaming and zoning ordinances would be required as outlined below.

BACKGROUND:

The City’s Current Cardroom Ordinance

Upon the City’s incorporation in 1975, there were two cardrooms operating in the city. In 1979, the City Council adopted Ordinance 79-7, which set forth cardroom regulations in Chapter 5.32 of the Marina Municipal Code (MMC).

In 1996, the City Council passed Ordinance 96-06, which added Section 5.32.102 “*Prohibition of additional cardroom permits*” to the MMC. Section 5.32.102 prohibited the issuance of any additional new cardroom permits that did not exist prior to the adoption of Ordinance 96-06. (**Attachment A**). At the time of Section 5.32.102’s adoption, there were two issued cardroom permits.¹

In 2015, the City Council adopted Ordinance 2015-01, which limited the total of cardroom tables to 20.

¹ Also in 1996, the State of California enacted a statewide cardroom moratorium that prevented local jurisdictions from amending their ordinances in such a way that would allow new or expanded gambling operations for any establishment not licensed prior to December 31, 1999 (**Attachment B**).

Closure of Mortimer's

Mortimer's, a previous City cardroom permit holder, closed in September of 2015. Because Section 5.32.090 "Assignment of permit" of the MMC requires cardroom permits to be renewed annually, Mortimer's cardroom permit expired by operation of law when it was not renewed in 2016.

Upon the expiration of Mortimer's cardroom permit, only the cardroom permit held by the Marina Club remains.

Request by Park West

On July 28, 2022, Park West filed an application requesting amendments to the City's Cardroom and Zoning ordinances (**Attachment C**) to allow them to obtain a cardroom permit and to allow them to locate a new cardroom in the city.² Park West requested the zoning ordinance amendment (in addition to the cardroom ordinance amendment) because cardrooms are not currently an allowed use in the City. (Mortimer's and the Marina Club have operated as legal non-conforming uses.)

On November 16, 2022, Staff consulted with special counsel and drafted amendments to MMC Chapter 5.32 "Cardrooms" that would be necessary should Council wish to accommodate Park West's requests. The amendments included deleting MMC Section 5.32.102 "*Prohibition of additional cardroom permits*," and amending MMC Section 5.32.106 "*Limit on the number of tables in the city*" to clarify that there will be no more than two (2) cardroom permits.

On November 17, 2022, Staff sent the proposed MMC amendments to the California Bureau of Gambling Control (Bureau) for review and comment prior to their adoption as required by Business and Professions Code section 19961.1.

On December 7, 2022, the Bureau sent the City of Marina a response to the Ordinance Amendments that stated (**Attachment D**):

The proposed amendments to sections 5.32.090 and 5.32.106 of the City's Municipal Code do not appear inconsistent with the Gambling Control Act. The proposed deletion of section 5.32.102 does not appear inconsistent with the Gambling Control Act, insofar as the deletion, as the Bureau understands it, is not intended to allow an expansion of gambling as defined in Business and Professions Code section 19961, subdivision (b), but is instead intended to allow for the issuance of a permit for a cardroom that has ceased operations at the location initially allowed under the permit.

The background documents discussed above are attached for reference.

ANALYSIS:

Staff has proposed three required ordinance amendments for City Council review should it wish to accommodate Park West's request. The first will remove the language that prohibits new cardrooms from being issued. The second will clarify that only two cardroom permits can be issued at any given time so that these changes will not result in a change to the total number of permits that were established prior to the State's moratorium. The final amendment simplifies the process for assignment of cardroom permits. The proposed changes are shown in **EXHIBIT A**. Specifically, the deletion of MMC Section 5.32.102 "*Prohibition of additional cardroom permits*" will allow the City to issue a new cardroom permits.

² Note that on January 20, 2022, the State of California Gambling Control Commission approved Park West Casino Marina's request for an Initial State Gambling License (**Attachment E**).

The proposed amendments to MMC Section 5.32.106 “*Limit on the number of tables in the city*” clarifies that there shall be no more than two (2) cardroom permits issued by the City at any given time. (This ensures there will be no expansion to cardrooms beyond what has historically been allowed.)

Finally, the proposed modifications to MMC Section 5.32.090 “*Assignment of permit*” will remove prohibitive language that only allows assignment of cardroom permits to family members under certain circumstances.

The City’s Zoning Ordinance does not currently allow cardrooms in any zoning district in the City. Therefore, in the future the applicant will need to apply for a Zoning Code amendment to allow cardrooms in at least one zoning district. The Zoning Code amendment, including the associated environmental review, would go to the Planning Commission to make a recommendation to the City Council.

FISCAL IMPACT:

The adoption of the proposed ordinance (as well as future changes to the Zoning Ordinance) will result in a second cardroom business coming back to the City. To understand the fiscal impact, please see MMC Section 5.32.124 “*Gross revenue permit fees*,” followed by the total tax revenue from cardrooms collected by the City by year for context.

If the Monthly Gross Revenue is: Over	But Not Over	Computed Fee is:	Of Amount Over:
\$ 0	\$10,000	\$ 500.00	
10,000	15,000	750.00 + 5%	\$10,000
15,000	20,000	1,200.00 + 9%	15,000
20,000	and over	1,850.00 + 13%	20,000

2015*	2016	2017	2018	2019	2020	2021	2022
\$139,586	\$133,729	\$154,783	\$160,147	\$178,741	\$142,225	\$101,780	\$211,466

* Please note that 2015 is the total tax revenue from two cardrooms (Mortimers and Marina Club) and all subsequent years are the total from one cardroom (Marina Club).

ENVIRONMENTAL REVIEW:

The proposed amendments are not subject to California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections: 15060(c)(2), because the proposed ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment; and 15061(b)(3), because the proposed ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

CONCLUSION:

This request is submitted for City Council consideration and action.

