



AGENDA

Tuesday, April 2, 2024

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**

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

Council Chambers
211 Hillcrest Avenue
Marina, California

AND

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

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

PARTICIPATION

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

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

AGENDA MATERIALS

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

VISION STATEMENT

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

MISSION STATEMENT

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

LAND ACKNOWLEDGEMENT

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

1. **CALL TO ORDER**



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

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

3. **PUBLIC COMMENT ON CLOSED SESSION ITEMS:**

4. **CLOSED SESSION:** None

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 104077-104281, totaling \$554,454.44.
 - b. MINUTES: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) March 5, 2024, 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. 2024-, fixing and levying a special tax for principal and interest payments and administrative costs on the City's 2015 General Obligation Refunding Library Bonds for Fiscal Year 2024-2025; and Resolution No. 2024-, certifying compliance with State Law (Proposition 218) with respect to special taxes for the 2015 General Obligation Refunding Library Bonds Tax Levy for Fiscal Year 2024-2025. *(This item is exempt from environmental review per §15378 of the CEQA guidelines)*
 - g. APPROVAL OF AGREEMENTS: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) Adopting Resolution No. 2024-, approving Amendment No. 2 to the agreement between City of Marina and Kimley-Horn and Associates, Inc. of Salinas, California, to provide engineering services to complete the plans for widening of Imjin Parkway between Reservation Road and Imjin Road. *(This item is exempt from environmental review per §15378 of the CEQA guidelines)*
 - 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):
 - (1) **Objective Zoning Standards** - Read by Title Only and adopting Ordinance No. 2024-02, amending Marina Municipal Code sections 17.04 (Definitions), Article 2 (Zoning Districts, Use and Development Standards), Article 4 (Regulations and Standards Applicable to All Zones), and Article 5 (Regulations for Specific Land Uses) to accommodate the adoption of Objective Design Standards.
 - (2) **Housing Element Implementation** - Read by Title Only and adopting Ordinance No. 2024-03, amending Chapter 17.44 (Parking Ordinance) to implement Program 3.1 of the Housing Element. *(This item is exempt from environmental review per §15378 of the CEQA guidelines).*

m. APPROVE APPOINTMENTS:

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. Adopting Resolution No. 2024- denying the appeal of a Coastal Development Permit (CDP 23-0004) approved by the Planning Commission on February 8, 2024. The application is for the legalization of an existing single-family residence, the installation of a new 5,000-gallon water storage tank, and the development of a new detached garage. The property is in the coastal zone. The project is exempt from CEQA per Sections 15301 (Existing Facilities) and 15303 (New Construction). ***Continued from March 19, 2024. IN***
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. Adopting Resolution No. 2024-, accepting and authorizing submission of the revised five (5) year Airport Capital Improvement Plan (ACIP) for Federal Aviation Administration (FAA) grant funded airport improvement projects, and; approving a grant agreement between City of Marina and Federal Aviation Administration (FAA) for the Airport Improvement Program (AIP) 2023 designated project – Rehabilitate Taxilane – Design Only, in the amount of \$133,200, and; Authorizing application for and acceptance of a State match grant in the amount of \$6,660. *(This item is exempt from environmental review per §15378 of the CEQA guidelines)*
 - b. Council update on future Police, Fire and Community Facilities and potential General Obligation Bond ballot measure.
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, March 29, 2024.

ANITA SHARP, DEPUTY CITY CLERK

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

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

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

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

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

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

Tuesday, April 16, 2024

****Wednesday, August 7, 2023**

Tuesday, August 20, 2024

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

***Wednesday, September 4, 2024**

Tuesday, September 17, 2024

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

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

Tuesday, July 2, 2024
Tuesday, July 16, 2024

*****Wednesday, November 6, 2024**

Tuesday, November 19, 2024

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

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

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

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

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

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

2024 COMMISSION DATES

Upcoming 2024 Meetings of Planning Commission
2nd and 4th Thursday of every month. Meetings are held at the Council Chambers at 6:30 P.M.

April 11, 2024	June 13, 2024	September 12, 2024
April 25, 2024	June 27, 2024	September 26, 2024
May 11, 2024		October 10, 2024
May 23, 2024	July 11, 2024	October 24, 2024
	July 25, 2024	November 14, 2024
	August 8, 2024	November 28, 2024 (Cancelled)
	August 22, 2024	December 12, 2024

Upcoming 2024 Meetings of Public Works Commission
3rd Thursday of every month. Meetings are held at the Council Chambers at 6:30 P.M.

April 18, 2024	June 20, 2024	September 19, 2024
May 16, 2024	July 18, 2024	October 17, 2024
	August 15, 2024	November 21, 2024
		December 19, 2024

Upcoming 2024 Meetings of Recreation & Cultural Services Commission
1st Wednesday of every quarter month. Meetings are held at the Council Chambers at 6:30 P.M.

June 5, 2024	September 11, 2024	December 4, 2024
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U p c o m i n g 2 0 2 4 M e e t i n g s o f M a r i n a T r e e C o m m i t t e e
2nd Wednesday of every quarter month as needed. Meetings are held at the Council Chambers at 6:30 P.M.

April 13, 2024

July 13, 2024

October 12, 2024



Accounts Payable by G/L Distribution Report

Payment Date Range 03/22/24 - 03/22/24

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 6300.230 - Prof Svc Fin - Tax Reporting & Audit										
10274 - Hinderliter, de Llamas & Associates (HDL)	SIN036426	Sales Tax and Audit Srvs JAN-MAR 2024	Paid by EFT # 4415		03/11/2024	03/15/2024	03/15/2024		03/22/2024	1,758.46
10274 - Hinderliter, de Llamas & Associates (HDL)	SIN036681	Transaction Tax Jan-March 2024	Paid by EFT # 4415		03/15/2024	03/19/2024	03/19/2024		03/22/2024	300.00
Account 6300.230 - Prof Svc Fin - Tax Reporting & Audit Totals									Invoice Transactions 2	\$2,058.46
Account 6380.150 - Utilities Comm Phone System										
10758 - AT & T CALNET3	21409615	CALNET3-9391023436 (239-461-6578)	Paid by Check # 104248		03/13/2024	03/19/2024	03/19/2024		03/22/2024	64.10
10758 - AT & T CALNET3	21422110	CALNET3-9391023482 (884-0985)	Paid by Check # 104248		03/15/2024	03/20/2024	03/20/2024		03/22/2024	29.35
10758 - AT & T CALNET3	21422118	CALNET3-9391023491 (884-9654)	Paid by Check # 104248		03/15/2024	03/20/2024	03/20/2024		03/22/2024	90.35
10758 - AT & T CALNET3	21422117	CALNET3-9391023490 (884-9568)	Paid by Check # 104248		03/15/2024	03/20/2024	03/20/2024		03/22/2024	55.59
10758 - AT & T CALNET3	2024-00001178	CALNET3-9391023485 (884-2573)	Paid by Check # 104248		03/15/2024	03/20/2024	03/20/2024		03/22/2024	30.46
Account 6380.150 - Utilities Comm Phone System Totals									Invoice Transactions 5	\$269.85
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	March 2024 562 -0	PG&E - 4758891562-0	Paid by Check # 104268		03/12/2024	03/15/2024	03/15/2024		03/22/2024	1,783.35
Account 6380.300 - Utilities Gas & Electric Totals									Invoice Transactions 1	\$1,783.35
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056025 031424	327 Reindollar Ave	Paid by Check # 104263		03/14/2024	03/13/2024	03/13/2024		03/22/2024	71.92
10349 - Marina Coast Water District	000056018 031424	208 Palm Ave	Paid by Check # 104263		03/14/2024	03/15/2024	03/15/2024		03/22/2024	142.13
10349 - Marina Coast Water District	000056017 031424	208-A Palm Ave	Paid by Check # 104263		03/14/2024	03/15/2024	03/15/2024		03/22/2024	84.08
Account 6380.500 - Utilities Water & Sewer Totals									Invoice Transactions 3	\$298.13
Account 6400.565 - Material & Suppl Office Supplies										
10540 - Sierra Springs & Alhambra	7266038 031524	Water Cooler Rentals and Replacement Water	Paid by Check # 104273		03/15/2024	03/11/2024	03/11/2024		03/22/2024	151.88
10469 - Stordok	53548353	Document Shredding - City Hall	Paid by EFT # 4420		02/23/2024	03/11/2024	03/11/2024		03/22/2024	75.00
10734 - Office Depot-Public Works Dept.	354933344001	Office Supplies	Paid by Check # 104266		02/26/2024	03/13/2024	03/13/2024		03/22/2024	75.10
Account 6400.565 - Material & Suppl Office Supplies Totals									Invoice Transactions 3	\$301.98



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Fund 100 - General Fund										
Department 190 - Citywide Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6600.010 - Other Charges Alarm										
10239 - First Alarm	807301	Remote Alarm Code Entry - McAdams	Paid by EFT # 4413		03/06/2024	03/11/2024	03/11/2024		03/22/2024	35.00
10239 - First Alarm	807302	Remote Alarm Code Entry - McAdams	Paid by EFT # 4413		03/06/2024	03/11/2024	03/11/2024		03/22/2024	35.00
10239 - First Alarm	807936	Alarm Monitoring - Council Chambers - Apr-June 2024	Paid by EFT # 4413		03/15/2024	03/11/2024	03/11/2024		03/22/2024	133.08
10239 - First Alarm	807993	Alarm Monitoring - Fire and Burglar Teen Center - Apr-June 2024	Paid by EFT # 4413		03/15/2024	03/11/2024	03/11/2024		03/22/2024	722.07
10239 - First Alarm	811628	Alarm Monitoring - 209 Cypress - Apr-June 2024	Paid by EFT # 4413		03/15/2024	03/11/2024	03/11/2024		03/22/2024	222.15
10239 - First Alarm	807937	209 Cypress Ave	Paid by EFT # 4413		03/15/2024	03/13/2024	03/13/2024		03/22/2024	148.23
Account 6600.010 - Other Charges Alarm Totals							Invoice Transactions 6			\$1,295.53
Account 6600.452 - Other Charges Leased Copier										
11451 - Monterey Bay Office Products - US Bank	523944494	City Hall Copier Lease - March 2024	Paid by Check # 104264		03/04/2024	03/11/2024	03/11/2024		03/22/2024	380.20
Account 6600.452 - Other Charges Leased Copier Totals							Invoice Transactions 1			\$380.20
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions 21			\$6,387.50
Division 000 - Non-Div Totals							Invoice Transactions 21			\$6,387.50
Department 190 - Citywide Non-Dept Totals							Invoice Transactions 21			\$6,387.50
Department 210 - Police										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6380.150 - Utilities Comm Phone System										
10758 - AT & T CALNET3	21422141	CALNET3-9391023435 (237-267-6922)	Paid by Check # 104248		03/15/2024	03/20/2024	03/20/2024		03/22/2024	171.47
Account 6380.150 - Utilities Comm Phone System Totals							Invoice Transactions 1			\$171.47
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions 1			\$171.47
Division 000 - Non-Div Totals							Invoice Transactions 1			\$171.47
Department 210 - Police Totals							Invoice Transactions 1			\$171.47



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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 6360.570 - Maint & Repairs Other Svc Agr										
10129 - Cintas Corporation	4183707997	Shop towels	Paid by Check # 104252		02/16/2024	03/12/2024	03/12/2024		03/22/2024	138.05
10129 - Cintas Corporation	4186564545	Shop towels	Paid by Check # 104252		03/15/2024	03/12/2024	03/12/2024		03/22/2024	138.05
Account 6360.570 - Maint & Repairs Other Svc Agr Totals									Invoice Transactions 2	\$276.10
Account 6360.850 - Maint & Repairs Vehicle										
10967 - Monterey Signs, Inc.	24185	Custom Vehicle Lettering/Graphics for unit #5403	Paid by EFT # 4417		02/14/2024	03/12/2024	03/12/2024		03/22/2024	286.56
Account 6360.850 - Maint & Repairs Vehicle Totals									Invoice Transactions 1	\$286.56
Account 6400.100 - Material & Suppl CSA 74 Funded										
10470 - Peninsula Welding & Medical Supply	257534	Oxygen refills	Paid by Check # 104269		03/01/2024	03/12/2024	03/12/2024		03/22/2024	82.80
11574 - Precision Mobile Testing, LLC - Mario Morera	99	Spirometry test for FD Staff & Onsite fee	Paid by Check # 104271		03/19/2024	03/12/2024	03/12/2024		03/22/2024	1,800.00
Account 6400.100 - Material & Suppl CSA 74 Funded Totals									Invoice Transactions 2	\$1,882.80
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel										
10927 - Ace Hardware - Fire Dept.	087836	Small engine fuel, station 1 & 2	Paid by Check # 104243		03/16/2024	03/12/2024	03/12/2024		03/22/2024	58.97
Account 6400.230 - Material & Suppl Fuel - Gas and Diesel Totals									Invoice Transactions 1	\$58.97
Account 6400.740 - Material & Suppl Special Dept Suppl										
10927 - Ace Hardware - Fire Dept.	087801	Padlock	Paid by Check # 104243		03/13/2024	03/12/2024	03/12/2024		03/22/2024	21.84
10927 - Ace Hardware - Fire Dept.	087809	CREDIT - Return Padlock	Paid by Check # 104243		03/14/2024	03/12/2024	03/12/2024		03/22/2024	(21.84)
11393 - Carmel Roasters, Inc.	68989	FD Coffee - 4 boxes	Paid by Check # 104251		03/13/2024	03/12/2024	03/12/2024		03/22/2024	349.60
Account 6400.740 - Material & Suppl Special Dept Suppl Totals									Invoice Transactions 3	\$349.60
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 9	\$2,854.03
Division 000 - Non-Div Totals									Invoice Transactions 9	\$2,854.03
Department 250 - Fire Totals									Invoice Transactions 9	\$2,854.03
Department 310 - Public Works										
Division 311 - Buildings & Grounds										
Sub-Division 00 - Non-Subdiv										
Account 6360.440 - Maint & Repairs Landscape General										
10230 - Ewing	21659402	ABS Western Scoop	Paid by Check # 104255		03/04/2024	03/21/2024	03/21/2024		03/22/2024	212.41



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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 6360.440 - Maint & Repairs Landscape General										
10236 - La Sirenita Tree Service	0025	Stump Grinding Cypress	Paid by Check # 104260		03/18/2024	03/19/2024	03/19/2024		03/22/2024	800.00
Account 6360.440 - Maint & Repairs Landscape General Totals										Invoice Transactions 2
										\$1,012.41
Account 6360.690 - Maint & Repairs Supplies										
10710 - It-Straps-On, Inc.	58233	Buckles/Band	Paid by Check # 104280		03/15/2024	03/15/2024	03/15/2024		03/22/2024	255.14
Account 6360.690 - Maint & Repairs Supplies Totals										Invoice Transactions 1
										\$255.14
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056019 031424	211 Hillcrest Ave	Paid by Check # 104263		03/14/2024	03/15/2024	03/15/2024		03/22/2024	1,063.80
10349 - Marina Coast Water District	000056001 031424	209-13 Cypress Ave	Paid by Check # 104263		03/14/2024	03/15/2024	03/15/2024		03/22/2024	106.93
Account 6380.500 - Utilities Water & Sewer Totals										Invoice Transactions 2
										\$1,170.73
Account 6400.800 - Material & Suppl Uniform										
10043 - Aramark Uniform Service	5110424815	PW Uniforms	Paid by Check # 104246		03/15/2024	03/15/2024	03/15/2024		03/22/2024	340.18
11986 - RJ Collier	02-27-24	Boot Reimbursement	Paid by Check # 104272		02/27/2024	03/15/2024	03/15/2024		03/22/2024	216.32
Account 6400.800 - Material & Suppl Uniform Totals										Invoice Transactions 2
										\$556.50
Sub-Division 00 - Non-Subdiv Totals										Invoice Transactions 7
										\$2,994.78
Division 311 - Buildings & Grounds Totals										Invoice Transactions 7
										\$2,994.78
Department 310 - Public Works Totals										Invoice Transactions 7
										\$2,994.78
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	55640	Sea Haven Inspections Phase 4	Paid by EFT # 4411		03/08/2024	03/13/2024	03/13/2024		03/22/2024	13,365.00
Account 6300.175 - Prof Svc Eng Svc- Rev Funded Plan Check Totals										Invoice Transactions 1
										\$13,365.00
Account 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection										
10171 - CSG Consultants	54777	Permits/Development	Paid by EFT # 4411		01/12/2024	03/15/2024	03/15/2024		03/22/2024	10,670.00
10171 - CSG Consultants	55626	PWD Services	Paid by EFT # 4411		03/08/2024	03/15/2024	03/15/2024		03/22/2024	7,200.00
Account 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection Totals										Invoice Transactions 2
										\$17,870.00



Accounts Payable by G/L Distribution Report

Payment Date Range 03/22/24 - 03/22/24

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 6300.570 - Prof Svc Other										
11984 - Duffy Group, Inc	COM-002	City Engineer	Paid by Check		03/08/2024	03/11/2024	03/11/2024		03/22/2024	12,937.50
		Position/Public Works Director	# 104254							
11984 - Duffy Group, Inc	COM-001	Public Works Director	Paid by Check		02/23/2024	03/11/2024	03/11/2024		03/22/2024	10,162.50
			# 104254							
10508 - Regional Government Services	16492	Contract Services for February	Paid by EFT #		02/29/2024	03/19/2024	03/19/2024		03/22/2024	65.38
			4418							
10515 - Rincon Consultants, Inc.	55423	Marina PW GIS Support	Paid by EFT #		03/19/2024	03/19/2024	03/19/2024		03/22/2024	6,116.00
			4419							
Account 6300.570 - Prof Svc Other Totals								Invoice Transactions	4	\$29,281.38
Account 6330.200 - Fee Agr Costs - Engineering										
10171 - CSG Consultants	55635	Dunes Phase 3 North	Paid by EFT #		03/08/2024	03/13/2024	03/13/2024		03/22/2024	16,217.50
			4411							
Account 6330.200 - Fee Agr Costs - Engineering Totals								Invoice Transactions	1	\$16,217.50
Account 6500.700 - Training & Travel Training & Travel										
11988 - LRN transportation Inc	03-21-24	Walter Training for Transportation Level II	Paid by Check		03/21/2024	03/21/2024	03/21/2024		03/22/2024	375.00
			# 104261							
Account 6500.700 - Training & Travel Training & Travel Totals								Invoice Transactions	1	\$375.00
Sub-Division 00 - Non-Subdiv Totals								Invoice Transactions	9	\$77,108.88
Division 000 - Non-Div Totals								Invoice Transactions	9	\$77,108.88
Department 420 - Engineering Totals								Invoice Transactions	9	\$77,108.88
Department 510 - Recreation & Culture										
Division 100 - Admin										
Sub-Division 00 - Non-Subdiv										
Account 6360.344 - Maint & Repairs IT - Office Equip & PC Upgrades										
10487 - Potter's Electronics	35392	labor at Youth Center	Paid by Check		02/21/2024	03/16/2024	03/16/2024		03/22/2024	190.00
			# 104270							
Account 6360.344 - Maint & Repairs IT - Office Equip & PC Upgrades Totals								Invoice Transactions	1	\$190.00
Account 6360.360 - Maint & Repairs Janitorial										
10080 - Branch's Janitorial	228729	Custodial Service for February 2024	Paid by EFT #		02/25/2024	03/16/2024	03/16/2024		03/22/2024	797.39
			4410							
Account 6360.360 - Maint & Repairs Janitorial Totals								Invoice Transactions	1	\$797.39
Account 6380.150 - Utilities Comm Phone System										
10053 - AT & T	March 2024 520 5	AT&T 831-582-9957 520 5	Paid by Check		03/13/2024	03/20/2024	03/20/2024		03/22/2024	330.92
			# 104247							
Account 6380.150 - Utilities Comm Phone System Totals								Invoice Transactions	1	\$330.92
Sub-Division 00 - Non-Subdiv Totals								Invoice Transactions	3	\$1,318.31
Division 100 - Admin Totals								Invoice Transactions	3	\$1,318.31