Respectfully submitted,

Nicholas McIlroy
Associate Planner, Community Development Dept.
City of Marina

REVIEWED/CONCUR:

Guido F. Persicone, AICP
Director, Community Development Dept.
City of Marina

Layne Long
City Manager
City of Marina

Exhibit A – Draft Amendment to Chapter 5.32

Attachment A – Ordinance 96-6

Attachment B – Letter from CA Gambling Control Commission Cardroom Moratorium Ending

Attachment C – Parkwest's Application Materials

Attachment D – Response to Ordinance Amendments from the CA Gambling Control

Attachment E – January 20, 2022, State Gambling Control Letter

ORDINANCE NO. 2023-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARINA AMENDING MARINA MUNICIPAL CODE (MCC) CHAPTER 5.32 “CARDROOMS” TO MODIFY THE CRITERIA FOR THE TRANSFER OF CARDROOM PERMITS PURSUANT TO MCC 5.32.090 AND TO AMEND MCC SECTIONS 5.32.102 AND 5.32.106 REGARDING THE LIMIT ON THE NUMBER OF CARDROOMS PERMITS. THE PROPOSED AMENDMENTS ARE EXEMPT FROM ENVIRONMENTAL REVIEW PER SECTION 15060(c)(2) OF THE CEQA GUIDELINES.

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THE CITY COUNCIL OF THE CITY OF MARINA DOES HEREBY ORDAIN AS

FOLLOWS:

1. Section 5.32.090 of the Marina Municipal Code shall be amended as follows, with deletions shown in strikethrough and additions shown in bold, italic, underline:

“Section: 5.32.090 Assignment of permit. No cardroom permit, or any interest therein, issued under the authority of this chapter, may be transferred from person to person, assigned, pledged or hypothecated in whole or in part, except as authorized by this chapter. Such permit shall not be subject to transfer to any other holder or operator through the levy of any execution by any judgment creditor or any judicial sale under any proceedings to enforce or collect any judgment, debt or obligation. The transfer of the cardroom activity to a different location may be approved by the chief of police provided the application or transfer fulfills all the conditions specified in Sections 5.32.040 and 5.32.050 for the issuance of cardroom permits and such location is allowed under Title 17 of this code (Zoning Ordinance). The transfer of a ~~valid~~ **City** cardroom permit to another person may be allowed by the chief of police ~~when the permittee is deceased and the executor or administrator of his estate has applied for such transfer within thirty days after the date of death, or when the permittee has become physically incapacitated so that~~

~~he is unable to conduct his cardroom business and will be so incapacitated for a period of six months or more from the date of such application; provided further, that any such application for transfer of a cardroom permit to another person may only be made by or on behalf of a permittee holding a valid permit issued and unrevoked at the time of adoption of the ordinance codified in this chapter and not by the transferee or such permit or any other person; provided further, that~~ **the proposed recipient of** any such **permit** transfer shall fulfill all the terms and conditions of this chapter for the issuance of any cardroom permit.”

2. Section 5.32.102 of the Marina Municipal Code shall be amended as follows, with deletions shown in strikethrough and additions shown in bold, italic, underline:

~~“5.32.102 Prohibition of additional cardroom permits. Notwithstanding any other provision or section of this chapter, no cardroom permit for a cardroom not existing and legally permitted on the effective date of the ordinance codified in this section shall be issued by the city. (Ord. 96-6 § 1, 1996)”~~

3. Section 5.32.106 of the Marina Municipal Code shall be amended as follows with deletions shown in strikethrough and additions shown in bold, italic, underline:

~~“5.32.106 Limit on number of~~ **permits and** tables in the city. **No more than two cardroom permits shall be allowed in the city at one time.** No more than a total of twenty tables shall be permitted in the city.”

4. **Environmental.** In accordance with the California Environmental Quality Act (CEQA), staff finds that this ordinance is not subject to California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections: 15060(c)(2), because the proposed ordinance will not result in a direct or

reasonably foreseeable indirect physical change in the environment; and 15061(b)(3), because the proposed ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Therefore, the adoption of this ordinance is exempt from CEQA, and no further environmental review is necessary.

5. Effective Date. This Ordinance shall be in full force and effect on thirty (30) days after its final passage and adoption.

6. Severability. If any portion of this Ordinance is found to be unconstitutional or invalid the City Council hereby declares that it would have enacted the remainder of this Ordinance regardless of the absence of any such invalid part.

7. Posting of Ordinance. Within fifteen (15) days after the passage of this Ordinance, the City Clerk shall cause it to be posted in the three (3) public places designated by resolution of the City Council.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Marina duly held on January 18, 2023, and was passed and adopted at a regular meeting duly held on _____, 2023, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

ORDINANCE NO. 96-06AN ORDINANCE AMENDING CHAPTER 5.32 OF THE MUNICIPAL
CODE TO PROHIBIT ADDITIONAL CARDROOMS

-oOo-

THE CITY COUNCIL OF THE CITY OF MARINA DOES ORDAIN AS FOLLOWS:

1. Section 5.32.102 Added. Section 5.32.102 entitled "Prohibition of additional cardroom permits" is hereby added to the Municipal Code, to read as follows:

"5.32.102 Prohibition of additional cardroom permits.

Notwithstanding any other provision or section of this Chapter, no cardroom permit for a cardroom not existing and legally permitted on the effective date of this section shall be issued by the city."

2. Section 5.32.120 Amended. Section 5.32.120 entitled "Cardroom regulations" is hereby amended by adding a new subsection I thereto, to read as follows:

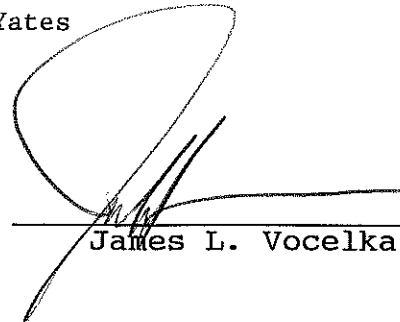
"5.32.120I The City Council may by resolution, after a noticed public hearing, adopt such additional rules and regulations, not otherwise in conflict with this Chapter, in furtherance of the purpose of this Chapter."