Accounts Payable by G/L Distribution Report

Payment Date Range 03/22/24 - 03/22/24

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 511 - Youth										
Sub-Division 00 - Non-Subdiv										
Account 6360.360 - Maint & Repairs Janitorial										
10080 - Branch's Janitorial	228729	Custodial Service for February 2024	Paid by EFT # 4410		02/25/2024	03/16/2024	03/16/2024		03/22/2024	370.19
Account 6360.360 - Maint & Repairs Janitorial Totals								Invoice Transactions	1	\$370.19
Sub-Division 00 - Non-Subdiv Totals								Invoice Transactions	1	\$370.19
Division 511 - Youth Totals								Invoice Transactions	1	\$370.19
Division 512 - Teen										
Sub-Division 00 - Non-Subdiv										
Account 6360.360 - Maint & Repairs Janitorial										
10080 - Branch's Janitorial	228729	Custodial Service for February 2024	Paid by EFT # 4410		02/25/2024	03/16/2024	03/16/2024		03/22/2024	521.70
Account 6360.360 - Maint & Repairs Janitorial Totals								Invoice Transactions	1	\$521.70
Sub-Division 00 - Non-Subdiv Totals								Invoice Transactions	1	\$521.70
Division 512 - Teen Totals								Invoice Transactions	1	\$521.70
Division 513 - Senior										
Sub-Division 00 - Non-Subdiv										
Account 6360.360 - Maint & Repairs Janitorial										
10080 - Branch's Janitorial	228729	Custodial Service for February 2024	Paid by EFT # 4410		02/25/2024	03/16/2024	03/16/2024		03/22/2024	370.19
Account 6360.360 - Maint & Repairs Janitorial Totals								Invoice Transactions	1	\$370.19
Sub-Division 00 - Non-Subdiv Totals								Invoice Transactions	1	\$370.19
Division 513 - Senior Totals								Invoice Transactions	1	\$370.19
Division 514 - Sports										
Sub-Division 00 - Non-Subdiv										
Account 6400.656 - Material & Suppl Recr Sports Prog										
10726 - Ace Hardware-Parks&Recreation	087539	107	Paid by Check # 104244		02/11/2024	03/16/2024	03/16/2024		03/22/2024	76.41
Account 6400.656 - Material & Suppl Recr Sports Prog Totals								Invoice Transactions	1	\$76.41
Sub-Division 00 - Non-Subdiv Totals								Invoice Transactions	1	\$76.41
Division 514 - Sports Totals								Invoice Transactions	1	\$76.41
Department 510 - Recreation & Culture Totals								Invoice Transactions	7	\$2,656.80
Fund 100 - General Fund Totals								Invoice Transactions	54	\$92,173.46



Accounts Payable by G/L Distribution Report

Payment Date Range 03/22/24 - 03/22/24

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	FBN4977590	Lease/Payment March 24	Paid by EFT # 4412		03/05/2024	03/11/2024	03/11/2024		03/22/2024	21,323.88
Account 6600.450 - Other Charges Leases & Rents Totals							Invoice Transactions 1			\$21,323.88
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions 1			\$21,323.88
Division 000 - Non-Div Totals							Invoice Transactions 1			\$21,323.88
Department 000 - Non-Dept Totals							Invoice Transactions 1			\$21,323.88
Fund 110 - Vehicle and Equipment Totals							Invoice Transactions 1			\$21,323.88



Accounts Payable by G/L Distribution Report

Payment Date Range 03/22/24 - 03/22/24

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	March 2024 353	PG&E - 9930567353-7	Paid by Check		03/11/2024	03/15/2024	03/15/2024		03/22/2024	98.85
	-7		# 104268							
10463 - Pacific Gas & Electric	March 2024 582	PG&E - 8161432582-7	Paid by Check		03/11/2024	03/15/2024	03/15/2024		03/22/2024	231.49
	-7		# 104268							
10463 - Pacific Gas & Electric	March 2024 943	PG&E - 6150212943-2	Paid by Check		03/11/2024	03/15/2024	03/15/2024		03/22/2024	108.70
	-2		# 104268							
10463 - Pacific Gas & Electric	March 2024 148	PG&E - 5593414148-6	Paid by Check		03/11/2024	03/15/2024	03/15/2024		03/22/2024	282.59
	-6		# 104268							
10463 - Pacific Gas & Electric	March 2024 085	PG&E - 5434906085-2	Paid by Check		03/12/2024	03/15/2024	03/15/2024		03/22/2024	141.17
	-2		# 104268							
10463 - Pacific Gas & Electric	March 2024 202	PG&E - 6594070202-3	Paid by Check		03/12/2024	03/15/2024	03/15/2024		03/22/2024	154.27
	-3		# 104268							
10463 - Pacific Gas & Electric	March 2024 720	PG&E - 0167505720-0	Paid by Check		03/12/2024	03/15/2024	03/15/2024		03/22/2024	722.46
	-0		# 104268							
10463 - Pacific Gas & Electric	March 2024 827	PG&E - 0423929827-8	Paid by Check		03/14/2024	03/19/2024	03/19/2024		03/22/2024	202.22
	-8		# 104268							
10463 - Pacific Gas & Electric	March 2024 535	PG&E - 6161832535-3	Paid by Check		03/14/2024	03/19/2024	03/19/2024		03/22/2024	363.11
	-3		# 104268							
10463 - Pacific Gas & Electric	March 2024 851	PG&E - 3440977851-0	Paid by Check		03/15/2024	03/20/2024	03/20/2024		03/22/2024	222.03
	-0		# 104268							
Account 6380.300 - Utilities Gas & Electric Totals									Invoice Transactions 10	\$2,526.89
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	000056027	Calif Ave at Reindollar	Paid by Check		03/14/2024	03/13/2024	03/13/2024		03/22/2024	38.22
	031424		# 104263							
10349 - Marina Coast Water District	000056022	Reser/Marina Auto	Paid by Check		03/14/2024	03/13/2024	03/13/2024		03/22/2024	36.77
	031424	Stereo/Irrigation	# 104263							
10349 - Marina Coast Water District	000056021	Reservation Rd/By 290-	Paid by Check		03/14/2024	03/13/2024	03/13/2024		03/22/2024	36.77
	031424	308 Reservation	# 104263							
10349 - Marina Coast Water District	000056024	Del Monte/Palm	Paid by Check		03/14/2024	03/15/2024	03/15/2024		03/22/2024	92.55
	031424		# 104263							
10349 - Marina Coast Water District	000056016	Resev Rd & Seacrest	Paid by Check		03/14/2024	03/15/2024	03/15/2024		03/22/2024	36.77
	031424	Ave-Next to Fire Hyd	# 104263							
10349 - Marina Coast Water District	000056007	Calif Ave/North of 3rd	Paid by Check		03/14/2024	03/15/2024	03/15/2024		03/22/2024	92.55
	031424		# 104263							
10463 - Pacific Gas & Electric	329-1.Mar24-1	430 Marina Heights Dr	Paid by Check		03/15/2024	03/21/2024	03/21/2024		03/22/2024	47.75
		Unit A (2391581329-1)	# 104268							
Account 6380.500 - Utilities Water & Sewer Totals									Invoice Transactions 7	\$381.38
Account 6400.740 - Material & Suppl Special Dept Suppl										
10540 - Sierra Springs & Alhambra	142557900	209 Cypress Ave	Paid by Check		03/13/2024	03/15/2024	03/15/2024		03/22/2024	113.42
	031324		# 104273							
Account 6400.740 - Material & Suppl Special Dept Suppl Totals									Invoice Transactions 1	\$113.42



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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 6400.750 - Material & Suppl Street Material (non-capitalize)										
10261 - Graniterock/Pavex Construction	2146432	Granitepatch	Paid by EFT # 4414		03/09/2024	03/15/2024	03/15/2024		03/22/2024	1,764.39
Account 6400.750 - Material & Suppl Street Material (non-capitalize) Totals									Invoice Transactions 1	\$1,764.39
Account 6400.800 - Material & Suppl Uniform										
10043 - Aramark Uniform Service	5110424816	PW Shop Supplies	Paid by Check # 104246		03/15/2024	03/15/2024	03/15/2024		03/22/2024	70.51
11248 - Bear Electrical Solutions, Inc.	22076	Traffic Signal Maintenance-Response	Paid by Check # 104249		02/28/2024	03/21/2024	03/21/2024		03/22/2024	1,970.00
Account 6400.800 - Material & Suppl Uniform Totals									Invoice Transactions 2	\$2,040.51
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 21	\$6,826.59
Division 000 - Non-Div Totals									Invoice Transactions 21	\$6,826.59
Department 000 - Non-Dept Totals									Invoice Transactions 21	\$6,826.59
Fund 220 - Gas Tax Totals									Invoice Transactions 21	\$6,826.59



Accounts Payable by G/L Distribution Report

Payment Date Range 03/22/24 - 03/22/24

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										
11489 - Wallace Group, Inc.	61834	Blight Removal	Paid by Check # 104276		03/19/2024	03/19/2024	03/19/2024		03/22/2024	750.00
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	1		\$750.00
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	1		\$750.00
Division 000 - Non-Div Totals							Invoice Transactions	1		\$750.00
Department 000 - Non-Dept Totals							Invoice Transactions	1		\$750.00
Fund 223 - FORA Dissolution Totals							Invoice Transactions	1		\$750.00



Accounts Payable by G/L Distribution Report

Payment Date Range 03/22/24 - 03/22/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 232 - Seabreeze 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	55645	Seabreeze	Paid by EFT # 4411		03/08/2024	03/13/2024	03/13/2024		03/22/2024	330.00
Account 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection Totals							Invoice Transactions	1		\$330.00
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	1		\$330.00
Division 000 - Non-Div Totals							Invoice Transactions	1		\$330.00
Department 000 - Non-Dept Totals							Invoice Transactions	1		\$330.00
Fund 232 - Seabreeze AD Totals							Invoice Transactions	1		\$330.00



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Payment Date Range 03/22/24 - 03/22/24

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 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection										
10171 - CSG Consultants	55646	Monterey Bay Estates	Paid by EFT # 4411		03/08/2024	03/13/2024	03/13/2024		03/22/2024	330.00
Account 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection Totals							Invoice Transactions	1		\$330.00
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	1		\$330.00
Division 000 - Non-Div Totals							Invoice Transactions	1		\$330.00
Department 000 - Non-Dept Totals							Invoice Transactions	1		\$330.00
Fund 233 - Monterey Bay Estates AD Totals							Invoice Transactions	1		\$330.00



Accounts Payable by G/L Distribution Report

Payment Date Range 03/22/24 - 03/22/24

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	55647	Cypress Cove II	Paid by EFT # 4411		03/08/2024	03/13/2024	03/13/2024		03/22/2024	990.00
Account 6300.180 - Prof Svc Eng Svc- Rev Funded Inspection Totals									Invoice Transactions 1	\$990.00
Account 6360.441 - Maint & Repairs Landscape Tree & ExtraordinarySvc										
10446 - New Image Landscape Co.	420213	Tree Trimming 3285 Cove Way	Paid by Check # 104265		02/29/2024	03/13/2024	03/13/2024		03/22/2024	2,100.00
Account 6360.441 - Maint & Repairs Landscape Tree & ExtraordinarySvc Totals									Invoice Transactions 1	\$2,100.00
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 2	\$3,090.00
Division 000 - Non-Div Totals									Invoice Transactions 2	\$3,090.00
Department 000 - Non-Dept Totals									Invoice Transactions 2	\$3,090.00
Fund 235 - Cypress Cove II AD Totals									Invoice Transactions 2	\$3,090.00



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Payment Date Range 03/22/24 - 03/22/24

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										
11847 - BKF Engineers	24020893	Residential Street Reconstruction	Paid by Check # 104250		02/20/2024	03/11/2024	03/11/2024		03/22/2024	17,293.00
11847 - BKF Engineers	24020894	Marina Pavement Management Program	Paid by Check # 104250		02/27/2024	03/13/2024	03/13/2024		03/22/2024	9,826.00
11847 - BKF Engineers	24011028	Marina Pavement Management Program	Paid by Check # 104250		01/25/2024	03/13/2024	03/13/2024		03/22/2024	4,306.00
10171 - CSG Consultants	55648	Annual Street Resurfacing	Paid by EFT # 4411		03/08/2024	03/13/2024	03/13/2024		03/22/2024	1,760.00
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	4		\$33,185.00
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	4		\$33,185.00
Division 000 - Non-Div Totals							Invoice Transactions	4		\$33,185.00
Department 000 - Non-Dept Totals							Invoice Transactions	4		\$33,185.00
Fund 422 - Capital Projects - Measure X Totals							Invoice Transactions	4		\$33,185.00



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Payment Date Range 03/22/24 - 03/22/24

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										
11199 - WALD, RUHNKE & DOST ARCHITECTS, LLP	2305303	Bldg 533 Interior Improvements 2004	Paid by Check # 104275		02/29/2024	03/29/2024	03/12/2024		03/22/2024	4,895.00
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions 1			<u>\$4,895.00</u>
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions 1			<u>\$4,895.00</u>
Division 000 - Non-Div Totals							Invoice Transactions 1			<u>\$4,895.00</u>
Department 000 - Non-Dept Totals							Invoice Transactions 1			<u>\$4,895.00</u>
Fund 460 - Airport Capital Projects Totals							Invoice Transactions 1			<u>\$4,895.00</u>



Accounts Payable by G/L Distribution Report

Payment Date Range 03/22/24 - 03/22/24

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										
10268 - Harris & Associates	61489	Imjin Parkway Improvement Plan	Paid by Check # 104257		02/13/2024	03/14/2024	03/14/2024		03/22/2024	73,122.82
10268 - Harris & Associates	61625	Imjin Parkway Improvement Plan	Paid by Check # 104257		03/05/2024	03/14/2024	03/14/2024		03/22/2024	41,186.75
10316 - Kimley-Horn & Associates	26789672	Del Monte Blvd Outreach	Paid by Check # 104259		11/30/2023	03/11/2024	03/11/2024		03/22/2024	22,843.98
10316 - Kimley-Horn & Associates	27281846	2021 Dev Impact Fee	Paid by Check # 104259		01/31/2024	03/14/2024	03/14/2024		03/22/2024	16,239.50
11489 - Wallace Group, Inc.	61769	Salinas Ave Widening	Paid by Check # 104276		03/19/2024	03/19/2024	03/19/2024		03/22/2024	6,695.00
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	5		\$160,088.05
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	5		\$160,088.05
Division 000 - Non-Div Totals							Invoice Transactions	5		\$160,088.05
Department 000 - Non-Dept Totals							Invoice Transactions	5		\$160,088.05
Fund 462 - City Capital Projects Totals							Invoice Transactions	5		\$160,088.05



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Payment Date Range 03/22/24 - 03/22/24

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										
10315 - Keyser Marston Associates	38588	Professional Services- Joby CIIP Revenue	Paid by EFT # 4416		03/11/2024	04/11/2024	03/12/2024		03/22/2024	885.00
Account 6300.450 - Prof Svc Legal - City Attorney Other Svc Totals							Invoice Transactions 1			<u>885.00</u>
Account 6360.030 - Maint & Repairs AWOS Svc & Maint										
11382 - Telemetrix - John K. Cohan	4237	AWOS Line repair	Paid by Check # 104274		03/20/2024	04/19/2024	03/20/2024		03/22/2024	9,430.75
Account 6360.030 - Maint & Repairs AWOS Svc & Maint Totals							Invoice Transactions 1			<u>\$9,430.75</u>
Account 6360.050 - Maint & Repairs Building										
10728 - Ace Hardware-Public Works	87812	Blank keys for office key copies	Paid by Check # 104245		03/14/2024	03/21/2024	03/12/2024		03/22/2024	4.35
Account 6360.050 - Maint & Repairs Building Totals							Invoice Transactions 1			<u>\$4.35</u>
Account 6360.280 - Maint & Repairs Habitat Management Svc										
10250 - Gavilan Pest Control	160795	Airport Bldg 520 Rodents	Paid by Check # 104256		03/08/2024	03/28/2024	03/20/2024		03/22/2024	75.00
10250 - Gavilan Pest Control	160796	Airport Bldg 520 Squirrels	Paid by Check # 104256		03/08/2024	03/28/2024	03/20/2024		03/22/2024	1,150.00
Account 6360.280 - Maint & Repairs Habitat Management Svc Totals							Invoice Transactions 2			<u>\$1,225.00</u>
Account 6360.448 - Maint & Repairs Lighting										
10728 - Ace Hardware-Public Works	87785	Electrical supplies for Hangar 528 A-8	Paid by Check # 104245		03/12/2024	03/26/2024	03/12/2024		03/22/2024	36.42
Account 6360.448 - Maint & Repairs Lighting Totals							Invoice Transactions 1			<u>\$36.42</u>
Account 6360.450 - Maint & Repairs Maint & Repairs										
10728 - Ace Hardware-Public Works	87789	Electrical switch plate for A-8 and seeds for bldg 520	Paid by Check # 104245		03/12/2024	03/26/2024	03/12/2024		03/22/2024	8.70
11299 - JR Fencing	9556	Barbwire repair	Paid by Check # 104258		03/12/2024	03/26/2024	03/12/2024		03/22/2024	5,555.00
10459 - Overhead Door Company	140222	Cable Maintenance for Box Hangar B-9	Paid by Check # 104267		03/19/2024	04/19/2024	03/20/2024		03/22/2024	586.39
Account 6360.450 - Maint & Repairs Maint & Repairs Totals							Invoice Transactions 3			<u>\$6,150.09</u>
Account 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	Feb-Mar 347-0	3263 Imjin Rd. (6258961347-0)	Paid by Check # 104268		03/11/2024	03/28/2024	03/12/2024		03/22/2024	956.12
10463 - Pacific Gas & Electric	Feb-Mar 451-7	3271 Imjin Rd (8600650451-7)	Paid by Check # 104268		03/11/2024	03/28/2024	03/12/2024		03/22/2024	659.45
10463 - Pacific Gas & Electric	Feb-Mar 103-6	3200 Imjin Rd (8030427103-6)	Paid by Check # 104268		03/11/2024	03/28/2024	03/12/2024		03/22/2024	5,464.39
10463 - Pacific Gas & Electric	March 288-5	PG&E - 7175660288-5	Paid by Check # 104268		03/12/2024	03/15/2024	03/15/2024		03/22/2024	495.51



Accounts Payable by G/L Distribution Report

Payment Date Range 03/22/24 - 03/22/24

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 6380.300 - Utilities Gas & Electric										
10463 - Pacific Gas & Electric	March 2024 608	PG&E - 7383993608-2	Paid by Check		03/12/2024	03/15/2024	03/15/2024		03/22/2024	1,420.12
	-2		# 104268							
10463 - Pacific Gas & Electric	March 2024 694	PG&E - 7269284694-1	Paid by Check		03/12/2024	03/15/2024	03/15/2024		03/22/2024	1,004.45
	-1		# 104268							
Account 6380.300 - Utilities Gas & Electric Totals									Invoice Transactions 6	\$10,000.04
Account 6380.500 - Utilities Water & Sewer										
10349 - Marina Coast Water District	Feb 56 097	3200 Imjin Rd (000056 097)	Paid by Check		02/29/2024	03/18/2024	03/12/2024		03/22/2024	441.43
			# 104263							
Account 6380.500 - Utilities Water & Sewer Totals									Invoice Transactions 1	\$441.43
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 16	\$28,173.08
Division 000 - Non-Div Totals									Invoice Transactions 16	\$28,173.08
Department 000 - Non-Dept Totals									Invoice Transactions 16	\$28,173.08
Fund 555 - Marina Airport Totals									Invoice Transactions 16	\$28,173.08
Grand Totals									Invoice Transactions 107	\$351,165.06



Accounts Payable by G/L Distribution Report

Payment Date Range 03/29/24 - 03/29/24

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										
11869 - Agile Occupational Medicine PC	EM015968	Agile Occupational Medicine - Pre Emp Px	Paid by EFT # 4436		03/19/2024	03/27/2024	03/27/2024		03/29/2024	182.00
Account 6300.305 - Prof Svc HR - Citywide Recruit/Background Totals									Invoice Transactions 1	\$182.00
Account 6300.570 - Prof Svc Other										
10335 - Liebert Cassidy Whitmore	262676	LCW - Professional Services	Paid by EFT # 4440		02/29/2024	03/25/2024	03/25/2024		03/29/2024	43.50
10335 - Liebert Cassidy Whitmore	262717	LCW - Professional Services	Paid by EFT # 4440		02/29/2024	03/25/2024	03/25/2024		03/29/2024	7,750.50
10335 - Liebert Cassidy Whitmore	262730	LCW - Professional Services	Paid by EFT # 4440		02/29/2024	03/25/2024	03/25/2024		03/29/2024	1,518.00
10335 - Liebert Cassidy Whitmore	262760	LCW - Professional Services	Paid by EFT # 4440		02/29/2024	03/25/2024	03/25/2024		03/29/2024	261.00
Account 6300.570 - Prof Svc Other Totals									Invoice Transactions 4	\$9,573.00
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 5	\$9,755.00
Division 000 - Non-Div Totals									Invoice Transactions 5	\$9,755.00
Department 120 - City Mgr/HR/Risk Totals									Invoice Transactions 5	\$9,755.00
Department 190 - Citywide Non-Dept										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
10588 - United Site Services	INV-4366473	Beach Rd & De Forest Rd	Paid by Check # 104288		03/21/2024	03/22/2024	03/22/2024		03/29/2024	260.35
Account 6300.570 - Prof Svc Other Totals									Invoice Transactions 1	\$260.35
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 1	\$260.35
Division 000 - Non-Div Totals									Invoice Transactions 1	\$260.35
Department 190 - Citywide Non-Dept Totals									Invoice Transactions 1	\$260.35
Department 250 - Fire										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6360.570 - Maint & Repairs Other Svc Agr										
10239 - First Alarm	808321	Monitoring services at station 2 - 04/01/24 to 06/30/24	Paid by EFT # 4438		03/15/2024	03/20/2024	03/20/2024		03/29/2024	140.94
Account 6360.570 - Maint & Repairs Other Svc Agr Totals									Invoice Transactions 1	\$140.94
Account 6400.800 - Material & Suppl Uniform										
10323 - L.N. Curtis & Sons	INV794872	Uniform pants for RFF Andrew Thomas	Paid by EFT # 4439		02/22/2024	03/26/2024	03/26/2024		03/29/2024	159.81
10323 - L.N. Curtis & Sons	INV794905	Uniform pants for RFF Eric Prader	Paid by EFT # 4439		02/22/2024	03/26/2024	03/26/2024		03/29/2024	159.81



Accounts Payable by G/L Distribution Report

Payment Date Range 03/29/24 - 03/29/24

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 6400.800 - Material & Suppl Uniform										
10323 - L.N. Curtis & Sons	INV796668	Uniform for FF Ivo Jiminez	Paid by EFT # 4439		02/28/2024	03/26/2024	03/26/2024		03/29/2024	706.57
10323 - L.N. Curtis & Sons	INV796693	Uniform for Anthony Goncalves	Paid by EFT # 4439		02/28/2024	03/26/2024	03/26/2024		03/29/2024	558.98
10323 - L.N. Curtis & Sons	INV797317	Uniform for FF Christopher Bell	Paid by EFT # 4439		02/29/2024	03/26/2024	03/26/2024		03/29/2024	706.57
10323 - L.N. Curtis & Sons	INV799448	Uniform for FF Kevin Seaver	Paid by EFT # 4439		03/06/2024	03/26/2024	03/26/2024		03/29/2024	414.73
10323 - L.N. Curtis & Sons	INV799455	Uniform for Mark Sweeney	Paid by EFT # 4439		03/06/2024	03/26/2024	03/26/2024		03/29/2024	288.11
10323 - L.N. Curtis & Sons	INV799578	Uniform shirt for RFF Andrew Thomas	Paid by EFT # 4439		03/06/2024	03/26/2024	03/26/2024		03/29/2024	140.51
Account 6400.800 - Material & Suppl Uniform Totals							Invoice Transactions	8		\$3,135.09
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	9		\$3,276.03
Division 000 - Non-Div Totals							Invoice Transactions	9		\$3,276.03
Department 250 - Fire Totals							Invoice Transactions	9		\$3,276.03
Department 310 - Public Works										
Division 311 - Buildings & Grounds										
Sub-Division 00 - Non-Subdiv										
Account 6360.065 - Maint & Repairs Bdg NonFlagship										
10239 - First Alarm	811629	2660 5th Ave Corp Yard	Paid by EFT # 4438		03/15/2024	03/22/2024	03/22/2024		03/29/2024	376.56
Account 6360.065 - Maint & Repairs Bdg NonFlagship Totals							Invoice Transactions	1		\$376.56
Account 6360.690 - Maint & Repairs Supplies										
10728 - Ace Hardware-Public Works	087816	Supplies	Paid by Check # 104281		03/14/2024	03/22/2024	03/22/2024		03/29/2024	70.98
10728 - Ace Hardware-Public Works	087807	Fasteners	Paid by Check # 104281		03/14/2024	03/22/2024	03/22/2024		03/29/2024	53.28
10728 - Ace Hardware-Public Works	087815	Fasteners	Paid by Check # 104281		03/14/2024	03/22/2024	03/22/2024		03/29/2024	21.30
10728 - Ace Hardware-Public Works	087804	Fasteners	Paid by Check # 104281		03/14/2024	03/22/2024	03/22/2024		03/29/2024	30.56
10728 - Ace Hardware-Public Works	087794	Supplies	Paid by Check # 104281		03/13/2024	03/22/2024	03/22/2024		03/29/2024	14.18
10728 - Ace Hardware-Public Works	087790	Supplies	Paid by Check # 104281		03/12/2024	03/22/2024	03/22/2024		03/29/2024	26.17
10728 - Ace Hardware-Public Works	087765	Supplies	Paid by Check # 104281		03/08/2024	03/22/2024	03/22/2024		03/29/2024	9.82
10728 - Ace Hardware-Public Works	087793	Fasteners	Paid by Check # 104281		03/12/2024	03/22/2024	03/22/2024		03/29/2024	26.74



Accounts Payable by G/L Distribution Report

Payment Date Range 03/29/24 - 03/29/24

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	087722	Supplies	Paid by Check # 104281		03/04/2024	03/22/2024	03/22/2024		03/29/2024	21.80
10728 - Ace Hardware-Public Works	087756	Fasteners	Paid by Check # 104281		03/07/2024	03/22/2024	03/22/2024		03/29/2024	29.62
10728 - Ace Hardware-Public Works	087854	Supplies	Paid by Check # 104281		03/20/2024	03/22/2024	03/22/2024		03/29/2024	21.84
10728 - Ace Hardware-Public Works	087820	Supplies	Paid by Check # 104281		03/15/2024	03/22/2024	03/22/2024		03/29/2024	26.36
10728 - Ace Hardware-Public Works	087866	Stakes	Paid by Check # 104281		03/21/2024	03/22/2024	03/22/2024		03/29/2024	52.09
Account 6360.690 - Maint & Repairs Supplies Totals							Invoice Transactions	13		\$404.74
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	14		\$781.30
Division 311 - Buildings & Grounds Totals							Invoice Transactions	14		\$781.30
Division 313 - Vehicle Maint										
Sub-Division 00 - Non-Subdiv										
Account 6360.850 - Maint & Repairs Vehicle										
10403 - NAPA Auto Parts - former Monterey Auto Supply	4006-039101	Brakes	Paid by Check # 104286		02/20/2024	03/22/2024	03/22/2024		03/29/2024	81.84
10403 - NAPA Auto Parts - former Monterey Auto Supply	4006-043817	Brake Pads	Paid by Check # 104286		03/13/2024	03/22/2024	03/22/2024		03/29/2024	97.21
10403 - NAPA Auto Parts - former Monterey Auto Supply	4006-043828	Brake Rotor	Paid by Check # 104286		03/13/2024	03/22/2024	03/22/2024		03/29/2024	120.90
Account 6360.850 - Maint & Repairs Vehicle Totals							Invoice Transactions	3		\$299.95
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	3		\$299.95
Division 313 - Vehicle Maint Totals							Invoice Transactions	3		\$299.95
Department 310 - Public Works Totals							Invoice Transactions	17		\$1,081.25
Department 410 - Planning										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.570 - Prof Svc Other										
10515 - Rincon Consultants, Inc.	55431	Marina Grant Support and Prohousing	Paid by EFT # 4441		03/19/2024	03/22/2024	03/22/2024		03/29/2024	1,501.50
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	1		\$1,501.50
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	1		\$1,501.50
Division 000 - Non-Div Totals							Invoice Transactions	1		\$1,501.50
Department 410 - Planning Totals							Invoice Transactions	1		\$1,501.50



Accounts Payable by G/L Distribution Report

Payment Date Range 03/29/24 - 03/29/24

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 6300.570 - Prof Svc Other										
11984 - Duffy Group, Inc	COM-003	Public Works Director	Paid by Check # 104282		03/22/2024	03/22/2024	03/22/2024		03/29/2024	13,087.50
Account 6300.570 - Prof Svc Other Totals							Invoice Transactions	1		\$13,087.50
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	1		\$13,087.50
Division 000 - Non-Div Totals							Invoice Transactions	1		\$13,087.50
Department 420 - Engineering Totals							Invoice Transactions	1		\$13,087.50
Department 430 - Building Inspection										
Division 000 - Non-Div										
Sub-Division 00 - Non-Subdiv										
Account 6300.070 - Prof Svc Building Plan Check & Inspection										
11138 - Bureau Veritas North America, Inc.	RI 24010677	Building Department Plan Review 120 Reservation Addition (Bar TI	Paid by EFT # 4437		03/19/2024	03/19/2024	03/19/2024		03/29/2024	308.69
Account 6300.070 - Prof Svc Building Plan Check & Inspection Totals							Invoice Transactions	1		\$308.69
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	1		\$308.69
Division 000 - Non-Div Totals							Invoice Transactions	1		\$308.69
Department 430 - Building Inspection Totals							Invoice Transactions	1		\$308.69
Department 510 - Recreation & Culture										
Division 100 - Admin										
Sub-Division 00 - Non-Subdiv										
Account 6400.652 - Material & Suppl Recr Special Progr / Events										
10581 - Trucksis Enterprises	13676	banners	Paid by EFT # 4442		03/20/2024	03/20/2024	03/20/2024		03/29/2024	374.18
Account 6400.652 - Material & Suppl Recr Special Progr / Events Totals							Invoice Transactions	1		\$374.18
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	1		\$374.18
Division 100 - Admin Totals							Invoice Transactions	1		\$374.18
Division 511 - Youth										
Sub-Division 00 - Non-Subdiv										
Account 6400.660 - Material & Suppl Recr Youth Progr										
11990 - Monterey Bay Parent LLC	2024ci-1454	advertisement	Paid by Check # 104284		02/28/2024	03/20/2024	03/20/2024		03/29/2024	1,025.00
Account 6400.660 - Material & Suppl Recr Youth Progr Totals							Invoice Transactions	1		\$1,025.00
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	1		\$1,025.00
Division 511 - Youth Totals							Invoice Transactions	1		\$1,025.00
Department 510 - Recreation & Culture Totals							Invoice Transactions	2		\$1,399.18
Fund 100 - General Fund Totals							Invoice Transactions	37		\$30,669.50



Accounts Payable by G/L Distribution Report

Payment Date Range 03/29/24 - 03/29/24

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 6400.155 - Material & Suppl Dump Fees										
10427 - Monterey Regional Waste Management District	4030185	Sweepings	Paid by Check # 104285		03/08/2024	03/22/2024	03/22/2024		03/29/2024	370.00
10427 - Monterey Regional Waste Management District	4030175	Del Monte Ice Plant	Paid by Check # 104285		03/08/2024	03/22/2024	03/22/2024		03/29/2024	25.16
10427 - Monterey Regional Waste Management District	4033590	Sweepings	Paid by Check # 104285		03/13/2024	03/22/2024	03/22/2024		03/29/2024	379.62
10427 - Monterey Regional Waste Management District	4033489	Sweepings	Paid by Check # 104285		03/13/2024	03/22/2024	03/22/2024		03/29/2024	445.48
10427 - Monterey Regional Waste Management District	4030257	Sweepings	Paid by Check # 104285		03/08/2024	03/22/2024	03/22/2024		03/29/2024	373.70
10427 - Monterey Regional Waste Management District	4030351	Sweepings	Paid by Check # 104285		03/08/2024	03/22/2024	03/22/2024		03/29/2024	395.16
10427 - Monterey Regional Waste Management District	4030434	Sweepings	Paid by Check # 104285		03/08/2024	03/22/2024	03/22/2024		03/29/2024	407.74
10427 - Monterey Regional Waste Management District	4030500	Sweepings	Paid by Check # 104285		03/08/2024	03/22/2024	03/22/2024		03/29/2024	429.94
10427 - Monterey Regional Waste Management District	4030572	Sweepings	Paid by Check # 104285		03/08/2024	03/22/2024	03/22/2024		03/29/2024	413.66
Account 6400.155 - Material & Suppl Dump Fees Totals							Invoice Transactions	9		\$3,240.46
Sub-Division 00 - Non-Subdiv Totals							Invoice Transactions	9		\$3,240.46
Division 000 - Non-Div Totals							Invoice Transactions	9		\$3,240.46
Department 000 - Non-Dept Totals							Invoice Transactions	9		\$3,240.46
Fund 220 - Gas Tax Totals							Invoice Transactions	9		\$3,240.46



Accounts Payable by G/L Distribution Report

Payment Date Range 03/29/24 - 03/29/24

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										
10515 - Rincon Consultants, Inc.	55430	Marina Housing Element Update March 2024	Paid by EFT # 4441		03/19/2024	03/22/2024	03/22/2024		03/29/2024	4,197.00
Account 6300.570 - Prof Svc Other Totals								Invoice Transactions	1	\$4,197.00
Account 6700.105 - Capital Outlay Construction										
11987 - National Fitness Campaign, LP	INV-1447	Fitness Court - Dunes Park	Paid by Check # 104289		03/19/2024	03/22/2024	03/22/2024		03/29/2024	165,000.00
Account 6700.105 - Capital Outlay Construction Totals								Invoice Transactions	1	\$165,000.00
Sub-Division 00 - Non-Subdiv Totals								Invoice Transactions	2	\$169,197.00
Division 000 - Non-Div Totals								Invoice Transactions	2	\$169,197.00
Department 000 - Non-Dept Totals								Invoice Transactions	2	\$169,197.00
Fund 462 - City Capital Projects Totals								Invoice Transactions	2	\$169,197.00



Accounts Payable by G/L Distribution Report

Payment Date Range 03/29/24 - 03/29/24

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										
10728 - Ace Hardware-Public Works	87825	Kitchen Faucet for Pilot's lounge	Paid by Check # 104281		03/15/2024	03/25/2024	03/25/2024		03/29/2024	163.86
Account 6360.050 - Maint & Repairs Building Totals									Invoice Transactions 1	\$163.86
Account 6360.450 - Maint & Repairs Maint & Repairs										
10728 - Ace Hardware-Public Works	87819	Tubing for Beacon Tower	Paid by Check # 104281		03/15/2024	03/25/2024	03/25/2024		03/29/2024	18.56
Account 6360.450 - Maint & Repairs Maint & Repairs Totals									Invoice Transactions 1	\$18.56
Sub-Division 00 - Non-Subdiv Totals									Invoice Transactions 2	\$182.42
Division 000 - Non-Div Totals									Invoice Transactions 2	\$182.42
Department 000 - Non-Dept Totals									Invoice Transactions 2	\$182.42
Fund 555 - Marina Airport Totals									Invoice Transactions 2	\$182.42
Grand Totals									Invoice Transactions 50	\$203,289.38



DRAFT

Agenda Item: **10b(1)**
City Council Meeting of
April 2, 2024

MINUTES

Tuesday, March 19, 2024

**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**

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

Council Chambers
211 Hillcrest Avenue
Marina, California

AND

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

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

PARTICIPATION

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

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

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: Jennifer McAdams, Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair Liesbeth Visscher, Mayor/Chair Bruce C. Delgado
3. **PUBLIC COMMENT ON CLOSED SESSION ITEMS:** None received.
4. **CLOSED SESSION:**
 - a. Conference with Legal Counsel: Anticipated Litigation, (Government Code Section 54956.9(d)(4)) Number of Cases: 1

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

City Attorney Ortega reported out Closed Session: Council met in closed session and no reportable action was taken.

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

6. SPECIAL PRESENTATIONS: None

7. COUNCIL AND STAFF ANNOUNCEMENTS:

- Council Member McAdams – Announced son attended the Kids Night on Friday, March 15th St. Patrick's Day theme and had a great time and thanked our recreation and cultural services department staff for the lovely celebration.
- Mayor Pro Tem Visscher – Announced on March 30th is the Marina Equestrian Center Easter Event from 1:00-4:00 pm.
- Mayor Delgado – Announced on April 13th is Marina's 18th Annual Earth Day event at Marina Library at Lock Padden Park from 9:00am-1:00pm
- Recreation Director Willer – Announced that Marina Recreation & Cultural Services Department Registration and Payment is now online. With this online system, you will be able to browse activities, register for programs, reserve parks, rent facilities, pay with a credit card, and more. Please create your account today.

Announced on March 30th Springtime Family Fun Easter Event: Family Pancake Breakfast from 9:00-10:30 am at the Rocky Han Community Center; Crafts & Entertainment from 9:00-10:30 am; Bunny March at 11:00 am starting at the Rocky Han Community Center & Ends at Los Arboles Sports Complex followed by the Egg Hunt.

Get pumped for Sea Otter Classic on April 13, 2024, at the Marina Pump Track from 11:00am- 3:00pm.

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.*

- Paul Plomo, Monterey County Mosquito Abatement District – Provided and update on what Mosquito Abatement District activities.
- LeVonne Stone – Commented on the limited number of African-Americans in Community due to the housing situation not being affordable.
- Maiaika Velazquez – Announced that MPUUSD is having a Prom Drive. Looking for gently used prom dresses, cocktail dresses, suits, tuxedos, dress shoes and gift cards to restaurant for students.