3. Effective Date. This ordinance shall take effect and be in force thirty (30) days from and after its final passage.

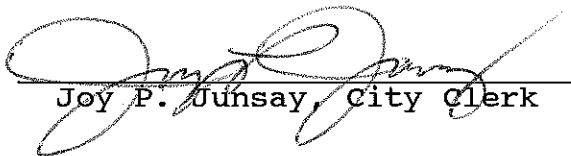
4. Posting of Ordinance. Within fifteen (15) days after the passage of this ordinance, the City Clerk shall cause it to be posted in the three (3) places in the City designated by resolution of the City Council.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Marina duly held on April 16, 1996, and was passed and adopted at a regular meeting duly held on May 7, 1996, by the following vote:

1 AYES: COUNCIL MEMBERS: H. Gustafson, J. Perrine, J. Wilmot,
2 NOES: COUNCIL MEMBERS: Mayor J. Vocelka
3 ABSENT: COUNCIL MEMBERS: None
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James L. Vocelka, Mayor

ATTEST:


Joy P. Junsay, City Clerk

//



Gavin Newsom, Governor

PAULA LABRIE, CHAIR
CATHLEEN GALGIANI
ERIC C. HEINS
WILLIAM LIU
EDWARD YEE

STATE OF CALIFORNIA

GAMBLING CONTROL COMMISSION

2399 Gateway Oaks Drive, Suite 220
Sacramento, CA 95833-4231(916) 263-0700 Phone
(916) 263-0499 Fax

www.cgcc.ca.gov

September 14, 2022

To: All Interested Parties

Re: **Cardroom License Moratorium Ending Effective January 1, 2023**

Currently, pursuant to [Business and Professions Code section 19962](#), local jurisdictions cannot pass ordinances that either authorize legal gambling, or amend their existing ordinances in a way that would constitute an [expansion of gambling](#).

Pursuant to [Business and Professions Code section 19963](#), the California Gambling Control Commission (Commission) cannot issue a State Gambling License for a new gambling establishment that was not licensed prior to December 31, 1999 or did not have an application on file with the Department of Justice (Department) prior to September 1, 2000.

Collectively, these statutes form a moratorium on the expansion of controlled gambling, which has been in effect for more than two decades.

Historically, the Legislature extended this moratorium on the expansion of gambling. However, a bill to extend the moratorium did not pass by the end of the 2022 legislative session. As a result, the existing moratorium, as currently constituted by Business and Professions Code sections 19962 and 19963, expires on January 1, 2023.

Despite the expiration of the moratorium, existing Cardrooms seeking to increase their authorized permanent tables, or individuals seeking to own or operate a new cardroom, must be in compliance with all relevant federal, state, and local laws.

Local ordinances limit the number of permanent gaming tables or gambling establishments allowed in their jurisdiction. Any application or request submitted must not exceed the gaming allowances provided by the local jurisdiction.

The Commission cannot approve a request for an increase in authorized tables, or approve an application for a State Gambling License to own or operate a new Cardroom, without the corresponding local jurisdiction having already enacted a gambling ordinance or expanded their existing gambling ordinance in compliance with [Business and Professions Code section 19860](#), [Business and Professions Code section 19960](#), and [Business and Professions Code section 19961](#).

Cardroom Moratorium
September 14, 2022
Page 2 of 2

For local jurisdictions seeking to enact a new gambling ordinance or expand an existing ordinance, there are instances in which an election must be held to approve the new or expanded ordinance pursuant to Business and Professions Code section 19960 and Business and Professions Code section 19961.

Pursuant to [Business and Professions Code section 19961.1](#), any amendment to a city or county ordinance relating to gambling establishments, or the Gambling Control Act, must be submitted to the Department's Bureau of Gambling Control for review and comment before the ordinance is adopted by the city or county.

Business and Professions Code section 19860 and [Business and Professions Code section 19923](#) expressly direct the Commission to deny gambling licenses to applicants who are not in compliance with the local ordinances governing gambling.

For those considering submitting an application for a new State Gambling License, applicants must be found suitable by the Commission, and part of that suitability includes the applicants obtaining all relevant approvals from the local jurisdiction in which they plan to own and operate a Cardroom.

Before submitting a request for additional authorized permanent tables, or an application for a State Gambling License, consult your local jurisdiction. Confirm that your local jurisdiction has a gaming ordinance that is in compliance with Business and Professions Code sections 19860, 19960, and 19961, and that your request does not violate the local ordinance. The Commission cannot grant approvals to applicants who are not in compliance with the local ordinance.

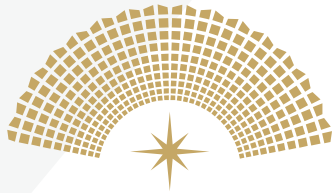
The Commission has updated the [Frequently Asked Questions](#) page on its website, under the "Cardroom" subcategory, with new information and guidance regarding the moratorium.

If you have any questions, please call the Commission at (916) 263-0700 or email comments@cgcc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Stacey Luna Baxter".

STACEY LUNA BAXTER
Executive Director



PARKWEST CASINOS

580 | LOTUS | CORDOVA | LODI | MANTECA



A VISION FOR PROGRESS, A FORMULA FOR SUCCESS

Parkwest Casinos has transformed the California gaming experience by providing 5-star service at each of its casinos and offering only the finest in gaming, dining, and customer dedication.

ABOUT PARKWEST CASINOS

Parkwest Casinos currently operates five upscale California casino cardrooms, two Third Party Provider of Proposition Player Services companies (TPPPPS), a consulting services company and real estate holdings.

Founded in 1997 by industry visionary John Park, with only \$800 in capital, Parkwest Casinos has successfully developed into a diversified holding entity that employs over 800 employees to service a total of 65 gaming tables in five casinos throughout California. Mr. Park started his career in California Gaming as a Third-Party Provider of Proposition Player Services for a single table at a casino in Southern California. In 1997, Mr. Park founded Network Management Group, a Third-Party Provider of Proposition Player Services that focused on customer service, professionalism, and a strict adherence to business fundamentals.

The role of the Third-Party Provider of Proposition Player Services was introduced in California to provide cardrooms with employees, staffed at each table to accept the player-dealer position for casino customers to play any game at any time. Network Management Group quickly gained a reputation for staffing tables with professional, well-dressed, and well-trained employees. Transforming the customer experience and improving the casino's bottom line, Network Management Group expanded the demand for their services from one casino in Southern California to a total of 25 casinos spanning the entire state of California.

To support its Third-Party Provider of Proposition Player Services ventures, Parkwest Casinos invested in the creation of a consulting services firm. Fortiss provides accounting, management, and marketing services catered to the needs of casinos and cardrooms throughout California. The goal of Fortiss is to help clients identify ways to streamline their casino or cardroom operation, and leverage new industry opportunities while maximizing profitability.

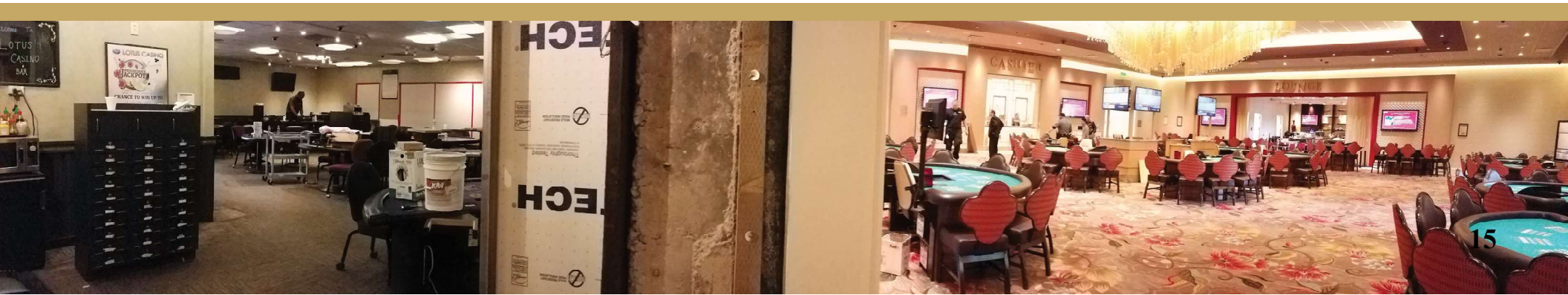
Parkwest Casinos expanded its business to include five upscale casino cardrooms and several associated real estate properties. Before the acquisition, the cardrooms were struggling financially as well as operationally. Applying Mr. Park's changes successfully revived the businesses as well as created a platform for them to thrive as profitable casino cardrooms. All of the casino cardrooms have experienced radical revenue increases since joining the Parkwest Casinos family.



PARKWEST CASINOS OPERATIONS & DEVELOPMENT

The Parkwest Casinos mission is to provide a consistent gaming and dining experience centered on customer service in a friendly, safe, and pristine environment.

Applying principles of innovative architectural design, quality customer service, and active community support, Parkwest Casinos has transformed an initial purchase of a small underperforming cardroom in 2008 into one of the most successful family of casino cardrooms in California.



PARKWEST CASINOS ORGANIZATIONS

Third-Party Provider of Proposition Player Services

- Network Management Group
- Certified Network M

Cardroom Ownership Migration

- Parkwest Casino Cordova
- Parkwest Casino Lodi
- Parkwest Casino Lotus
- Parkwest Casino 580
- Parkwest Casino Manteca



PARKWEST CASINO LOCATIONS

PARKWEST CASINO CORDOVA

2801 Prospect Park Drive
Rancho Cordova, CA 95670



PARKWEST CASINO LODI

1800 S. Cherokee Lane
Lodi, CA 95240



PARKWEST CASINO LOTUS

6010 Stockton Blvd.
Sacramento, CA 95824

PARKWEST CASINO 580

968 N. Canyons Parkway
Livermore, CA 94551

PARKWEST CASINO MANTECA

1355 N Main St
Manteca, CA 95336



PARKWEST CASINO MARINA

Parkwest Casino Marina, LLC intends to open a 12-15,000 sq. ft. upscale casino cardroom and full-service restaurant at 3006 Highway 1. The cardroom will include 10 gaming tables, and a full-service restaurant with seating for approximately 60 patrons. There will be parking for more than 300 cars on site, with separate areas for employee and VIP parking. The plans include a large planting area along the rear of the property to shield the neighboring residential neighborhood from light and noise.

Parkwest Casino Marina anticipates employing approximately 100 individuals at the cardroom. The cardroom positions are living wage jobs and include health care benefits. The company that will provide Third-Party Provider of Proposition Player Services to the cardroom will employ an additional 60 people. The cardroom and restaurant will be open 24 hours per day, 7 days per week.



ARCHITECTURAL CHARACTER



SITE AREA: 4.78 ACRES
 BUILDING AREA: 15,000 SQ. FT.
 PARKING: 345 SPACES
 ZONING: C2 - COMMERCIAL

1/32" = 1'-0"
 0 8 16 32 64 ft
 NORTH

CONCEPTUAL SITE PLAN



kollin | altomare | architects

Parkwest Casino Marina
 3006 Del Monte Blvd. Marina, California

Marina Municipal Code section 5.32.050 Issuance of a Permit

A cardroom permit may be issued for a period of one year upon the recommendation of the chief of police, subject to the following conditions and qualifications:

A. No applicant shall be recommended for a cardroom permit if:

1. The applicant has knowingly misstated, misrepresented, concealed or withheld any material fact on the application for permit; or
 2. Such applicant has previously been convicted of a felony or of any narcotics violation; or
 3. Any said cardroom is proposed to be located within any area of the city which is zoned residential; or if said cardroom location is adjacent to a residential area and, in the opinion of the chief of police, the operation of a cardroom in such location would tend to cause a public nuisance or a police problem; or
 4. Said cardroom is proposed to be located within five hundred feet of a public school, church, hospital, children's playground or any other public facility where the presence of said cardroom might tend to promote a demoralizing effect or cause a police problem or create a public nuisance.
- B. The action of the chief of police in recommending the denial of such a permit on the basis of any part of this section shall be subject to an appeal to the city council. Notice of such appeal shall be filed in writing with the city clerk within ten days after the denial of said permit. Upon failure to file such notice of appeal within the ten-day period, the action of the chief of police in denying such permit shall be final and conclusive.