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 104146-104242, totaling \$984,289.00.
Accounts Payable Successor Agency EFT 94, totaling \$442.50.
 - b. MINUTES: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) March 5, 2024, 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. 2024-24**, amending the Mayor's 2024 recommendation for City Councilmember assignments to various Committees/Commissions/Boards.
 - g. APPROVAL OF AGREEMENTS: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) Adopting **Resolution No. 2024-25**, approving an agreement between the City of Marina and Fun4All LLC to provide specialty summer camps and workshops. *(This item is exempt from environmental review per §15378 of the CEQA guidelines)*
 - (2) Adopting **Resolution No. 2024-26**, approving a Memorandum of Understanding (MOU) with the Marina Equestrian Association (MEA) for the provision of equestrian boarding and related uses. *(This item is exempt from environmental review per §15378 of the CEQA guidelines)*
 - 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): None
 - m. APPROVE APPOINTMENTS: None

DELGADO/BIALA: TO APPROVE AGENDA ITEM 10f(1), COUNCIL ASSIGNMENTS AS NOTED THAT COUNCIL MEMBER JENNY MCADAMS TO SERVE AS THE ALTERNATE FOR THE TRANSPORTATION AGENCY OF MONTEREY COUNTY, ALTERNATE FOR COMMUNITY HUMAN SERVICES AND AS COUNCIL LIAISON TO THE MARINA RECREATION AND CULTURAL SERVICES COMMISSION. 5-0-0-0 Motion Passes

MCCARTHY/MCADAMS: TO APPROVE THE REST OF THE CONSENT AGENDA. 5-0-0-0 Motion Passes

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. Receive a presentation from the City's consultant, Raimi+Associates, on the public draft ODS, receive public comment, and adopt the ODS as presented, and adopt both an Ordinance amending the requisite chapters and sections of MMC Title 17, and Sections 4.2 and 4.26.4 of the General Plan.

Public Comments:

- LeVonne Stone – Asked what the definition of affordability is. Objects to the colonialism of design.
- Audra Walton – Asked to have Appendix A, #D removed from the ODS which endorses Monterey style architecture.
- Maiaika Velazquez – Also asked to have Appendix A, #D removed from the ODS.
- LyVesha – Agrees with previous 2 speakers to remove #D.
- Denise Turley – Asked what exactly are “gopher barriers” and where can we get more information on them?
- Mimi Seymens-Cherry – Read to Council and public the definition of “Colonialism”.

Council discussed: Window placement/offset on zero lot-line homes, tree and landscape guidelines, removal of Monterey Style from Appendix A (d), Fort Ord Urban Design Guidelines and use of local drought tolerant plants, gopher intrusion, importance of ODS adoption, balcony styles.

DELGADO/BIALA: THAT WE ADOPT THESE GUIDELINES TONIGHT WITH THE FOLLOWING CHANGES IN DIRECTION:

- (1) **ON PAGE 12, D (6) IT SAYS IN THE TITLE “LOCALLY NATIVE AND DROUGHT TOLERANT LANDSCAPING”.**
ON PAGE 28, F (7) SAYS “LOCAL” NATIVE AND DROUGHT TOLERANT LANDSCAPING”.
- (2) **ON PAGE 12, PARAGRAPH 6 (A) WHERE IT SAYS NATIVE PLANT MATERIALS ARE STRONGLY ENCOURAGED TO SAY “LOCAL” NATIVE PLANT MATERIALS ARE STRONGLY ENCOURAGED.**
- (3) **ON PAGE 28, PARAGRAPH 6. THAT IT SHOULD SAY A NEW SENTENCE BECAUSE YOU TALK ABOUT TREES, BUT YOU DON'T TALK ABOUT SHRUBS AS IF THEY'RE SOMEHOW DIFFERENT IN THIS REGARD.**

SO, YOU WOULD ADD A NEW NUMBER. 7 TO SAY, “NATIVE AND DROUGHT TOLERANT SHRUBS, SPECIES ARE STRONGLY ENCOURAGED”.

- (4) **WE TAKE CARE OF THE GOPHERS IN MULTI-FAMILY, SIMILARLY A SINGLE FAMILY.**
- (5) **WE DIRECT STAFF TO COME BACK FOR SOME 0-LOT LINE OFFSET LANGUAGE THAT IS THE MAXIMUM OFFSET THAT STILL WORKS WITH EVERYTHING ALL THE OTHER AUTHORITATIVE THERE'S AN UNDERSTANDING WE MAY COME BACK FOR SOME MORE IN-DEPTH LANDSCAPING SUGGESTED CHANGES.**
- (6) **REMOVE #D FROM APPENDIX A “MONTEREY STYLE” OF THE ODS.**

5-0-0-0 Motion Passes

DELGADO/BIALA: TO APPROVE INTRODUCTION OF ORDINANCE NO. 2024-02, AMENDING THE REQUISITE CHAPTERS AND SECTIONS OF MMC TITLE 17, AND SECTIONS 4.2 AND 4.26.4 OF THE GENERAL PLAN. 5-0-0-0 Motion Passes by Roll Call Vote

- b. Open a public hearing and consider introducing Ordinance No. 2024-, amending Chapter 17.44 (Parking Ordinance) to implement Program 3.1 of the Housing Element.

Public Comments: None received.

The council asked what are the consequences of not complying with HCD.

MCCARTHY/MCADAMS: TO APPROVE INTRODUCING ORDINANCE NO. 2024-03, AMENDING CHAPTER 17.44 (PARKING ORDINANCE) TO IMPLEMENT PROGRAM 3.1 OF THE HOUSING ELEMENT. 5-0-0-0 Motion Passes by Roll Call Vote

- c. City Council Consider adopting Resolution No. 2024- denying the appeal of a Coastal Development Permit (CDP 23-0004) approved by the Planning Commission on February 8, 2024. The application is for the legalization of an existing single-family residence, the installation of a new 5,000-gallon water storage tank, and the development of a new detached garage. The property is in the coastal zone. The project is exempt from CEQA per Sections 15301 (Existing Facilities) and 15303 (New Construction). ***This item is being continued to April 2, 2024.***

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. Receive Monterey County Convention and Visitor Bureau Presentation on Mid-Year Investment Summary.

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).

Council Member McCarthy – Attending LCC Policy Committee meetings tomorrow. The Public Works and Transportation Committee plans to vote on either endorsing, or not, so a couple of bills on bicycle facilities, bikeways, class 3 bikeways, and electric vehicle charging stations. The Public Safety Policy Committee will address retail theft problems. Commented on AB1725, AB2023 and AB2309.

Mayor Delgado – Met with MST General Manager Carl Sedoryk and his staff on the MST Surf Ride Project

Council Member Biala – Met with MST General Manager Carl Sedoryk with regard to MST services to the Marina community being less prioritized.

15. **ADJOURNMENT:** The meeting adjourned at 9:52 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor

April 2nd, 2024

Item No. **10f(1)**

Honorable Mayor and Members
Of the Marina City Council

City Council Meeting
of April 2nd, 2024

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2024-,
FIXING AND LEVYING A SPECIAL TAX FOR PRINCIPAL AND
INTEREST PAYMENTS AND ADMINISTRATIVE COSTS ON THE
CITY'S 2015 GENERAL OBLIGATION REFUNDING LIBRARY BONDS
FOR FISCAL YEAR 2024-2025; AND RESOLUTION NO. 2024-,
CERTIFYING COMPLIANCE WITH STATE LAW (PROPOSITION
218) WITH RESPECT TO SPECIAL TAXES FOR THE 2015 GENERAL
OBLIGATION REFUNDING LIBRARY BONDS TAX LEVY FOR
FISCAL YEAR 2024-2025**

RECOMMENDATION:

It is requested that the City Council:

1. Consider adopting Resolution No. 2024-, fixing and levying a special tax for principal and interest payments and administrative costs on the 2015 General Obligation Refunding Library Bonds for fiscal year 2024-2025; and
2. Consider adopting Resolution No. 2024-, certifying compliance with State Law (Proposition 218) with respect to special taxes for the 2015 General Obligation Refunding Library Bonds Levy for Fiscal Year 2024-2025.

BACKGROUND:

On June 8, 2005, the City issued \$8,000,000 of General Obligation Bonds Election of 2002, Series 2005 to fund construction of a new library facility. On May 12, 2015, the City issued \$7,640,000 general obligation bonds to refund the 2005 General Obligation Library Construction Bond Issue which was approved by the voters. The refunding provided savings to the City taxpayers due to the low interest rate environment. The true interest cost of the refunding is estimated to be 3.17%. The term of the bonds was not extended by the refunding. Final maturity is August 1, 2035, with twenty-three more payments. The current bonds outstanding are \$5,820,000.

California Revenue and Taxation Code Section 2270 authorizes the City to levy taxes to pay principal and interest on voter-approved bonded indebtedness. No other general obligation bonds are outstanding. For 2024-25, only the 2015 general obligation bonded debt tax levy is required. The Monterey County Auditor Controller requires that the Council approve by resolution the amount of the tax levy and submit the levy no later than August 1, 2024 for inclusion on the 2024-2025 property tax bills.

Except for the Constitutionally-limited 1% ad valorem tax, the Monterey County Auditor-Controller will not place special taxes on the rolls unless the City Council certifies by resolution that the City is in compliance with Proposition 218, the 1996 *'Right to Vote on Taxes Act'* with respect to each such tax. The Certification Resolution must contain hold harmless and indemnification provisions for administrative expenses of the County associated with collection of the City's special taxes placed on the rolls. This certification, along with a copy of the resolution setting the special taxes and certain other documentation, must also be submitted to the County no later than August 1, 2024.

ANALYSIS:

The following table details the computation of the special tax rate for 2024-25:

FY 2024/25 Assessed Values (estimated)*	
Secured:	\$3,484,700,666
Unsecured:	<u>\$134,090,219</u>
Total Assessed Value	\$3,618,790,885
 FY 24/25 Debt Service	
Bond Principal	\$ 370,000
Bond Interest	\$ 191,831
Trustee & admin fees	<u>\$ 18,748</u>
Total Debt Service	\$ 580,579
 TAX RATE (per \$100 assessed value, rounded)	<u>\$ 0.016044</u>

* 2024-25 assessed valuations were not available from the County of Monterey at the time of this report. It is assumed that FY 2024-25 secured assessed values will be 2% higher than FY 2023-24 assessed values based on inflationary growth in assessed values under Proposition 13.

Estimated Assessed Values produce a tax rate of \$16.044 per \$100,000 assessed value for the 2015 refunding bond issue, which is less than the \$17.480 levy for FY 23-24 as a result of growth in assessed values.

FISCAL IMPACT:

Revenue collected will be credited to the 2015 GO Library Refunding Bonds Debt Service Fund 312.

CONCLUSION:

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

Respectfully submitted,

Laura Pruneda
Finance Director
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY OF MARINA FIXING AND LEVYING A TAX
TO PAY PRINCIPAL, INTEREST AND ADMINISTRATIVE COSTS ON THE
2015 GENERAL OBLIGATION REFUNDING BONDS
FOR FISCAL YEAR 2024-2025

WHEREAS, Section 2270 of the Revenue and taxation Code authorizes the City to levy taxes to pay principal, interest and administrative costs on voter-approved bonded indebtedness of the City.

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

1. The City has determined the 2024-2025 general obligation bonded indebtedness cost and cash requirement to be \$580,579 for the 2015 General Obligation Refunding Bonds.
2. There is hereby fixed, assessed and levied a tax at the rate of \$0.016044 per One Hundred Dollars of assessed valuation for the 2015 General Obligation Refunding Bonds (0.00016044 per \$1 assessed value; \$16.044 per \$100,000 assessed value) on all of the property within the City of Marina subject to repayment of bonded indebtedness of the City.
3. The City shall transmit to the County Auditor a statement of the rate of taxation so fixed by the City Council and the tax computation worksheet. Transmission of a certified copy of this resolution to the Monterey County Auditor Controller constitutes compliance with this directive.
4. The Tax Collector of the County of Monterey shall collect the aforementioned tax in accordance with Section 2270 of the Revenue and Taxation Code.
5. The net amount of said tax, when collected, shall be paid to the Treasurer of the County of Monterey to be held by him/her as depository of the City of Marina, under the general requirements and penalties provided by law for the settlement of other taxes.

PASSED AND ADOPTED by the Marina City Council at a regular meeting duly held on the 2nd day of April, 2024 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. 2024-

A RESOLUTION OF THE CITY OF MARINA CERTIFYING
COMPLIANCE WITH STATE LAW WITH RESPECT TO
LEVYING OF SPECIAL TAXES

WHEREAS, The City of Marina requests that the Monterey County Auditor-Controller enter the special tax identified in Exhibit “A” on the property tax roll for collection by the County of Monterey Treasurer-Tax Collector and distribution by the County of Monterey Auditor-Controller commencing with the property tax bills for fiscal year 2024-25 (“**EXHIBIT A**”).

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

1. The City hereby certifies that it has, without limitation, complied with all legal procedures and requirements necessary for the levying and imposition of the special tax identified in **EXHIBIT A**, regardless of whether those procedures and requirements are set forth in the Constitution of the State of California, in State statutes, or in the applicable decisional law of the State of California.
2. The City further certifies that, except for the sole negligence or misconduct of the County of Monterey, its officers, employees and agents, the City shall be solely liable and responsible for defending, at its sole expense, cost and risk, each and every action, suit or other proceeding brought against the County of Monterey, its officers, employees and agents for every claim, demand or challenge to the levying or imposition of the special tax identified in **EXHIBIT A** and that the City shall pay or satisfy any judgment rendered against the County of Monterey, its officers, employees and agents on every such action, suit, or other proceeding, including all claims for refunds and interest thereon, legal fees, court costs and administrative expenses of the County of Monterey to correct the tax rolls.

PASSED AND ADOPTED by the City of Marina City Council at a regular meeting duly held on the 2nd day of April 2024, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk

EXHIBIT A
TO
RESOLUTION NO. 2024-___ OF THE CITY OF MARINA, COUNTY OF MONTEREY,
CALIFORNIA, CERTIFYING COMPLIANCE WITH STATE LAW WITH RESPECT
TO THE LEVYING OF SPECIAL TAX LEVIED AS AN INCIDENT OF PROPERTY
OWNERSHIP FISCAL YEAR

2024-2025

SPECIAL TAX RATE (per \$100 assessed value):

2015 General Obligation Refunding Bonds

\$.016044

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of April 2, 2024

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2024-,
APPROVING AMENDMENT NO. 2 TO THE AGREEMENT BETWEEN
CITY OF MARINA AND KIMLEY-HORN AND ASSOCIATES, INC. OF
SALINAS, CALIFORNIA, TO PROVIDE ENGINEERING SERVICES
FOR THE PROPOSED WIDENING OF IMJIN PARKWAY BETWEEN
RESERVATION ROAD AND IMJIN ROAD, AUTHORIZE THE
FINANCE DIRECTOR TO MAKE THE NECESSARY ACCOUNTING
AND BUDGETARY ENTRIES, AND AUTHORIZE THE CITY
MANAGER TO EXECUTE THE AMENDMENT ON BEHALF OF THE
CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY
ATTORNEY**

RECOMMENDATION:

It is recommended that the City Council:

1. Consider adopting Resolution No. 2024-, approving Amendment No. 2 to the agreement between City of Marina and Kimley-Horn and Associates, Inc. of Salinas, California, to provide engineering services to complete the plans for widening of Imjin Parkway between Reservation Road and Imjin Road;
2. Authorize the Finance Director to make the necessary accounting and budgetary entries;
3. Authorize the City Manager to execute the agreement on behalf of the City subject to final review and approval by the City Attorney.

BACKGROUND:

At the regular meeting of October 4, 2016, the City Council adopted Resolution No. 2016-142, Approving agreement between City of Marina and Kimley-Horn and Associates, Inc. of Salinas, California, to provide engineering services for the widening of Imjin Parkway in the amount of \$2,173,520.

At the regular meeting of February 5, 2019, the City Council adopted Resolution No. 2019-14, approving Amendment No. 1 to the agreement between City of Marina and Kimley-Horn and Associates, Inc. of Salinas, California in the amount of \$150,312.95 for a total amended contract amount of \$2,323,832.95. This amendment included expansion for environmental, geotechnical and landscaping design.

At the regular meeting of November 5, 2019, the City Council adopted Resolution No. 2019-115, approving Amendment No. 2 to the agreement between City of Marina and Kimley-Horn and Associates, Inc. of Salinas, California in the amount of \$179,052 for a total amended contract amount of \$2,502,884.95. This amendment included additional engineering and environmental work.

At the regular meeting of October 20, 2020, the City Council adopted Resolution No. 2020-137, approving a new agreement between City of Marina and Kimley-Horn and Associates, Inc. of Salinas, California in the amount of \$254,056.00. This amendment included additional engineering and environmental work.

At the regular meeting of December 14, 2021, the City Council adopted Resolution No. 2021-136, approving Amendment No. 1 to the agreement for bid and construction design support services in the amount of \$421,259.00.

ANALYSIS:

The original scope of work for the contract included engineering design support to accomplish environmental and right-of-way clearance as well as bid support during the project's bid advertisement period. Since the execution of the contract, the project design has undertaken various design changes per the environmental approval process as well as value engineering in coordination with the Contractor's execution of the project.

Staff has reviewed the scope of services and has concluded the need for expanded design support for construction to execute the project effectively. These services include revised landscaping and irrigation design, retaining wall design, and other design services to support the Project's environmental clearance conditions and address construction progress needs.

FISCAL IMPACT:

Should the City Council approve this request, adequate funding is available for the Kimley Horn design support services of \$155,245 in the Capital Improvement Program project account R46B (#401) Imjin Widening Project through funding from \$20.25 Million in SB1 State Grant funds, \$18.25M in Regional Measure X funds, and \$2M in Development Impact Fee funds.

CONCLUSION:

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

Respectfully submitted,

Edrie Delos Santos, P.E.
Senior Engineer
Public Works Department
City of Marina

REVIEWED/CONCUR:

Nourdin Khayata, P.E.
Interim Public Works Director/City Engineer
City of Marina

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2024-

A RESOLUTION OF CITY COUNCIL OF THE CITY OF MARINA APPROVING AMENDMENT NO. 2 TO THE AGREEMENT BETWEEN CITY OF MARINA AND KIMLEY-HORN AND ASSOCIATES, INC. OF SALINAS, CALIFORNIA, TO PROVIDE ENGINEERING SERVICES FOR THE PROPOSED WIDENING OF IMJIN PARKWAY BETWEEN RESERVATION ROAD AND IMJIN ROAD, AUTHORIZE THE FINANCE DIRECTOR TO MAKE THE NECESSARY ACCOUNTING AND BUDGETARY ENTRIES, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AMENDMENT ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY

WHEREAS, at the regular meeting of October 4, 2016, the City Council adopted Resolution No. 2016-142, Approving agreement between City of Marina and Kimley-Horn and Associates, Inc. of Salinas, California, to provide engineering services for the widening of Imjin Parkway in the amount of \$2,173,520, and;

WHEREAS, at the regular meeting of February 5, 2019, the City Council adopted Resolution No. 2019-14, approving Amendment No. 1 to the agreement between City of Marina and Kimley-Horn and Associates, Inc. of Salinas, California in the amount of \$150,312.95 for a total amended contract amount of \$2,323,832.95. This amendment included expansion for environmental, geotechnical and landscaping design, and;

WHEREAS, at the regular meeting of November 5, 2019, the City Council adopted Resolution No. 2019-115, approving Amendment No. 2 to the agreement between City of Marina and Kimley-Horn and Associates, Inc. of Salinas, California in the amount of \$179,052 for a total amended contract amount of \$2,502,884.95. This amendment included additional engineering and environmental work, and;

WHEREAS, at the regular meeting of October 20, 2020, the City Council adopted Resolution No. 2020-137, approving a new agreement between City of Marina and Kimley-Horn and Associates, Inc. of Salinas, California in the amount of \$254,056.00. This amendment included additional engineering and environmental work, and;

WHEREAS, at the regular meeting of December 14, 2021, the City Council adopted Resolution No. 2021-136, approving Amendment No. 1 to the agreement for bid and construction design support services in the amount of \$421,259.00, and;

WHEREAS, the original scope of work for the contract included engineering design support to accomplish environmental and right-of-way clearance as well as bid support during the project's bid advertisement period. Since the execution of the contract, the project design has undertaken various design changes per the environmental approval process as well as value engineering in coordination with the Contractor's execution of the project, and;

WHEREAS, staff has reviewed the scope of services and has concluded the need for expanded design support for construction to execute the project effectively. These services include revised landscaping and irrigation design, retaining wall design, and other design services to support the Project's environmental clearance conditions and address construction progress needs, and;

WHEREAS, should the City Council approve this request, adequate funding is available for the Kimley Horn design support services of \$155,245 in the Capital Improvement Program project account R46B (#401) Imjin Widening Project through funding from \$20.25 Million in SB1 State Grant funds, \$18.25M in Regional Measure X funds, and \$2M in Development Impact Fee funds.

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

1. Approve Amendment No. 2 to the agreement between City of Marina and Kimley-Horn and Associates, Inc. of Salinas, California, to provide engineering services to complete the plans for widening of Imjin Parkway between Reservation Road and Imjin Road;
2. Authorize the Finance Director to make the necessary accounting and budgetary entries;
3. Authorize the City Manager to execute the agreement on behalf of the City subject to final review and approval by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 2nd day of April 2024, 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

**SECOND AMENDMENT TO AGREEMENT
FOR ENGINEERING SERVICES FOR THE
IMJIN PARKWAY WIDENING PROJECT**

THIS SECOND AMENDMENT (“Second Amendment”) to the Agreement for Engineering Services for the Imjin Parkway Widening Project is made this ____ day of _____, by and between the CITY OF MARINA, a municipal corporation (“CITY”) and KIMLEY- HORN AND ASSOCIATES, INC., a North Carolina corporation (“CONSULTANT”) registered to do business in California. CITY and CONSULTANT are sometimes referred to herein collectively as the “Parties.”

Recitals

- A. On December 14, 2020, CITY and CONSULTANT entered into the Agreement for Engineering Services for the Imjin Parkway Widening Project (the “Agreement”) for CONSULTANT to prepare topographic survey and preliminary engineering to acquire the necessary NEPA and CEQA approvals, and to provide the CITY with accurate design plans, specifications and cost estimates; and to perform professional and environmental services necessary to prepare all environmental documents, permit applications packages, right of way maps showing rights of way take, and temporary construction easements, project reports, plans specifications, and estimates in the amount of \$254,056.00.
- B. On January 4, 2022, CITY and CONSULTANT entered into Amendment No. 1 of the Agreement (“Amendment No. 1”) for CONSULTANT to prepare bid support documents, environmental clearance design support, and construction design revisions as needed in the amount of \$421,259.00.
- C. The Agreement provides it may only be amended or modified by written agreement of the Parties. Both Parties now desire to amend the Agreement to include additional services to be performed by CONSULTANT and additional compensation in the amount of \$155,245.00 to be furnished by the CITY.
- D. The CONSULTANT has prepared a document entitled “Scope and Compensation” with terms for the proposed Second Amendment of the Agreement (attached as “Exhibit B2” to this Second Amendment incorporated herein by reference).
- E. Only the numbered Articles of the Agreement which are being amended are set forth in this Second Amendment.

Terms & Conditions Amended

Now, therefore, the Parties agree to amend the Agreement as follows:

1. Exhibit “B2” to the Second Amendment is incorporated into the Agreement.

2. Section 2 “Term of Agreement & Commencement of Work” section (a) is amended to read in its entirety:

“(a) Unless otherwise provided, the term of this Agreement began on September 1, 2020 and shall expire on December 31, 2026, unless extended by amendment or terminated earlier as provided herein. The date of full execution is defined as the date when all of the following events have occurred:

(i) This Agreement has been approved by the City's Council or by the board, officer or employee authorized to give such approval, and;

(ii) The office of the City Attorney has indicated in writing its approval of this Agreement as to form, and;

(iii) This Agreement has been signed on behalf of Contractor by the person or persons authorized to bind the Contractor hereto, and;

(iv) This Agreement has been signed on behalf of the City by the person designated to so sign by the City's Council or by the officer or employee authorized to enter into this Contract and is attested to by the Marina City Clerk.”

3. Section 3 “Compensation” section (a) is amended to read in its entirety:

“(a) City liability for compensation to Contractor under this Agreement shall only be to the extent of the present appropriation to fund this Agreement. For services to be provided under this Agreement City shall compensate Contractor in an amount not to exceed Eight Hundred Thirty Thousand Five Hundred Sixty Dollars (\$830,560.00) in accordance with the provisions of this Section and the Cost Estimate attached hereto as Exhibit B, Exhibit B1 & Exhibit B2 and incorporated herein by this reference.”

All other terms and conditions of the Agreement shall remain in full force and effect.

This Second Amendment is executed in two (2) duplicate originals, each of which is deemed to be an original. This Second Amendment consists of three (3) pages.

(Attestation & Approval follow)

IN WITNESS WHEREOF, the Parties hereto have executed this Second Amendment to Agreement for Agreement for Consulting Services for Engineering Services for the Imjin Parkway Widening Project on the date and year first written above.

CITY OF MARINA

KIMLEY-HORN AND ASSOCIATES,
INC. a North Carolina corporation

By: _____
Layne Long
City Manager

By: _____
Name: _____
Its: _____

Date: _____ 2024

Date: _____ 2024

ATTEST: Per Resolution 2024-

By: _____
Deputy City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

EXHIBIT B2
SCOPE AND COMPENSATION

Scope of Services

Task 1 – Additional Planting and Irrigation Plans (MMP)

As requested, MMP will perform additional planting and irrigation design services as outlined below:

Planting

- Create one (1) new LP sheet to accommodate the oak tree replacement mitigation measure within Sea Haven Park and adjacent to the Imjin Parkway right-of-way.
- Update Plant Legend
- Submit for City review comments and provide responses.

Irrigation

- Create one (1) new IP sheet to accommodate the new oak tree replacement within Sea Haven Park and adjacent to the Imjin Parkway right-of-way.
- Update Water Budget Calculations.
- Submit for City review comments and provide responses.
- Submit to MCWD for review and approval.

Task 2 – Retaining Wall Design (New Masonry Wall)

Kimley-Horn will design a masonry retaining wall to avoid the new Seaside bird's beak plants and will include the retaining wall design in the previously-prepared plans. We assume the wall will be approximately 96 feet long and will follow Caltrans standard plans.

Task 3 – Design Support During Construction (DSDC)

The Kimley-Horn team will continue to coordinate with and provide support to the City during construction. We assume this task to occur over 25 months. We anticipate participating in weekly construction meetings with the City, construction manager (CM), and contractor for the duration of the project that were not previously assumed in our scope of services.

Due to the extended duration of project support in advance of the contractor NTP and construction activities commencing, additional design support effort has been expended that was beyond our original assumptions. Therefore, additional miscellaneous DSDC effort is requested.

Limitation of Responsibilities. Kimley-Horn shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the work. Kimley-Horn shall not have the authority or responsibility to stop the work of any Contractor.

Schedule

This proposal assumes our services will continue through the end of construction, anticipated to be early 2026.

Compensation, Fees and Expenses:

Kimley-Horn will perform the services in Tasks 1 - 3 on a labor fee plus expense basis with the maximum labor fee shown below.

Task 1	Additional Environmental Services During Design	\$ 14,050
Task 2	Revisions to Final Construction Documents	\$ 11,925
Task 3	Design Support During Construction	\$120,600
	Escalation	\$ 8,045
	Subconsultant Markup (5%)	\$ 625
	Maximum Fee	\$155,245



CITY OF MARINA
IMJIN PARKWAY WIDENING PROJECT
DSDC Amendment No. 1 - COST PROPOSAL
February 2024

		Project Manager Daniel Carley	Sr. Tech. Advisor John Pulliam	Sr. Professional II	Sr. Professional II	Professional	Analyst	Project Support			MMP	Total Proposal
Task	HOURLY BILLING RATE	\$310.00	\$310.00	\$310.00	\$277.00	\$230.00	\$175.00	\$182.00	Total Hours	Total Labor Cost		
1.0	ADDITIONAL PLANTING AND IRRIGATION PLANS	5							5	\$ 1,550	\$ 12,500	\$ 14,050
	Additional Planting and Irrigation Plans	5							5	\$ 1,550	\$ 12,500	\$ 14,050
2.0	RETAINING WALL DESIGN (NEW MASONRY WALL)	5			25	15			45	\$ 11,925	\$ -	\$ 11,925
	Retaining Wall Design and Plans	5			25	15			45	\$ 11,925	\$ -	\$ 11,925
3.0	ADDITIONAL DESIGN SUPPORT DURING CONSTRUCTION	220		80		120			420	\$ 120,600	\$ -	\$ 120,600
	Weekly PDT/Construction Meetings	120							120	\$ 37,200	\$ -	\$ 37,200
	Additional Miscellaneous DSDC	100		80		120			300	\$ 83,400	\$ -	\$ 83,400
		230		80	25	135			470	\$134,075.00	\$12,500.00	\$146,575.00
	Total Other Direct Costs									\$8,669.50		\$8,669.50
	Escalation									\$ 8,045	\$ -	\$ 8,045
	Direct Expenses (hotel, mileage, food, etc.)									\$ -	\$ -	\$ -
	Subconsultant Markup (5%)									\$ 625	\$ -	\$ 625
	TOTAL									\$ 142,745	\$ 12,500	\$ 155,245

March 28, 2024

Item No: **101(1)**

Honorable Mayor and Members
Of the Marina City Council

City Council Meeting
of April 2nd, 2024

**READ BY TITLE ONLY AND ADOPTING ORDINANCE NO. 2024-02,
AMENDING THE REQUISITE CHAPTERS AND SECTIONS OF MMC
TITLE 17, AND SECTIONS 4.2 AND 4.26.4 TO ACCOMMODATE THE
ADOPTION OF OBJECTIVE DESIGN STANDARDS**

REQUEST:

The City Council adopt on second read Ordinance No. 2024-02, amending Marina Municipal Code sections 17.04 (Definitions), Article 2 (Zoning Districts, Use and Development Standards), Article 4 (Regulations and Standards Applicable to All Zones), and Article 5 (Regulations for Specific Land Uses) to accommodate the adoption of Objective Design Standards.

ANALYSIS:

At its meeting on March 19th, the City Council received a presentation by the consultant, Raimi+Associates on the final public draft Objective Design Standards. The City Council adopted Resolution No.2024-27 approving the Objective Design Standards with several minor changes described below which have been completed and are shown in track-changes in the document provided herein (**EXHIBIT A**).

The City Council also introduced Ordinance No. 2024-02 which will amend the requisite chapters and sections of the Marina Municipal Code which will accommodate the adoption of the Objective Design Standards.

Objective Design Standard Changes

1. On pg. 9 of the document, Section 6 (title) and 6.a are changed to include “Locally Native” in addition to the existing “Drought Tolerant”. Similar changes were made to Section 7 (title) and 7.a on document pg. 25. Section 6 on the same page includes the addition of “and shrub” to the discussion on tree species.
2. On pg. 26 of the document, a statement requiring “Gopher Intrusion” was added (new Sec. 14) so the standard is the same for multi-family and single-family development.
3. Window Placement discussion relating to Site Design for Multi-Family starting on document pg. 18 (Fig. 4) - staff is currently researching options to allow for a greater offset between windows in cases of development with little to no setback between property lines. Staff will return to the Council with findings in the very near future.
4. Subsection “D”, Monterey Style, has been removed from the Architectural Style Guide (Appendix A) along with all references thereto.
5. Several other very minor grammatical or clarifying changes were made and included in the track-changes document.

ENVIRONMENTAL REVIEW:

The ODS and associated regulatory amendments qualify for the Common Sense CEQA exemption, Sec. 15061(b)(3), of the CEQA Guidelines given that the use of ODS will not result in a significant adverse effect on the environment.

Respectfully submitted,

REVIEWED/CONCUR:

Alyson Hunter, AICP
Planning Services Manager
Community Development Dept.
City of Marina

Layne Long
City Manager
City of Marina

ORDINANCE NO. 2024-02

AN ORDINANCE AMENDING MARINA MUNICIPAL CODE SECTIONS 17.04 (DEFINITIONS), ARTICLE 2 (ZONING DISTRICTS, USES AND DEVELOPMENT STANDARDS), ARTICLE 4 (REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONES), AND ARTICLE 5 (REGULATIONS FOR SPECIFIC LAND USES) TO ACCOMMODATE THE ADOPTION OF OBJECTIVE DESIGN STANDARDS (ODS). THE ZONING AMENDMENTS ARE EXEMPT FROM CEQA PER § 15061(B)(3), THE “COMMON SENSE” EXEMPTION.

-oOo-

1. In September 2022, the City Council authorized an agreement with consulting firm Raimi+Associates (R+A) to prepare Objective Design Standards (ODS) to bring the City into compliance with Senate Bill (SB) 330, also known as the Housing Crisis Act of 2019, which went into effect statewide in January 2020.

2. Since approval of the agreement, the City’s Community Development Department (CDD) has been working with R+A to engage Marina citizens and developer stakeholders in the preparation of draft ODS. This engagement has included a dedicated City web page, social media blasts with links to online questionnaires and project updates, two (2) public study sessions with the Planning Commission and City Council, and tabling efforts at several City events over the past year.

3. Through this proposed amendment, staff seeks to modify and add sections to the Marina Municipal Code (MMC) to assist the City in its obligation to provide timely service and clear regulations that expedite qualified housing projects as required by the Housing Accountability Act (Government Code (GC) §§ 65913 et seq.).

4. This amendment is needed to enact necessary MMC references to the ODS which will stand on its own as an independent regulatory document. There will be additional MMC amendments coming forward that will further clarify and streamline processes, but are not necessary at this point in time.

5. An amendment to these Sections of the MMC is needed to provide clarity, transparency, and compliance with state law. The proposed ordinance amendments are referenced herein under SECTION 3. and are provided in a ~~strike~~though and underline format. Findings for the proposed amendment are included herein.

6. The City of Marina Planning Commission, at a duly noticed public hearing on February 22, 2024, and consistent with GC 65090, adopted Resolution 2024-01 recommending that the City Council adopt the proposed amendments.

7. The City Council reviewed the proposed amendments and considered the recommendations of the Planning Commission and held a duly noticed public hearing on March 19, 2024.

8. Environmental. In accordance with the California Environmental Quality Act (CEQA), this ordinance is not subject to CEQA pursuant to the State CEQA Guidelines, California Code of Regulations, Title 14, Article 5, 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.

NOW, 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. The City Council of the City of Marina determines the proposed ordinance amendment is exempt from the California Environmental Quality Act pursuant to CEQA Guideline Section 15061(b)(3).

SECTION 3. The City Council hereby adopts the ordinance amendments as follows

noting that ~~striketrough~~ and underlined sections refer to those that are recommended for deletion or addition, respectively:

Article 1
17.04
DEFINITIONS

...

17.04.440 Hotel, resort.

17.04.440.1

“Housing Development Project” as defined in California Government Code Section 65589.5, means a use consisting of residential units only, mixed-use developments consisting of residential and non-residential uses with at least two-thirds of the square footage designated for residential use, and transitional or supportive housing projects.

17.04.441 Junior accessory dwelling unit.

...

Article 2
Chapter 17.06
R-1 OR SINGLE-FAMILY RESIDENTIAL DISTRICT

17.06.010 Generally. The regulations in this chapter shall apply in all R-1 districts and shall be subject to the provisions of Chapter [17.42](#).

17.06.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04 (Definitions) shall comply with the City of Marina Objective Design Standards.

17.06.020 Permitted uses.

...

Chapter 17.08
R-2 OR DUPLEX RESIDENTIAL DISTRICT

17.08.010 Generally. The regulations in this chapter shall apply in all R-2 districts and shall be subject to the provisions of Chapter [17.42](#).

17.08.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04 (Definitions) shall comply with the City of Marina Objective Design Standards.

17.08.020 Permitted uses.

...

Chapter 17.10

R-3 OR LIMITED MULTI-FAMILY RESIDENTIAL DISTRICT

17.10.010 Generally. The regulations in this chapter shall apply in all R-3 districts and shall be subject to the provisions of Chapter [17.42](#).

17.10.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04 (Definitions) shall comply with the City of Marina Objective Design Standards.

17.10.020 Permitted uses.

...

Chapter 17.12

R-4 OR RESIDENTIAL MULTI-FAMILY DISTRICT

17.12.010 Generally. The regulations in this chapter shall apply in all R-4 districts and shall be subject to the provisions of Chapter [17.42](#).

17.12.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04 (Definitions) shall comply with the City of Marina Objective Design Standards.

17.12.020 Permitted uses.

...

Chapter 17.12.190.F

ALTERNATIVE REGULATIONS FOR SMALL-LOT SINGLE-FAMILY DWELLINGS

...

E. Private open space shall be provided at the rate of ten percent of each dwelling's habitable floor area or one hundred twenty square feet, whichever is greater, on patios, decks, balconies, atriums or other outdoor private areas contiguous with and directly accessible from the unit, with a minimum width of six feet and at least one dimension of not less than ten feet. Developments approved pursuant to this section prior to the effective date of the ordinance codified in this chapter shall be considered conforming to this section.

~~F. The minimum building site area or the minimum site width in subsections [A](#) and [B](#), respectively, of this section shall be increased as determined necessary by the advisory agency or the city council to compensate for any loss in usability of the building site due to topography or easements within the boundary of the building site.~~

...

Chapter 17.16

C-R COMMERCIAL/MULTIPLE-FAMILY RESIDENTIAL DISTRICT

17.16.010 Generally. The regulations in this chapter shall apply in all C-R districts and shall be subject to the provisions of Chapter [17.42](#).

17.16.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04 (Definitions) shall comply with the City of Marina Objective Design Standards.

17.16.020 Permitted uses.

...

17.16.170 Development standards – Mixed use developments

...

C. *Reduced Parking.* Notwithstanding the parking requirements of Chapter [17.44](#), no covered or guest parking shall be required for residential uses that are part of a mixed use development.

D. *Site and Architectural Design Review.* If a mixed-use project goes through a discretionary review process, The design review approval ~~of mixed-use projects~~ shall be based upon the following criteria:

1. Promoting internal compatibility between the different uses on the same site;
2. Minimizing effects potentially detrimental to on-site or neighboring residential use such as, but not limited to, potential noise, glare and odors;
3. Ensuring that the design of residential units of a mixed use development is of a residential character, and that privacy between residential units and between other uses on the site is maximized through careful siting and design;
4. Encouraging integration of the street pedestrian environment with retail commercial uses on the site through the use of plazas, courtyards, walkways, and street furniture.