The rear of the proposed location is adjacent to 2 residential homes. However, Parkwest Casinos does not believe the location would tend to cause a public nuisance or a police problem in violation of section 5.32.050(A)(3). It is Parkwest Casinos' intent to locate the casino building towards the rear of the property to act as "buffer" between it and the residential homes. The public areas of the cardroom will away from the residential homes and toward Highway 1. Additionally, Parkwest Casinos plans to erect a barrier between the casino property and the 2 residential homes, and employ full time security to patrol the casino and parking lot.

The proposed location is only 1300 ft. from City Hall and the Marina Police Department Headquarters.

Further, Parkwest Casinos does not believe Municipal Code section 5.32.050(A)(4) would be applicable to the proposed location due to the following reasons:

- The closest park (Marina City Park) is 1100 ft. away.
- The nearest church (Church of Christ Marina) is 1100 ft. away.
- The closest school is 700 ft. away (Marina Child Development Center). Marina High School is 900 ft. away.
- The nearest hospital is 2 miles away

To avoid any doubt concerning the transferability of the license from Mortimer's, Inc. to Parkwest Casino Marina, LLC, we recommend amending Municipal Code section 5.32.090. The proposed changes will allow a gaming permit to transfer, while still requiring the transferee to meet all existing conditions of the Municipal Code for a cardroom owner permit.

Marina Municipal Code section 5.32.090 Assignment of Permit

No cardroom permit, or any interest therein, issued under the authority of this chapter, may be transferred from person to person, assigned, pledged or hypothecated in whole or in part, except as authorized by this chapter. Such permit shall not be subject to transfer to any other holder or operator through the levy of any execution by any judgment creditor or any judicial sale under any proceedings to enforce or collect any judgment, debt or obligation. The transfer of the cardroom activity to a different location may be approved by the chief of police provided the application or transfer fulfills all the conditions specified in Sections 5.32.040 and 5.32.050 for the issuance of cardroom permits and such location is allowed under Title 17 of this code (Zoning Ordinance). The transfer of a valid cardroom permit to another person may be allowed by the chief of police ~~when the permittee is deceased and the executor or administrator of his estate has applied for such transfer within thirty days after the date of death, or when the permittee has become physically incapacitated so that he is unable to conduct his cardroom business and will be so incapacitated for a period of six months or more from the date of such application; provided further, that any such application for transfer of a cardroom permit to another person may only be made by or on behalf of a permittee holding a valid permit issued and unrevoked at the time of adoption of the ordinance codified in this chapter and not by the transferee or such permit or any other person;~~ provided further, that the transferee of any such transfer shall fulfill all the terms and conditions of this chapter for the issuance of any cardroom permit.

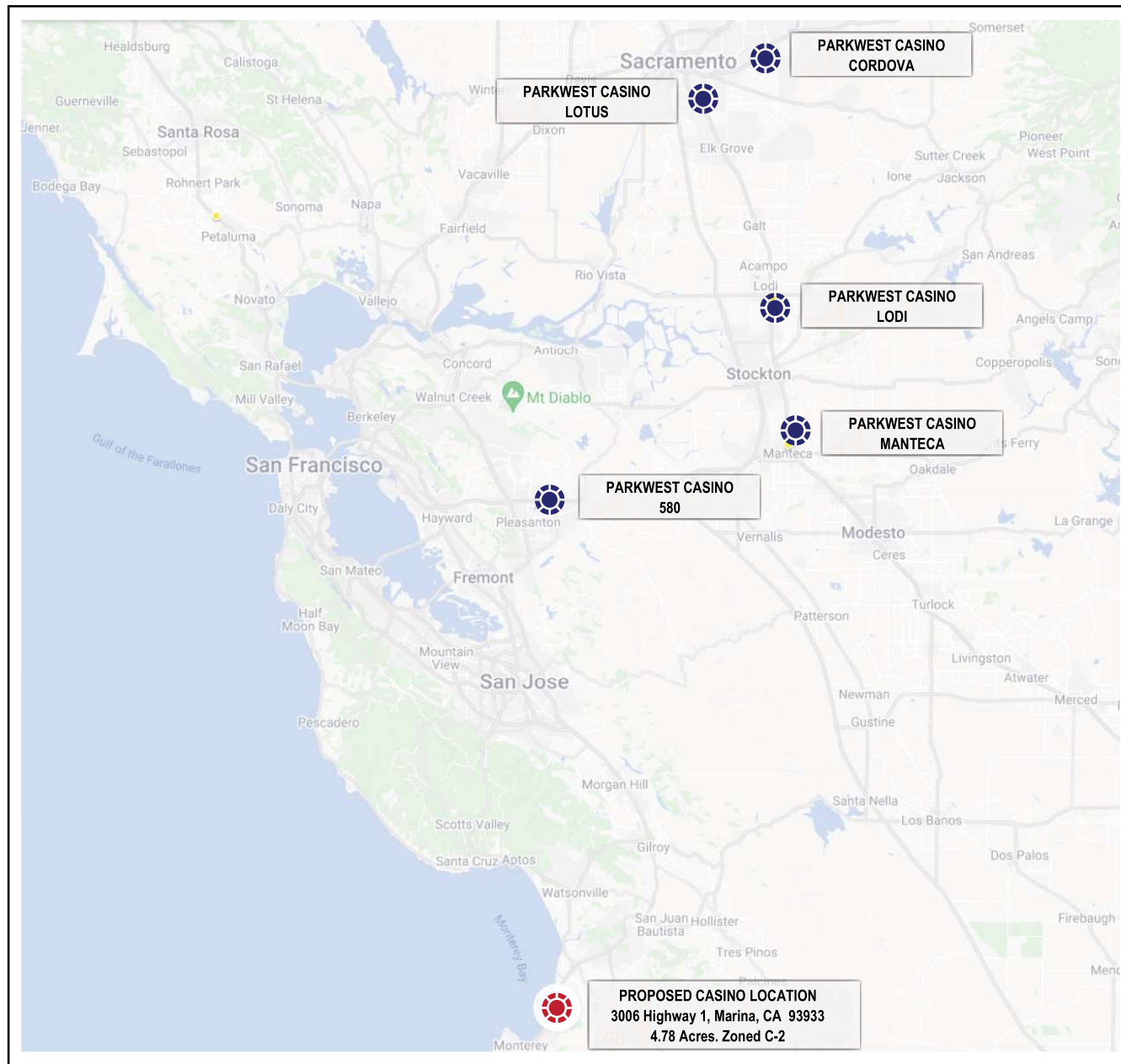
Parkwest Casinos requests the following amendment made to Municipal Code section 17.20.030, to permit Cardrooms as a conditional use in areas zoned C-2 or General Commercial.