...

Chapter 17.18

C-1 OR RETAIL BUSINESS DISTRICT

17.18.010 Generally. The regulations in this chapter shall apply in all C-1 districts and shall be subject to the provisions of Chapter [17.42](#).

17.18.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04

(Definitions) shall comply with the City of Marina Objective Design Standards.

17.18.020 Permitted uses.

...

C. *Residential Maximum Density and Floor Area Limitation.* Residential dwellings are permitted a maximum density of twenty-five units per acre as part of a mixed-use development. Floor area for residential use shall not exceed ~~fifty~~ seventy percent of the total gross floor area of a mixed-use development ~~within the “core area” as defined by the Marina General Plan, and shall not exceed seventy percent outside this core area.~~ Notwithstanding this limitation, residential floor areas can be increased to sixty percent within the core area, where at least fifteen percent of the total dwellings are targeted as affordable to lower and moderate income households, in addition to any affordable housing that may be required pursuant to a development’s inclusionary housing requirement.

D. *Reduced Parking.* Notwithstanding the parking requirements of Chapter [17.44](#), no covered or guest parking shall be required for residential uses that are part of a mixed use development.

E. *Site and Architectural Design Review.* If a mixed-use project goes through a discretionary review process, The design review approval ~~of mixed-use projects~~ shall be based upon the following criteria:

1. Promoting internal compatibility between the different uses on the same site;
2. Ensuring that the design of residential units of a mixed use development is of a residential character, and that privacy between residential units and between other uses on the site is maximized through careful siting and design;
3. Encouraging integration of the street pedestrian environment with retail commercial uses on the site through the use of plazas, courtyards, walkways, and street furniture.

...

Chapter 17.20

C-2 OR GENERAL COMMERCIAL DISTRICT

17.20.010 Generally. The regulations in this chapter shall apply in all C-2 districts and shall be subject to the provisions of Chapter [17.42](#).

17.20.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04 (Definitions) shall comply with the City of Marina Objective Design Standards.

17.20.020 Permitted uses.

...

Article 4
Chapter 17.44
Parking Requirements

17.44.010. Generally. All uses permitted by this title shall provide minimum parking in accordance with the formulas in this chapter. Parking for Housing Development Projects, as defined in 17.04.440.1, shall rely on the Marina ODS in terms of layout and design.

...

Article 5
Chapter 17.50
Criteria and Standards for Low Income Senior Citizens' Apartment Projects

...

17.50.120 Setbacks and special yards.

A. For low-income senior citizens' apartment projects with from sixteen to twenty dwelling units, the minimum setbacks and special yards shall be as required in the underlying zone.

B. For low income senior citizens' apartment projects with more than twenty dwelling units, the minimum front, side, rear and special yard requirements of the underlying district and the locational requirements for accessory buildings in the general zoning regulations shall be superseded by a requirement of a minimum ten-foot setback around the periphery of the project site; ~~provided, however, that nothing contained in this section shall limit the authority of the planning commission or the city council on appeal to require a greater setback.~~ Encroachments of up to five feet into said ten-foot perimeter may be approved by the planning commission or the city council on appeal, as follows:

1. Encroachments shall be limited to surface parking spaces, open or covered decks or patios, portions of buildings which are single-story and do not exceed sixteen feet in height, or portions of two-story structures where the use of the second-story space is limited to passive living activities, i.e., sleeping or bathing areas of a dwelling.

...

17.50.160 Parking.

At least 0.8 parking spaces shall be provided for each one-bedroom or studio unit, ~~eighty percent of which shall be covered.~~ Furthermore, space should be reserved on site to provide at least 0.2 additional parking spaces per unit should the need arise. ~~During the use permit consideration, the planning commission or city council on appeal shall have the discretion to reduce or increase the amount of reserved parking area required. Also, the planning commission or the city council on appeal shall consider on-street parking congestion and availability in the neighborhood of a proposed project in order to determine whether greater off-street parking shall be required than~~

the minimum standards listed in this section.

...

Article 6

Administration, Enforcement and Penalties

17.56.050 Generally. All qualified Housing Development Projects as defined in 17.04.440.1 and under state law shall be ministerially reviewed and approved.

...

17.56.010 Site and architectural design review board – Approval required when.

The Marina planning commission shall appoint a site and architectural design review board, hereinafter referred to as the board, as a subcommittee of the Marina planning commission. The board shall have the power to review and make recommendations to the planning commission regarding all applications for developments in the city. A building permit shall not be issued for any of the following uses until site and architectural design approval has been obtained: public buildings and grounds; public and private schools; colleges, libraries, art galleries, and museums; public and private hospitals and other institutions; churches and other religious buildings and grounds; clubs, lodges, mortuaries, meeting halls, and other places of public assembly; motels and hotels; office buildings; all commercial and industrial uses; mobile home parks; parking lots; public utility structures and installations, except poles and towers carrying overhead lines; ~~and more than one dwelling unit on a single parcel; and one dwelling unit on a single parcel where said parcel abuts upon and has legal access to two or more non-intersecting public streets.~~ Also, no occupancy permit shall be issued pursuant to Title [15](#) for civilian reuse projects on former United States military land until site and architectural design approval has been obtained. All housing development projects, as defined in Chapter 17.04 (Definitions) that meet objective zoning and design standards per the City of Marina Objective Design Standards shall be reviewed ministerially at Staff level.

...

Chapter 17.66

Development Standards for Condominium/Planned Development Projects and Condominium Conversions

...

17.66.020.C. *Pedestrian Walkways.* Public sidewalks shall be provided along both sides of any public street within the boundary of the project and along any public street abutting the project site in accordance with city standards. An internal pedestrian walkway system shall be provided which connects each unit and each building with the project with public sidewalk system in accordance with a plan reviewed and approved by the design review board and in accordance with ~~adopted design guidelines~~ the City of Marina Objective Design Standards. A minor driveway may serve purposes of a walkway system for the connection of up to four units.

...

17.66.050 All landscaping shall comply with MMC Section 8.04.310 (Model water efficient landscaping ordinance requirements), the Landscape and Irrigation Plan submittal requirements in the City of Marina Design Guidelines and Standards, and the Marina Objective Design Standards. Plans for landscaping and landscape irrigation of all common open space shall be approved by the design review board in accordance with adopted design guidelines. Landscaping and landscape irrigation system shall be installed and maintained in compliance with approved plans to the satisfaction of the planning director. No change shall be made subsequently without the review and approval of the planning director.

...

SECTION 4. Findings. City Council finds the proposed Code amendments compliant with the General Plan and the Marina Municipal Code as follows:

General Plan Compliance

1) General Plan Policy 2.28 – Affordable Housing

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.

Evidence: The adoption of Objective Design Standards (ODS) will support the City's requirements and obligations to providing a streamlined path toward the development of both market rate and affordable housing units.

2) General Plan Policy 2.31 et al – Housing Policies.

The 2000 General Plan contains a variety of policies aimed at providing high-quality housing for all incomes with an emphasis on the provision of open space, amenities and designs that accentuate and enhance the existing neighborhoods.

Evidence: The ODS will ensure that minimum standards are incorporated into projects to which ODS will apply. The ODS in no way limits a developer from proposing an enhanced design that exceeds the minimum design standards and the existing discretionary review process will remain in place for developers who prefer to utilize it.

3) Draft 6th Cycle Housing Element – Program 3.3 Design Review Process and Requirements

Evidence: The utilization of ODS is reflected in Program 3.3 of the City's 6th Cycle HE which is pending HCD's approval at the time of this writing. Furthermore, the adoption of ODS by local jurisdictions was required by state law effective in 2020.

Zoning Compliance

- 1) Lateral consistency with Marina Municipal Code (MMC) Title 17, Article 1. General Provisions (Ch. 17.04 – Definitions), Article 2. Zoning Districts, Uses and Development Standards (Chs. 17.06, 17.08, 17.10, 17.12, 17.16, 17.18, 17.20), Article 4. Regulations and Standards Applicable to All Zones (Ch. 17.44), Article 5. Regulations for Specific Land Uses (Chs. 17.50, 17.56, 17.66), and Article 6. Administration, Enforcement and Penalties.

Evidence: The proposed changes to the above sections are intended to bring the MMC into compliance with State law addressing Objective Design Standards. No mapping or individual property changes are proposed.

- 2) Compliance with Section 17.40 – Coastal Zoning

Evidence: The proposed ODS will not be in effect in the Coastal zone until such time as a Local Coastal Program (LCP) amendment is approved by the City Council and certified by the California Coastal Commission.

- 3) Compliance with Section 17.72.010

“This title may be amended by changing the boundaries of districts or by changing any other provision thereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure of this chapter.”

Evidence: The amendment will not change boundaries of districts but will amend text throughout Title 17 in an effort to aid in the City’s ongoing compliance with housing regulations that are constantly changing at the State level, in this case, consistency with California Government Code section 65589.5 and others. The proposed amendments are a public necessity and are undertaken in accordance with the procedure of this chapter.

SECTION 5. 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 6. 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 an Ordinance was introduced on March 19, 2024 and was passed and adopted by the City Council of the City of Marina at a meeting thereof on April 2, 2024, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

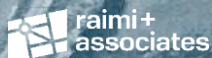
Anita Sharp, Deputy City Clerk

Marina Objective Design Standards

ADOPTED
03/19/2024



Prepared by Raimi + Associates for the City of Marina



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Appendix A. Architectural Style Guide

Appendix B. City of Marina Demographics

1. Residential and Residential Mixed-Use Objective Design Standards

1.1 Introduction

1.1.1 Purpose.

- A. The Objective Design Standards identify specific design elements that are required for all multi-family residential projects, residential mixed-use projects, and new single-family residential projects of two or more units. The intent of the Objective Design Standards is to allow flexibility and creativity in design while providing a clear set of standards and expectations for single-family, multi-family residential and residential mixed-use projects that align with the following City objectives:
 - 1. Enable streamlined review and approval of housing, in accordance with State law;
 - 2. Ensure that buildings are appropriate to their surroundings and environment;
 - 3. Encourage a pedestrian-oriented environment;
 - 4. Emphasize high-quality, human-scaled building design and architectural elements;
 - 5. Promote thoughtful, context-sensitive site design; and
 - 6. Maintain and enhance the character of the community.
- B. Additionally, applicants are allowed and encouraged to provide higher quality design elements if they are compliant with the baseline standards in this document.

1.1.2 Applicability.

- A. The standards and guidelines found in this Chapter apply to all housing development projects, as defined in MMC Chapter 17.04 (Definitions), which includes new single-family residential developments of two or more units including SB9 units built within five years of another unit on the same lot or as a part of a lot split, multi-family residential, and residential mixed-use projects within the City, as well as qualifying modifications to existing development and changes in land use, unless otherwise specified.
- B. For modifications to existing mixed-use developments where no additional square footage is proposed, these standards and guidelines shall only apply to the use being modified (e.g., a ground floor retail storefront remodel will not trigger any architectural changes to residential units).
- C. These standards are in addition to the minimum development standards found in Article 2 of the Zoning Ordinance, for the zones that allow residential and/or mixed-use. If there is a conflict between the standards in this document and the Zoning Ordinance, the standards in the Zoning Ordinance shall apply.
- D. This document does not apply to developments within Specific or Master Plan areas, with the exception that the Objective Design Standards apply to the Downtown Vitalization Plan area until the Downtown Vitalization Plan is adopted. Coastal Zone requirements and standards contained within Chapter 17.40 (Coastal Zone) of the Marina Municipal Code (MMC) shall prevail over standards in this Chapter whenever there is a conflict.
- E. These standards and guidelines apply only to the design of private development, and not the public right-of-way (e.g., sidewalks). Discretionary terms/guidelines are not required, but are included here to convey intent, and encourage design elements important to the community.

1.1.3 Interpretations.

- A. The following section provides direction on interpreting terms in this Chapter:
1. **Mandatory Terms.** Standards are written using mandatory terms. The words “shall,” “will,” and “must” are mandatory, establishing a duty or obligation to comply with the specific Standard.
 2. **Discretionary Terms.** Guidelines are written with permissive terms. The words “may,” and “should” are permissive. Projects should strive to meet guidelines, but are not strictly required to (e.g., “Existing trees should be preserved to the extent feasible.”).

1.1.4 Discretionary Review Path.

- A. All applicable projects are required to comply with Objective Design Standards. Should a project not be able to or choose not to adhere to the Objective Design Standards, a project may seek approvals through the Discretionary Review Path. The Discretionary Review Path voluntarily takes a project outside of requirements including time of review and limit on number of public meetings for projects seeking non-discretionary approvals based on SB330.
- a. Applicants may be subject to review by the Planning Commission
 - b. Applicants may be subject to hold community meetings to get neighborhood input.

1.1.5 Definitions.

Active Frontage. Active frontages are building frontages with active uses where there is a visual engagement between those in the street and those on the ground floor. Active uses are uses that generate many visits, in particular pedestrian visits, over an extended period of the day. Active uses may be shops, cafes, other social uses. Higher density residential and office uses also can be active uses for particular periods of the day by providing additional entries to individual units or ground floor office spaces.

Architectural Style. A set of characteristics and features that make a building or other structure notable or historically identifiable. Descriptions and standards related to specific architectural styles are included in Appendix A (Architectural Style Guide).

Articulation. The three-dimensional detailing of the external walls of a building. Facade articulation may include notched setbacks, projecting bays, balconies, screening devices, etc.

Auto Court. Four or more dwelling units arranged with front doors and garages facing a common stub street or driveway.

Balcony. An accessible platform structure that projects from a building facade or wall with or without ground mounted structures or supports and is surrounded by a railing or parapet.

Block Length: The length of parcel or series of parcel measuring from the edge of one public right-of-way or public access easement to another.

Building Facade Length: The overall length of a facade without a full break in the building.

Cornice. Any horizontal decorative molding that crowns a building (*see Transom Window below for example*).

Datum Line. Horizontal lines that continue the full length of the building, such as cornices.

Development Site. The land area, consisting of one or more recorded lots when comprehensively designed and developed. Could be either under one ownership or for use as a condominium. The site may be either occupied or to be occupied by a main building(s)/primary use(s) and accessory building(s)/use(s) together.

Eave. The part of a roof that meets or overhangs the walls of a building.

Facade Plane: Any stretch of a building facade existing along the same axis line, regardless of pattern differentiation or change in rhythm.

Fenestration. The arrangement of windows and doors on the elevations of a building.

Foot-candle. A unit of illuminance or light intensity. The foot-candle is defined as one lumen per square foot.

Frontage. The front lot line; also, the length thereof.

Grade. The ground surface immediately adjacent to the exterior base of a structure, typically used as the basis for measurement of the height of the structure.

Human-Scaled Building Design: Building and urban design elements designed to meet the proportional, physical, and psychological needs of the human body. This could include creating a walkable block structure, architectural elements and details that are visible and perceivable to pedestrians, and building massing that reflects the rhythm, pattern, and size of interior spaces.

Landscaped Area. Surface area dedicated for planting of trees, shrubs, flowers, grass, ground cover, or other horticultural elements.

Lintel. A piece of wood, stone, or steel placed horizontally across the top of window and door openings to support the wall immediately above.

Massing. The overall size, shape, and arrangement of a building or group of buildings.

Modulation. The stepping back or projecting forward of a building face with specified intervals of building width and depth, as a means of breaking up the apparent bulk of the building.

Mid-Block Connection. A public right-of-way or private land area with a public access easement that connects from one public right-of-way to another public right-of-way.

Parapet. A low guarding wall at any point of sudden drop, as at the edge of a terrace, roof, balcony, etc.

Pedestrian Pathway: A walkway or sidewalk that connects into or through a development.

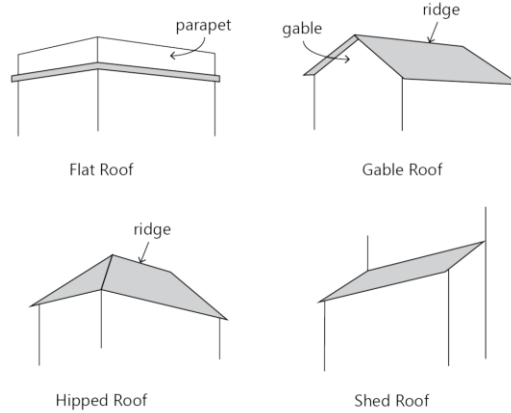
Primary Building Façade. The building facade that abuts the primary street, typically the front lot line. In the case of a through-lot, the primary building frontage could be on either public right-of-way.

Publicly Accessible Private Open Space (PAPOS): A public open space that is provided on private property with a public access easement and most often built and maintained by a private entity.

Rafters. Any of a series of small, parallel beams for supporting the sheathing and covering of a roof.

Roof.

- **Flat Roof.** A roof with a slope, or pitch, of less than 10 degrees.
- **Gable Roof.** A roof with two sloping sides and a gable at each end.
- **Hipped Roof.** A roof with four sloped sides.
- **Shed Roof.** A roof shape having only one sloping plane.



Stepback. The vertical or horizontal recess or setback of a building's upper floors from the lower floors.

Stoop. A small staircase ending in a platform leading to the entrance of an apartment building or rowhouse.

Transom Windows. Any small, horizontal window over a door or window, often operable for ventilation.



1.2 Single-Family Residential (Attached and Detached)

This Section applies to both attached and detached single-family residential homes, including cluster homes, cottages, auto courts, townhomes, duplexes/triplexes, and other configurations that meet the permitted density requirements and development standards of the applicable zone.

1.2.1 Site Design.

A. Access and Connectivity.

1. **Gates/Barriers.** Private streets shall not be gated or closed off to the public.
2. **Pedestrian Pathways.** This standard applies to cluster and cottage homes, auto courts, and other types of developments that provide common areas; and does not apply to a typical single-family detached residential subdivision. All new development shall provide pedestrian pathways connecting to the public sidewalk and other planned or existing pedestrian routes or trails. Pedestrian pathways, a minimum of five feet wide, shall be provided from the public right-of-way and/or individual unit entries to all primary common entryways and common areas, guest parking, and centralized trash enclosures (if provided). All pathways will be designed to be ADA-compliant.
3. **External connectivity.** All streets in any subdivision or development site shall connect to and be aligned with existing and planned streets outside the proposed subdivision or development to the extent feasible. Any cul-de-sac or other dead-end street longer than 400 feet shall be connected to other streets by a pedestrian path.

B. Townhouse Site Configuration.

1. **Townhouse Site Planning/Configuration.**
Townhouses shall be configured in one of the following ways:
 - a. In a row facing the front parcel line or street/private drive.
 - b. In a row or series of rows perpendicular to the front parcel line or street/private drive. In such case, a landscaped central path/outdoor space (personal and/or common) shall be provided with a minimum width of 30 feet from building face to building face that connects each individual unit to the street/public ROW except that balconies may project up to five feet from either building face. Other building projections are allowed to encroach within the minimum width of the common path/outdoor space (see MMC Section 17.42.070 (Yards)).
 - c. Corner Side Units shall comply with the standards in Section 1.2.2.E (Corner Side Units).
2. **Maximum Townhouse Units in Row.** There shall be a maximum of ten townhouse units per building/row.



Townhomes facing street.



Townhomes facing central courtyard.

C. Parking.**1. Location and Access.**

- a. Required parking shall be provided on each lot, and/or within a common parking area (e.g., common guest parking lots or common parking within auto court developments).
- b. Curb cuts and driveways providing access to parking shall be provided from an alley or secondary/private street, rather than from the public right-of-way, whenever such alley or secondary/private access is feasible.
- c. Parking is not allowed in the front and street side setback area for individual lots and building sites, except within approved driveways.

2. Parking Frontage.

- a. Surface parking lots (e.g., common or guest parking areas) shall not occupy more than 30 percent of the linear width of any street-facing frontage.
- b. Garage doors that face the street shall not occupy more than 60 percent of the width of any street-facing building facade for new detached single-family homes. This limitation does not apply to frontages along alleys.

3. Garage Design.

- a. Detached garage structures shall be designed using at least two of the same exterior finish materials and/or colors used on the principal structure.
- b. For new detached single-family homes, front-loaded garages shall be set back at minimum five feet behind the front facade.

D. Trees and Landscaping. All landscaping shall comply with MMC Section 8.04.310 (Model water efficient landscaping ordinance requirements) and the Landscape and Irrigation Plan submittal requirements in the City of Marina Design Guidelines and Standards. In addition, the following standards shall apply.

- 1. **New Street and Pathway Landscaping.** All new streets and pathways within the project shall provide a combination of trees and other plants in a minimum four-foot wide planting strip. Trees shall be planted at a minimum of one tree for every 30 to 45 feet of linear street/path (depending on the species and mature canopy width or growth habit). Shrubs and groundcover shall cover at least 30 percent of the planting strip.
- 2. **Tree Preservation.** Existing mature trees of six inches or greater in diameter at breast height (DBH) shall be preserved unless infeasible. Existing trees having a DBH of less than six inches should be relocated unless infeasible.
- 3. **Location of Trees.** Trees planted within five feet of a street, sidewalk, paved trail, parking area, or walkway shall be a deep-rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements. Trees planted within the street rights-of-way, utility easements, or within 10 feet of any public improvement shall be submitted to and approved by the Marina Public Works Department. Such approvals may be dependent upon the selection of alternate tree species, the relocation of trees further back from public improvements or the installation of root guards. Also, the location of trees shall not conflict with the location of any private sewer laterals or any private water connections.
- 4. **Plant Size and Spacing.**
 - a. **Shrubs Size.** All proposed shrubs shall be a minimum five-gallons in size, with a 15-gallon minimum size when required for screening. The minimum planter width for shrubs is three feet.

- b. **Trees Size.** The minimum planting size for trees shall be 15-gallon, with 50 percent of all trees on a project site planted at a minimum 24-inch box size. Trees required for screening shall be a minimum 24-inch box size. The minimum planter width for trees shall be four feet.
 - c. **Spacing.** The spacing of trees, shrubs, and ground cover plants shall accommodate mature planting size. Where required for screening, spacing shall form an opaque barrier when planted.
- 5. **Tree Species.** Trees shall be selected from the City of Marina's Recommended List of Preferred Trees, as may be amended from time to time (see the City of Marina Design Guidelines and Standards document for the List of Preferred Trees). Native and drought-tolerant tree [and shrub](#) species are strongly encouraged.
- 6. **Locally Native and Drought-Tolerant Landscaping.**
 - a. A minimum of 65 percent of the total of all landscaped areas shall be landscaped with drought-tolerant plant material requiring minimal irrigation once established and shall be irrigated separately from any areas which have higher water demands. [Locally Native](#) plant materials are strongly encouraged.
 - b. A maximum of 35 percent of the total of all landscaped areas may be planted or installed with plant material which may require more extensive irrigation once established, including up to a maximum of 25 percent of said total which may be turf. The above 35 percent and 25 percent limitations may be exceeded to allow for increased turf areas associated with high-activity areas or uses such as golf courses, recreation areas, parks, and pet parks. Turf is not allowed in median strips.
- 7. **Turf.**
 - a. The use of natural turf is discouraged except for recreation areas and high activity/foot-traffic areas.
 - b. Turf shall not be installed on slopes exceeding 4:1 ratio.
 - c. Artificial turf. Artificial turf shall be limited to accent areas, high activity/foot traffic areas, and recreational areas. Where artificial turf is installed, it shall be designed as follows:
 - i. Artificial turf shall be kept a minimum of five feet away from tree root crowns (measured in all directions).
 - ii. Artificial turf used for pet areas shall be specifically formulated for that purpose.
 - iii. A proper drainage system shall be installed underneath to prevent excess runoff or pooling of water.
- 8. **Soil and Mulch.**
 - a. Native soil in all planting areas shall be amended to a minimum depth of six inches with a minimum of 40 percent organic material. Native soil under portions of planting areas, which are covered exclusively by rocks, gravel, or other non-living landscaping material, need not be so amended.
 - b. A minimum of two inches of organic mulch (wood chips, shredded bark, etc.) shall be installed in all non-turf areas unless a ground cover planting is specified.
- 9. **Irrigation.** Turf areas or other higher water use plantings shall be grouped and irrigated separately from more drought-tolerant planting areas.
- 10. **Tree Removal.** See MMC Chapter 17.62 (Tree Removal, Preservation and Protection) for tree removal regulations.
- 11. **Maintenance.** All landscaping ~~will~~[shall](#) be maintained and replaced as needed. In addition, tree pruning shall be a part of regular maintenance and shall be performed by a licensed California landscape contractor in accordance with International Society of Arboriculture (ISA) standards.

Severe trimming, pruning, or other maintenance that results in significant alteration of the natural shape of a tree or modification of the central leader (including “lollipoping,” “heading,” or similar techniques) is prohibited, except in conjunction with public utility maintenance.

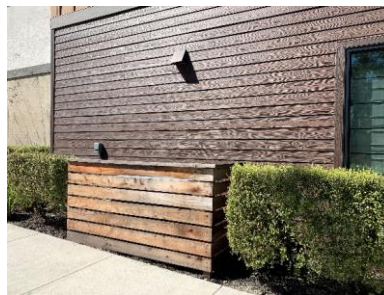
12. **Gopher Intrusion.** Gopher barriers shall be provided as needed to prevent gopher intrusion in yards.

E. **Services and Utilities.** Unless otherwise specified, these standards apply to common areas and communal services and utilities; they do not apply to individual single-family homes.

1. **Location of Service Areas, Storage, Utilities, and Equipment.** All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas, and storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by utility providers, building and fire codes):
 - a. Utilities and equipment, service, and storage areas shall be located inside of buildings or on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings and shall be fully screened from view per Section 1.2.1.E.2 (Service, Storage, Utility, and Equipment Screening) below.
 - b. Utilities and equipment, service, and storage areas shall not be located within the front yard area of the lot or development site. Additionally, utilities and equipment, service, and storage areas shall not be located within setback areas, along mid-block pedestrian connections, within the public right-of-way, and/or within 25 feet of a street corner.

2. **Service, Storage, Utility, and Equipment Screening.** All common service and storage areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:

- a. Screening shall be equal to or higher than the height of the equipment to be screened, unless specified otherwise.
- b. Screening shall be made of a primary exterior finish material used on other portions of the building/residential units, architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.
- c. All vents and electrical conduits, shall be painted to match the color of the adjacent surface.



Screened mechanical equipment and vents painted the same color as the adjacent building façade.

3. **Communal Refuse, Recycling, and Compost/Green Waste Collection Areas.**

- a. For development projects with communal refuse, recycling, and compost/green waste areas/containers, a communal enclosure structure shall be provided that is adequate in capacity, number, and distribution to accommodate all waste generation of the site. The number and type of containers and collection areas shall be reviewed and approved by the local disposal service.
- b. Location and Screening of Communal Refuse, Recycling, and Compost/Green Waste Enclosures. Refuse collection areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by complying with the following the standards:

- i. Refuse collection areas are prohibited along primary frontages.
 - ii. Refuse collection areas shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings.
 - iii. Enclosures shall be adequate in height to fully screen containers and materials.
 - iv. Enclosures shall be opaque and made of a primary exterior finish material used on other portions of buildings, masonry, decorative block, or architectural grade wood, and may be accented with metal. Barbed wire and chain-link fencing are prohibited.
 - v. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. In these cases, sliding doors may be used.
 - vi. Separate pedestrian access shall be provided to encourage the main gates to remain closed.
4. **Individual Refuse Containers.** Individual refuse, recycling, and compost/green waste containers shall be stored in such a manner that containers are not visible to the public or create an odor or vector nuisance.

F. **Open Space.**

1. **Common Open Space (if required and provided).**

Common open spaces are shared and accessible only to residents and their visitors. Common open spaces may include courtyards, gardens, play areas, outdoor dining areas, and recreational amenities. Common open spaces shall meet the following standards:

- a. **Dimensions.** Minimum dimension of 20 feet in any direction. Courtyards enclosed on three sides shall have a minimum dimension of 30 feet in all directions. Courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1.25:1.
- b. **Shading.** A maximum of 50 percent of the common open space square footage may be covered by a shading device or roof structure.
- c. **Landscaping.** A minimum of 20 percent of the open space area shall be planted with trees, ground cover, and/or shrubs. A minimum of one tree shall be planted per 600 square feet of the common outdoor space area (aggregated across all common outdoor space areas).
- d. **Slopes.** Slopes shall not exceed 5 percent.
- e. **Amenities.** Common open space shall provide recreational amenities which may include but are not limited to a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter – barbecue area; sports facilities; exercise equipment; dog park; or day care facilities. The number of amenities shall be provided pursuant to Table 1 (Required Open Space Amenities). When more than one amenity is required, a variety of amenity types shall be provided.



Common courtyard space

Table 1. Required Open Space Amenities

Number of Units	Number of Open Space Amenities
0 - 8	0
8 - 25	1
26 - 50	2
51 - 100	3
101 - 200 *	4

**Add one amenity for each 100 additional units or fraction thereof.*

2. **Private Open Space.** Private open space areas are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private gardens, private yards, terraces, decks, and porches, among others. Private open spaces shall meet the following standards:
 - a. Be directly accessible from a residential unit;
 - b. Minimum Dimensions:
 - i. Private yards: Minimum 15 feet in any direction.
 - ii. Ground-floor private outdoor space (e.g., terrace): Minimum 10 feet in at least one direction.
 - iii. Upper-floor private outdoor space (e.g., balconies): Minimum six feet in any direction.
 - c. Minimum clear height dimension of eight feet, measured from the ground-level floor or decking.
 - d. May be covered but cannot be fully enclosed (i.e., at least one side must be open to the air).

1.2.2 Building Design

A. Facade Modulation and Articulation.

1. **Modulation.** Residential units shall employ at least two of the following building modulation strategies:
 - a. Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.;
 - b. Use of balconies, front porches, overhangs, or covered patios; and/or,
 - c. Projections, offsets, and/or recesses of the building wall at least two feet in depth, such as bay windows.



Varied roof forms with change in direction of roof slope, facade projections, and large bay windows.



Balcony and covered front porch entry.

2. **Articulation.** All building elevations that face a street or a shared driveway shall employ varied facade articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent with the design style, which provide articulation and design interest:
 - a. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling;
 - b. Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection;
 - c. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building;
 - d. Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.;
 - e. Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or,
 - f. Roof overhangs at least 18 inches deep.



Variation in materials and textures.



Decorative eave detailing, window lintels, and window boxes.

- B. **Architectural Facade Variability.** The following standard applies to detached single-family residential development. For all developments involving four or more contiguous lots, there shall be multiple “distinctly different” front facade designs. No more than two houses shall be of the same front facade design as any other house directly adjacent along the same block face and side of the street. Mirror images of the same configuration do not meet the intent of “distinctly different.” “Distinctly different” shall mean that a single-family dwelling’s elevation must differ from other house elevations in the following (see standard in Section 1.2.2.A (Facade Modulation and Articulation) above):
- Number of stories (optional);
 - Modulation strategies - **at least one**. The facade designs must vary in **at least one** of the two modulation strategies used on the building (per standard 1.2.2.A.1 (Modulation));
 - Articulation strategies - **at least one**. The facade designs must vary in **at least one** of the three articulation strategies used on the building (per standard 1.2.2.A.2 (Articulation)); and,
 - Variation in materials - different material palette, with a different primary material.
- The number of required different front facade designs shall be in accordance with Table 2 (Architectural Variability).

Table 2. Architectural Variability

Total number of Dwelling Units	Minimum Number of Facade Designs
6 – 12	2
13 - 20	3
21 – 40	4
41 – 60	5
>60	6

- C. **Side and Rear Elevations.** Side and rear facades facing a street or courtyard/open space shall be articulated per the standard in Section 1.2.2.A.2 (Articulation). All other side and rear facades shall include details which are compatible with those on the front facade, with similar types and treatments of roofs, windows, shutters, and other architectural elements.

D. **Building Entries.**

1. **Orientation.**

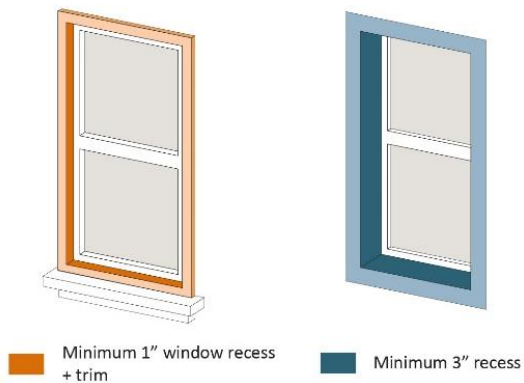
- Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street. Deviations from this requirement may be approved by the Director for projects where the project site is located on an arterial or higher classification of four lanes or wider, provided the facade facing the public street is designed with similar details and treatments to those of the front facade.
- Dwelling units located in the interior of a development shall orient the primary entryway toward and be visible from a private street, pedestrian pathway, or courtyard/common open space that is connected to a public right-of-way or private street.
- Weather Protection. Primary entries shall have a roofed projection (such as a porch) or recess that is a minimum four feet wide and four feet deep by recessing the entry or using a combination of these methods (not including primary roof overhang).



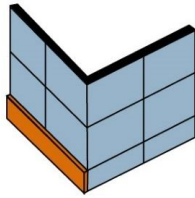
Porch entry provides weather protection.

- E. **Corner Side Units.** Any end unit where the side facade faces the public right-of-way, private street, or publicly-accessible pathway is considered a Corner Side Unit and shall meet the following standards:
1. The Corner Side Unit building facade shall have a glazing area greater than or equal to 15 percent of the facade area.
 2. The Corner Side Unit facade shall have at least one architectural projection that projects a minimum of 18 inches from the street facing facade (e.g., bay windows on the exterior of the house, canopies/screening devices, etc.) with a minimum width of two feet.
- F. **Building Roofs.**
1. **Roof Form.** Primary roof forms shall be gable, hipped, flat, or shed. Curved roof forms are also permitted.
 2. **Eave Overhangs.** All residential structures with sloping roofs shall have eave overhangs of not less than 12 inches measured from the vertical side of the residential structure unless overhangs are incompatible with the architectural style of the structure per the Style Guidelines in Appendix A (Architectural Style Guide).
- G. **Window Recess/Trim.** Windows shall be recessed at least three inches from the plane of the surrounding exterior wall or shall provide a combination of trim and recess with a minimum one-inch recess.

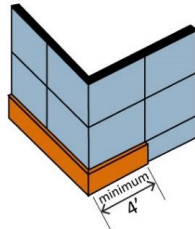
Figure 1. Window Recess/Trim



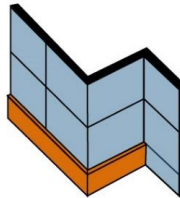
- H. **Colors and Materials.**
1. **Variation in Materials.** At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage, excluding windows, railings, and trim.
 2. **Material Changes at Corners.** A change in material shall be offset by a minimum of two inches in depth. Materials shall continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane.

Figure 2. Material Changes at Corners

PROHIBITED
Change of material at corner



REQUIRED
Continue material around corner
for a minimum of 4 feet



ENCOURAGED
Continue material around corner
to a change in wall plane

3. **Durable Materials.** Buildings shall incorporate durable finish and/or accent materials, which include masonry, tile, stone, stucco, architectural grade wood, brick, glass, and finished metal that will not rust. Wrought iron shall not be allowed. Materials should be appropriate to Marina's coastal climate.
4. **Building Component Colors.** All vents and electrical conduits shall be painted the same color as the adjacent surface.

1.3 Multi-Family Residential and Residential Mixed-Use (3+ stories)

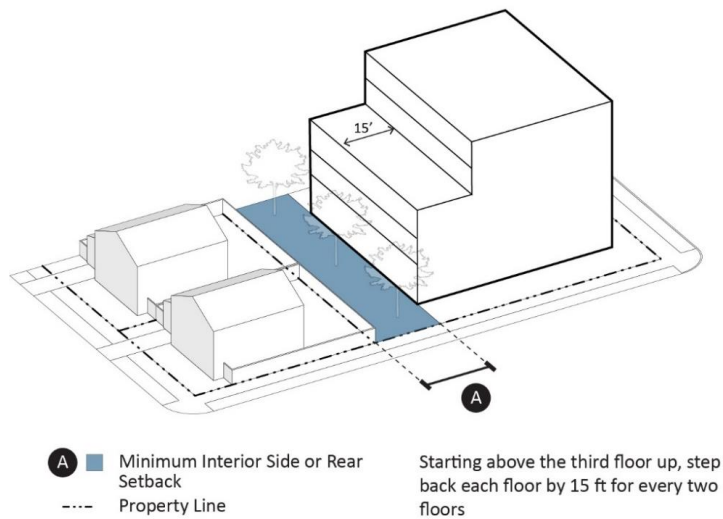
This section applies to attached multi-family building types three stories and higher, including courtyard housing, low-rise and mid-rise multi-family stacked dwellings, and both horizontal and vertical mixed-use developments (residential units stacked above ground-floor commercial).

1.3.1 Site Design

A. Neighborhood Transitions and Privacy.

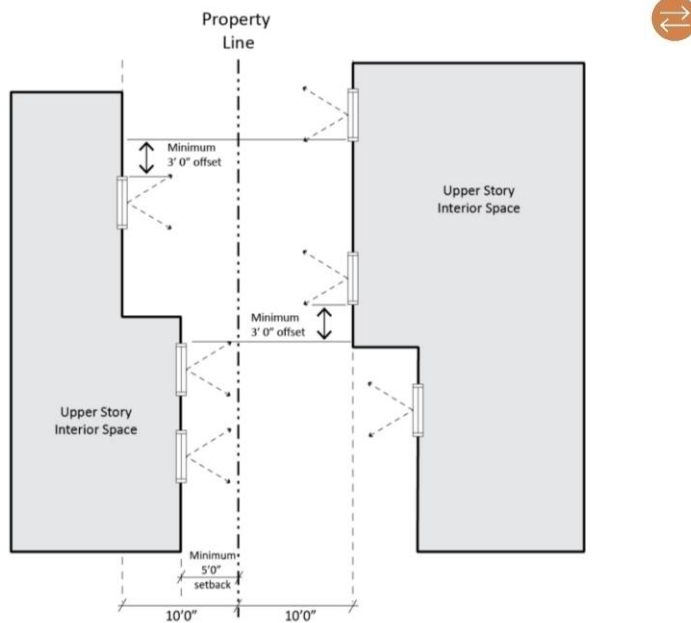
1. **Transition to Lower Density Building Types.** When a building has a rear and/or interior side property line abutting a single-family residential zoned parcel, starting above the third floor, each subsequent floor shall be stepped back by 15 feet for every two floors.