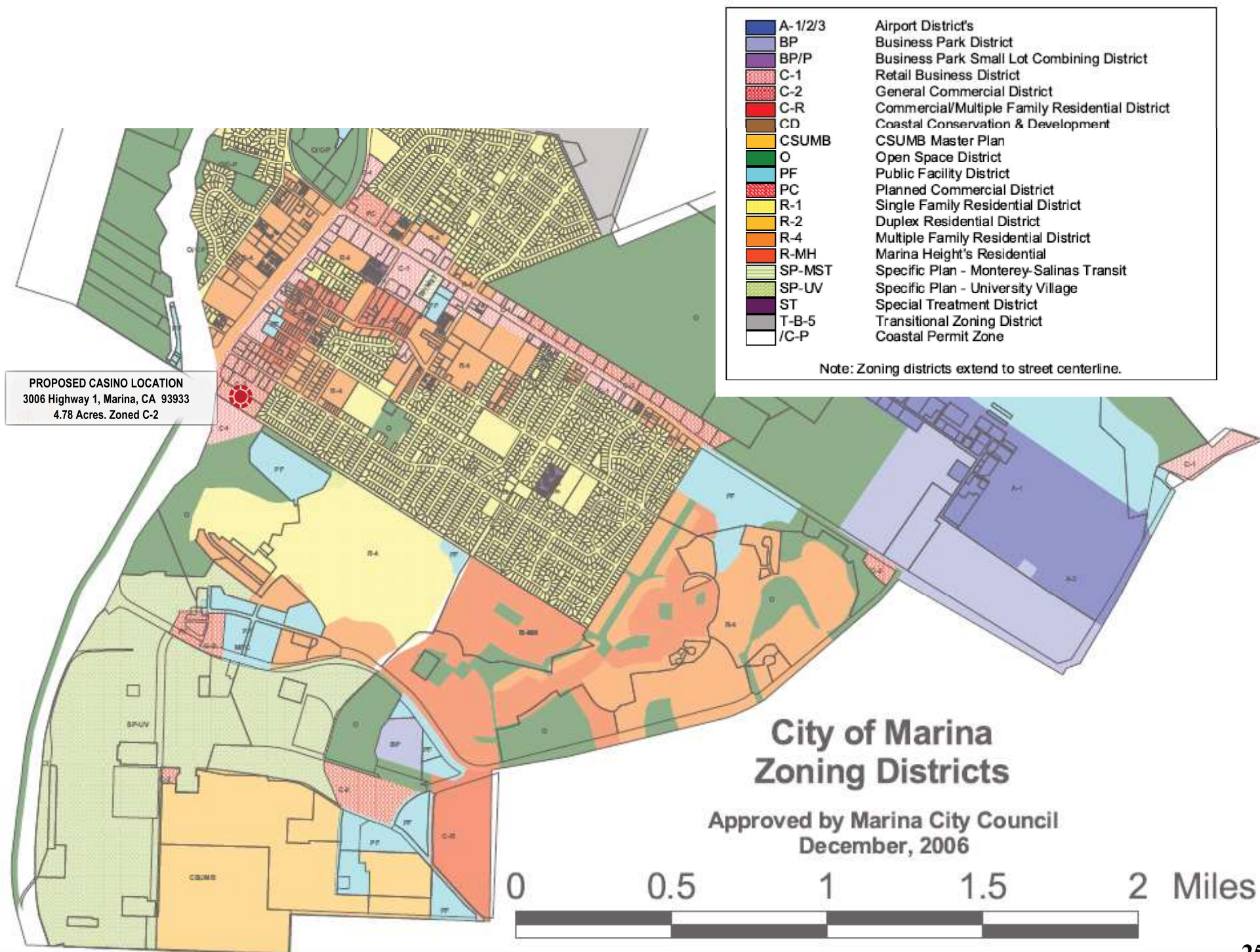
Marina Municipal Code section 17.20.030 Conditional Uses

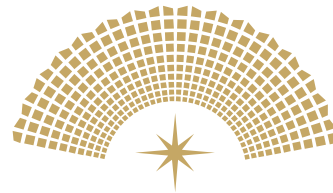
Uses permitted, subject to first securing a use permit in each case, in the C-2 districts shall be as follows:

- A. Hotels, motels, clubs and lodges;
- B. Public and quasi-public uses, including schools, churches and public utility buildings;
- C. Drive-in banks, open air retail and wholesale sales, drive-in restaurants, refreshment stands, theaters, laundries, development laboratories, used car sales, used or secondhand goods, and other uses which are of similar character;
- D. Wholesale distributors of petroleum products, contractors' yards, welding shops and other uses of a similar character;
- E. Manufacture of clothing, handicraft products, printing, lithographing, and other light manufacturing or industrial uses of a similar character;
- F. Airports, heliports, and landing strips for aircraft;
- G. Single-family, duplex and multiple-family residential dwellings limited to studio and one-bedroom units with a minimum of five hundred twenty-five square feet and a maximum of nine hundred square feet to a maximum density of one unit per five thousand square feet of lot area within the same building as commercial uses on the site and located above those commercial uses. Such residential uses shall be permitted subject to site and architectural design review approval. However, if residential use is existing or approved for a site, only those uses identified in Section 17.20.020(A) shall be allowed on the same site and all other permitted uses and all conditional uses listed in this chapter shall not be permitted on the site;
- H. Cannabis retailer;
- I. Cannabis manufacturing, cannabis distribution and cannabis testing labs; or
- J. Cardrooms.

PROPOSED CASINO LOCATION







PARKWEST CASINOS

580 | LOTUS | CORDOVA | LODI | MANTECA

1100 SOUTH FLOWER STREET, SUITE 3100
LOS ANGELES, CA 90015 | (323) 415-4900

ROB BONTA
Attorney General

State of California
DEPARTMENT OF JUSTICE



BUREAU OF GAMBLING CONTROL
2450 DEL PASO ROAD, SUITE 100
SACRAMENTO, CA 95834

December 7, 2022

Guido Persicone, AICP
Director, Community Development Department
City of Marina
211 Hillcrest Avenue
Marina, CA 93933
gpersicone@cityofmarina.org

Via e-mail only

Re: City of Marina – Ordinance Amendments

Dear Mr. Persicone:

On or about November 17, 2022, the Bureau of Gambling Control (Bureau) received proposed amendments to the City of Marina (City) Municipal Code. The proposed amendments were submitted to the Bureau for review and comment prior to their adoption as required by Business and Professions Code section 19961.1. The City proposes to amend section 5.32.090 (“Assignment of Permit”), delete section 5.32.102 (“Prohibition of additional cardroom permit”),¹ and amend section 5.32.106 (“Limit on number of permits and tables in the city”) of the City’s Municipal Code.²

Current section 5.32.090, which governs the assignment of permits to operate a gambling establishment in the City, in sum, limits the assignment of such a permit to circumstances involving the death or incapacity of a permit holder. The proposed amendment would instead provide that a permit may be transferred provided that the transferee meets the requirements of the City ordinances governing the issuance of a permit.

¹ Section 5.32.020 of the City’s Municipal Code defines “cardroom” as “any room, space or enclosure furnished or equipped with a table used or intended to be used for the playing of cards or similar games, and the use of which is available to the public, or any portion of the public.” The Bureau understands this definition as referring to a “gambling establishment,” as defined under the Gambling Control Act. (See Bus. & Prof. Code, § 19805, subd. (o).)

² The City also provided statements concerning compliance with or exemption from the California Environmental Quality Act, the effective date of the proposed changes, severability of the provisions being amended, and public posting of the ordinance. As these provisions are outside the scope of the Bureau’s review under the Gambling Control Act, the Bureau provides no comment on these matters.

Guido Persicone, Director, Community Development Department, City of Folsom
December 7, 2022

Current section 5.32.102 prohibits the issuance of additional cardroom permits for a cardroom not existing at the time of the enactment of the ordinance.³ The City proposes deleting this section.

Current section 5.32.106 limits the number of tables allowed in the City to twenty tables.⁴ The proposed amendment would add the provision that no more than two cardroom permits shall be allowed in the city. It is the Bureau's understanding, based upon the historical information in its possession, and the representations of the City, that as of January 1, 1996, there had been two cardrooms in the City.

The proposed amendments to sections 5.32.090 and 5.32.106 of the City's Municipal Code do not appear inconsistent with the Gambling Control Act. The proposed deletion of section 5.32.102 does not appear inconsistent with the Gambling Control Act, insofar as the deletion, as the Bureau understands it, is not intended to allow an expansion of gambling as defined in Business and Professions Code section 19961, subdivision (b), but is instead intended to allow for the issuance of a permit for a cardroom that has ceased operations at the location initially allowed under the permit.

If you have any questions, or further revisions to the proposed ordinance amendments, please contact Analyst Kenneth Larsen at (916) 559-6103 or kenneth.larsen@doj.ca.gov. Thank you for your cooperation regarding this matter.

Sincerely,

Brent Y. Jo Digitally signed by Brent Y. Jo
Date: 2022.12.07 13:29:15 -08'00'

BRENT Y. JO
Deputy Attorney General

For **ROB BONTA**
Attorney General

³ Section 5.32.030 of the City's Municipal Code provides that no "person, association, partnership or corporation shall engage in, carry on, maintain or conduct, or cause or permit to be engaged in, carried on, maintained or conducted, any cardroom in the city without first having obtained an annual permit from said city so to do . . ."

⁴ Section 5.32.120, subdivision C of the City's Municipal Code limits the number of tables per cardroom to 10 tables. The proposed amendments do not effect a change to the current per-cardroom table limit.



STATE OF CALIFORNIA

Gavin Newsom, Governor

GAMBLING CONTROL COMMISSION

2399 Gateway Oaks Drive, Suite 220
Sacramento, CA 95833-4231(916) 263-0700 Phone
(916) 263-0499 Fax
www.cgcc.ca.govPAULA LABRIE, CHAIR
CATHLEEN GALGIANI
ERIC C. HEINS
WILLIAM LIU
EDWARD YEE

January 28, 2022

Joy Harn
Parkwest Casino Marina
100 Oceangate, Suite 100
Long Beach, 90802Re: Approval of Initial State Gambling License

Dear Joy Harn:

The California Gambling Control Commission (Commission) has approved Parkwest Casino Marina and its owner-licensee's Initial Cardroom Business License Applications at its January 20, 2022 Commission Meeting through January 31, 2024 with the following conditions:

The Owner-Licensee may not open or offer controlled games until the Bureau of Gambling Control has inspected the cardroom and determined that the cardroom is in compliance with all pertinent regulatory standards. Prior to the opening for business, the owner-licensee, shall provide to the Bureau of Gambling Control:

- 1. A current and fully completed Business Entity: Supplemental Information, CGCC-CH2-06 (New 05/20), or its most current successor form, which includes the new address of the gambling establishment;*
- 2. The Owner-Licensee must comply with applicable relocation requirements pursuant to California Code of Regulations, Title 4, Division 18, Chapter 7, Article 1, Section 12364;*
- 3. A current and valid business license issued by the City of Marina for the gambling establishment;*
- 4. A current reviewed and approved Safety and Security Plan, as required by California Code of Regulations, title 4, sections 12370 and 12372;*
- 5. A current Emergency and Evacuation Plan, as required by California Code of Regulations, title 4, section 12370, that has been approved by the responsible local authority;*
- 6. A current lease for the gambling establishment's premises, if applicable; and*
- 7. A current and complete Chart of Accounts, as required by California Code of Regulations, title 4, section 12312.*

If you have any additional questions, you may contact me at (916) 263-6974. You may also find information on the Commission's website at www.cgcc.ca.gov of assistance in identifying your responsibilities as a state gambling licensee.

Sincerely,

Katherine Martinez

Katherine Martinez, Analyst
Licensing Division

Enclosures

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of January 18, 2023

**CITY COUNCIL DISCUSS POLICE CHIEF HIRING PROCESS TO INCLUDE
MAKEUP OF COMMUNITY PANEL AND PUBLIC MEETING AND PROVIDE STAFF
WITH FURTHER DIRECTION.**

REQUEST:

It is requested that the City Council:

1. Discuss the pros and cons of including City Council members or City Council recommended members to the Community Panel that will interview police chief candidates.
2. Discuss other aspects of the hiring process if City Council has other ideas.
3. Provide staff with any further direction in the matter.

BACKGROUND:

On November 1, 2022, City of Marina's Mayor Pro-tem emailed the Mayor and City Manager the following request "Let's schedule an agenda item for City Council to consider at the appropriate time in advance of efforts to recruit new police chief." On December 21, 2022, the City Manager sent an email to City Council describing how the police chief hiring process would proceed. City Councils of at least 2 other California cities (Tiburon and Vista) have voted to either interview police chief candidates (Tiburon) or "require City Manager to be in consultation and agreement with a majority of the City Council before hiring a department lead" (Vista).

Below are links to the City of Tiburon and City of Vista hiring process changes:

<https://thecoastnews.com/vista-council-approves-change-to-city-managers-hiring-process/>

<https://www.marinij.com/2022/03/03/tiburon-council-to-interview-department-head-candidates-under-new-provision/>

There are likely pros and cons to keep the process as the City Manager has planned or to modify it to allow more council and/or public involvement.

Two modifications suggested here to consider are 1) Two City Council members participating on the community panel or City Council voting to appoint some members of this panel and 2) holding a public meeting as other local cities have done for the final candidates to make presentations at a City Council meeting for the council and public to meet them and hear them.

There may be other ways City Council or the public may be involved and this staff report would allow those ideas to be discussed.

RECOMMENDATION:

1. That Council Discuss the pros and cons of including City Council members or City Council recommended members to the Community Panel that will interview police chief candidates, discuss other aspects of the hiring process if City Council has other ideas, and provide staff with any further direction in the matter.

FISCAL IMPACT:

There is no fiscal impact for council and staff to discuss this matter.

CONCLUSION:

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

Respectfully submitted,

Bruce Delgado

Mayor

City of Marina

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of January 18, 2023

CITY COUNCIL DISCUSS IMPORTANT PROJECTS FOR NOT MORE THAN 30 MINUTES AND PROVIDE STAFF WITH FURTHER DIRECTION.

REQUEST:

It is requested that the City Council:

1. Discuss for not more than 30 minutes any projects from the below project list.
2. Provide staff with any further direction in the matter.

BACKGROUND:

Many projects within the City of Marina are complicated and may be on-going for up to decades without clear understanding by City Council or public how they are implemented, what status and next steps may be current, or whether there are obstacles to their implementation or improvement.

On occasion very short or light City Council agendas would provide some time for open and free discussion between council members and with staff and public. Such open discussion would help experienced and newer City Council members the opportunity to learn about on-going or new City projects and engage in discussion about them.

On December 20, 2022, City Council used this manner of agendizing topic discussion and discussed Maintenance of City's 120-project priority list (prior to 2023 budget discussions).

Below is a short list of potential project topics City Council could discuss and this list can be modified with additions or deletions at the discretion of City Council:

- Street sweeping program and its needs
- Security Plan for MEC
- Landscape Architect/Arborist
- Public Works mowers (still urgent?)
- Rec Staff instructors' hourly rate and potential increase (to match Boys/Girls Club or other equitable comparatives)
- Del Monte Blvd and Reservation Rd. median landscaping improvements (dead trees, weeds, upgrades)
- Status of deadlines agreed during 2021 and 2022 budget processes for priority projects (e.g. replacement of streetlights, landscape architect/arborist, Cypress Knolls planning)
- Installation of speed humps or cushions as traffic calming means on streets such as Messinger Dr., Beach Rd., Reindollar Ave., etc..

RECOMMENDATION:

That Council discuss for not more than 30 minutes any City projects on the above list, suggest modifications to the list for future meetings, and provide staff with any further direction in this matter.

FISCAL IMPACT:

There is no fiscal impact for council and staff to discuss on-going or new projects.

CONCLUSION:

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

Respectfully submitted,

Bruce Delgado

Mayor

City of Marina