Figure 3. Transitions to Lower Density Building Types



2. **Window Placement.** When a new building is located within 10 feet of a side property line, windows on the building shall be oriented to avoid a direct line of [site-sight](#) into adjacent residential buildings or property. Windows shall be offset a minimum of three feet horizontally from windows of the nearest residential building on the adjacent property to maximize privacy.

Figure 4. Window Placement Standard for Upper Stories



3. **Upper-Story Balconies.** Upper-story balconies shall be offset a minimum of 10 feet opposite windows of adjacent single-family residences.
4. **Landscape Buffer.** A landscaped planter strip at least five feet in width shall be provided along the abutting interior property lines between the development and any adjoining single-family residential units or single-family residential zoning district boundaries (except within the required front setback of the applicable zone). Trees shall be planted within this area every 20 to 40 feet on center (with a five-foot gap between canopies), depending on the tree species and canopy at maturity, to provide screening between the development and the adjacent single-family residential uses. For example, a tree species with a 30-foot canopy at maturity shall be planted 35 feet on center.

B. Access and Connectivity.

1. **Smaller Blocks and New Connections.** For new projects (development sites) over five acres in size, new developments or projects shall create smaller blocks and new connections such that no block shall be greater than 400 feet in length without a publicly-accessible path or street through the site connecting from one public right-of-way to another public right-of-way or turn around point. Alleys do not count as connecting streets or publicly-accessible paths.
2. **External Connectivity.** All new streets in any development site shall connect to and be aligned to existing and planned streets outside the proposed development to the extent feasible. All internal pedestrian and bike pathways in any development site shall connect to existing and planned public sidewalks, bike paths, and open spaces outside the proposed development. Wherever possible, new streets shall:
 - a. Align with existing street intersections.
 - b. Be located and aligned to allow for future direct connections to other streets.
3. **Dead-End Streets.** Any dead-end street longer than 400 feet shall be connected to other streets by a pedestrian path.
4. **Driveways and Curb Cuts.** The following standard applies only to new development.
 - a. Driveways shall be a minimum of 100 feet from any street intersection. For parcels less than 100 feet wide, driveways shall be located along the lot line farthest from the intersection.
 - b. Each development project site shall be limited to one curb cut, including driveways and private/service streets, per 400 feet of public street frontage, or for parcels less than 400 feet long, one curb cut per street frontage (unless otherwise required for emergency vehicle access).
5. **Parking Access Hierarchy.** Parking and service area access shall be provided from the following, in order of preference:
 - a. From an alley;
 - b. In the absence of an existing or proposed alley, access shall be from a driveway shared with a property abutting the development site;
 - c. In the absence of an alley or shared driveway, access shall be from the street with the lower classification in the General Plan. If a site fronts on two public streets of equal classification, access shall be from the secondary street side frontage, not the primary (front) frontage;
 - d. In the absence of a side street, from a curb cut/driveway along the primary street frontage.
6. **Multi-Modal Site Access.** Pedestrian and bike connections shall connect to existing and proposed public sidewalks, streets, transit stops, open spaces, bike paths, bicycle parking areas, and automobile parking areas adjacent to the project site.
 - a. For projects with multiple buildings and/or buildings internal to the site, a pathway(s) through the interior of the site shall connect buildings to each other. A pedestrian pathway or multi-use path (pedestrian and/or bicycle) between buildings or through parking lots from the public sidewalk to the interior of the site shall be provided for every 400 feet of a project's frontage.
 - b. For buildings along the street frontage, a pedestrian pathway shall connect the primary building entry(ies) to the public sidewalk on each street frontage.
 - c. Pathways shall be provided to connect bicycle parking areas to the building entrance(s) and the sidewalk.
 - d. Internal pedestrian pathways shall be a minimum of five feet wide. All pathways will be designed to be ADA-compliant.

- e. Where provided, multi-use paths shall be a minimum of 12 feet wide, with an eight-foot clear path and two-foot shoulder on each side, within a public access easement.
- 7. **Pedestrian Circulation Materials.** Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures, or colors shall be provided to emphasize the conflict point and improve visibility and safety.

C. Services and Utilities.

1. **Location of Above-ground Utilities, Storage, and Service Areas.** All above-ground utility equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas, and storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by utility providers, building and fire codes):
 - a. Utilities and equipment, service, storage, and non-passenger loading areas shall be located inside of buildings or on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings and shall be fully screened from view per Section 1.3.1.C.2 (Screening of Above-Ground Utilities, Storage and Service Areas) below.
 - b. Utilities and equipment, service, storage, and non-passenger loading areas shall not be located within the front or street side setback area of the lot or development site. Additionally, utilities and equipment, service, storage, and non-passenger loading areas for multi-family and mixed-use developments shall not be located along mid-block pedestrian connections and/or within 25 feet of a street corner.
2. **Screening of Above-Ground Utilities, Storage and Service Areas.** All service and storage areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:
 - a. Screening shall be equal to or higher than the height of the equipment to be screened, unless specified otherwise.
 - b. Screening shall be made of a primary exterior finish material used on other portions of the building(s), architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.
 - c. All vents, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.
3. **Rooftop Equipment.** Rooftop elements on multi-family and mixed-use buildings, including roof access, mechanical equipment, and other features needed for the function of the building, shall be located to minimize visual impact by meeting the following requirements. Mechanical equipment less than two feet in height, solar panels, wind generators, or green roof features shall be exempt from these requirements.
 - a. Mechanical equipment shall be set back a minimum of 10 feet from the roof edge or screened through the use of parapet walls, towers, or other architectural features such that it is not visible from any point at or below the roof level of the subject building (see Section 1.3.1.C.2 (Screening of Above-Ground Utilities, Storage and Service Areas)).
 - b. If equipment is visible from adjacent taller buildings or from higher grades, it shall be painted to match the rooftop in color and should be grouped together where practical.
4. **Communal Refuse, Recycling, and Compost/Green Waste Collection Areas.**
 - a. For development projects with communal refuse, recycling, and compost/green waste areas/containers, a communal refuse room or enclosure structure shall be provided that is adequate in capacity, number, and distribution to accommodate all waste generation of the

site. The number and type of containers and collection areas shall be reviewed and approved by the local disposal service.

b. **Location and Screening of Communal Refuse, Recycling, and Compost/Green Waste Enclosures.**

Refuse, recycling, and compost/green waste collection areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by complying with the following standards:

- i. Refuse collection areas shall be prohibited along front or street side frontages, or in any required parking spaces, required landscape areas, and open space areas.
- ii. Refuse collection areas shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings.
- iii. Refuse collection areas, to the extent possible, shall be located as far as possible from the residential portion of mixed-use buildings and open space areas.
- iv. Enclosures shall be adequate in height to fully screen containers and materials.
- v. Enclosures shall be opaque and made of a primary exterior finish material(s) used on other portions of buildings, masonry, decorative block, or architectural grade wood, and may be accented with metal. Barbed wire and chain-link fencing are prohibited.
- vi. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. In these cases, sliding doors may be used.
- vii. Separate pedestrian access shall be provided to encourage the main gates to remain closed.



Refuse enclosure matches style and materials used on primary building(s)

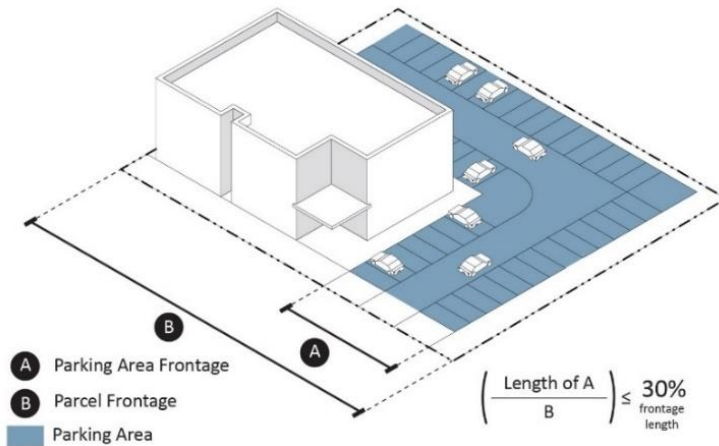
5. **Individual Refuse Containers.** Individual refuse, recycling, and compost/green waste containers shall be stored in such a manner that containers are not visible to the public or create an odor or vector nuisance.

D. Parking.

See MMC Chapter 17.44 (Parking Requirements) for minimum parking requirements. Additional parking development standards, including minimum stall dimensions, can be found in the City of Marina Design Guidelines and Standards.

1. **Parking Location and Frontage.** This standard applies to new development. To strengthen the presence of buildings on the street, vehicle access, loading, service, and off-street parking shall comply with the following standards:
 - a. Off-Street parking and vehicular circulation areas are prohibited in the front and street side setback, except for driveway access.
 - b. Off-street parking for multi-family and residential mixed-use development shall be located underground or in surface lots or parking structures to the rear or side of buildings.

No more than 30 percent of the primary street frontage shall be occupied by surface parking. If a site has more than one frontage, the parking area shall not be located along the primary frontage. This limitation does not apply to frontages along alleys.

Figure 5. Maximum Parking Frontage

2. **Pedestrian Routes through Surface Parking Areas.** Multi-family residential developments of five or more units shall provide pedestrian access that is separate and distinct from driveways. Parking areas for mixed-use developments with 25 or more parking spaces shall have distinct and dedicated pedestrian access to building entries and public sidewalks, according to the following standards:
 - a. **Connection to Public Sidewalk.** An on-site pathway shall connect surface parking areas to building entries and to the public sidewalk.
 - b. **Separation from On-site Buildings.** Parking areas designed to accommodate five or more vehicles shall be separated from the exterior walls of on-site buildings by pathways or landscaping a minimum of four feet in width.
 - c. **Frequency of Routes through Parking Areas.** Pathways running parallel to the parking rows shall be provided for every four rows.
 - d. **Materials and Width.** Pathways shall be physically separated from travel lanes, shall be hard-surfaced, and shall be a minimum of four feet in width.
 - e. **Signage.** Parking entrances and exits shall be clearly marked with signage. These signs shall be treated as directional signs (see Chapter 17.46 (Signs) of the MMC).
 - f. **Separation and Distinction.** Where pedestrian circulation crosses vehicular routes, a change in materials, textures, colors, and/or grade shall be used to emphasize the conflict point and improve visibility and safety.

3. **Parking Structure Design and Screening.** New structured parking shall be designed to meet the following standards:

- a. **Ground Level.** Except for garage entrances, any ground floor parking level facing a public right-of-way or publicly-accessible open space or path (including partially subgrade parking visible above grade) shall:

- i. Be lined/wrapped with residential or commercial uses (where allowed by zoning) with a minimum depth of 20 feet or the required active frontage depth for that location (whichever is greater); or,
- ii. Be designed and treated with the same level of detail, material quality, and facade articulation as other facade areas and/or screened with landscape screening (e.g., shrubs, landscaped trellises) and/or crafted ornamental metal screens. No more than 30 percent of the primary street frontage shall be occupied by the parking structure and any entrances.



Facade articulation hides parking structure.

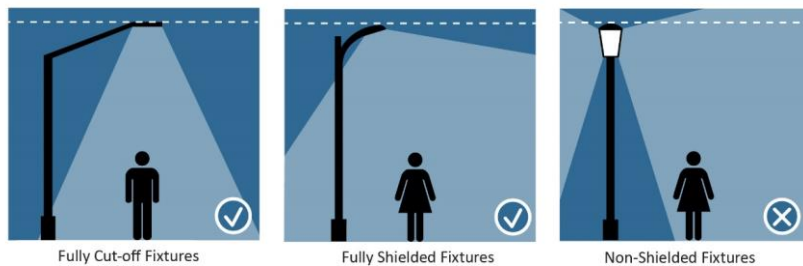


Ornamental screening.

- b. **Upper Levels.** Parking levels above the ground level may extend to the building facade but shall be designed and treated with the same level of detail, material quality, and facade articulation as other facade areas (e.g., facade articulation and modulation, use of real windows with glazing or false windows defined by frames, lintels, or sills). No more than two upper levels of parking shall extend to the building facade.
4. **Surface Parking Screening.** All surface parking areas designed to accommodate five or more vehicles shall be screened from view from public streets, publicly-accessible open spaces, and adjacent lots in a more restrictive zone, according to the following standards:
- a. **Height.** The maximum height of a fence or wall along street frontages and walkways/sidewalks shall be no taller than three feet when used to screen the parking lot. Alley frontages are exempt from this standard. Screening of parking lots along interior lot lines that abut residential zones shall be six feet in height, except within the required front setback of the applicable zone, where screening shall be three feet in height.
 - b. **Fences and Walls.** Screening shall consist of one the following:
 - i. **Walls.** Walls consisting of brick, stone, concrete, stucco, or other quality durable material approved by the Director (see MMC Section 17.42.060 (Height) for height standards). Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material approved by the Director.
 - ii. **Fences.** An open fence of manufactured wood, wrought iron, steel, or similar material combined with plant materials to form an opaque screen. Barbed wire and chain-link fencing are prohibited.
 - c. **Planting.** In addition to a fence or wall, screening shall be landscaped with plant materials consisting of closely spaced plants that form an opaque screen. Such plant materials must be of a minimum size at time of installation to achieve a minimum height of two feet within 24 months after initial installation. Size considerations should include soil type and specific micro-climate issues. All plantings ~~must~~shall be permanently irrigated and maintained.

E. Lighting.

1. **Pedestrian-Oriented Lighting.** Pedestrian-oriented lighting shall be placed along pedestrian pathways, multi-use pathways and other walkways at minimum intervals of every 40 feet to improve pedestrian comfort, security, and safety.
2. **Fixture Height.** Fixture mounting height shall be appropriate for the project and the setting, as follows:
 - a. **Abutting Single-Family Residential Homes or Zones.** The maximum height of freestanding outdoor light fixtures abutting single-family residential zones is 12 feet within 15 feet of the shared property line.
 - b. **Pedestrian Areas.** The maximum height of pedestrian-scale light fixtures for pathways, private outdoor space, publicly-accessible outdoor space, and other areas of high pedestrian activity is 12 feet.
 - c. **Parking Lots.** The maximum height for freestanding outdoor light fixtures in parking lots shall be 16 feet.
 - d. **All Other Locations.** In all other locations, the maximum height for freestanding outdoor light fixtures shall be 16 feet.
3. **Lighting Intensity:** Outdoor lighting shall not exceed 1,000 lumens in intensity.
4. **Light Trespass.** All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. All luminaires shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaires.

Figure 6. Light Trespass

5. **Attachment.** Lighting fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet, roof, or eave of the roof.
6. **Color/Temperature.** General site and parking lot lighting shall have a nominal correlated color temperature (CCT) of no greater than 3000 Kelvin. Cooler/whiter lighting above 3000 Kelvin in CCT shall be limited to areas where a more accurate color rendition is important, including building entrances and exits (for security reasons), and lighting of signs.

F. Trees and Landscaping.

All landscaping shall comply with MMC Section 8.04.310 (Model water efficient landscaping ordinance requirements) and the Landscape and Irrigation Plan submittal requirements in the City of Marina Design Guidelines and Standards. In addition, the following standards shall apply.

1. **New Street and Pathway Landscaping.** All new streets and pathways within the project shall provide a combination of trees and other plants in a minimum of four-foot-wide planting strip. Trees shall be planted at a minimum of one tree for every 30 to 45 feet of linear street/path (depending on the species and mature canopy width or growth habit). Shrubs and groundcover shall cover at least 30 percent of the planting strip.
2. **Front Setback Landscaping.** See front setback landscape requirements by use, as specified in Sections 1.3.2.K through 1.3.2.M.
3. **Tree Preservation.** Existing mature trees of six inches or greater in diameter at breast height (DBH) shall be preserved unless infeasible. Existing trees having a DBH of less than six inches should be relocated unless infeasible.
4. **Location of Trees.** Trees planted within five feet of a street, sidewalk, paved trail, parking area, or walkway shall be a deep-rooted species or shall be separated from hardscape areas by a root barrier to prevent physical damage to public improvements. Trees planted within the street rights-of-way, utility easements, or within 10 feet of any public improvement shall be submitted to and approved by the Marina Public Works Department. Such approvals may be dependent upon the selection of alternate tree species, the relocation of trees further back from public improvements or the installation of root guards. Also, the location of trees shall not conflict with the location of any private sewer laterals or any private water connections.
5. **Plant Size and Spacing.**
 - a. **Shrub Size.** All proposed shrubs shall be a minimum five-gallons in size, with a 15-gallon minimum size when required for screening. The minimum planter width for shrubs is two feet.
 - b. **Tree Size.** The minimum planting size for trees shall be 15-gallon, with 50 percent of all trees on a project site planted at a minimum 24-inch box size. Trees required for screening shall be a minimum 24-inch box size. The minimum planter width for trees shall be four feet.
 - c. **Spacing.** The spacing of trees, shrubs, and ground cover plants shall accommodate mature planting size. Where required for screening, spacing shall form an opaque barrier when planted.
6. **Tree Species.** Trees shall be selected from the City of Marina's Recommended List of Preferred Trees, as may be amended from time to time (see the City of Marina Design Guidelines and Standards document for the List of Preferred Trees). Native and drought-tolerant tree [and shrub](#) species are strongly encouraged.
7. **Locally Native and Drought-Tolerant Landscaping.**
 - a. A minimum of 65 percent of the total of all landscaped areas shall be landscaped with drought-tolerant plant material requiring minimal irrigation once established and shall be irrigated separately from any areas which have higher water demands. [Locally n](#)Native species are strongly encouraged.
 - b. A maximum of 35 percent of the total of all landscaped areas may be planted or installed with plant material which may require more extensive irrigation once established, including up to a maximum of 25 percent of said total which may be turf. The above 35 percent and 25 percent limitations may be exceeded to allow for increased turf areas associated with high-activity areas or uses such as golf courses, recreation areas, parks, and pet parks. Turf is not allowed in median strips.

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8. Turf.

- a. The use of natural turf is discouraged except for recreation areas and high activity/foot-traffic areas.
 - b. Turf shall not be installed on slopes exceeding 4:1 ratio.
9. **Artificial turf.** Artificial turf shall be limited to accent areas, high activity/foot traffic areas, and recreational areas. Where artificial turf is installed, it shall be designed as follows:
- a. Artificial turf shall be kept a minimum of five feet away from tree root crowns (measured in all directions).
 - b. Artificial turf used for pet areas shall be specifically formulated for that purpose.
 - c. A proper drainage system shall be installed underneath to prevent excess runoff or pooling of water.

10. Soil and Mulch.

- a. Native soil in all planting areas shall be amended to a minimum depth of six inches with a minimum of 40 percent organic material. Native soil under portions of planting areas, which are covered exclusively by rocks, gravel, or other non-living landscaping material, need not be so amended.
 - b. A minimum of two inches of organic mulch (wood chips, shredded bark, etc.) shall be installed in all non-turf areas unless a ground cover planting is specified.
11. **Irrigation.** Turf areas or other higher water use plantings shall be grouped and irrigated separately from more drought-tolerant planting areas.
12. **Tree Removal.** See MMC Chapter 17.62 (Tree Removal, Preservation and Protection) for tree removal regulations.
13. **Maintenance.** All landscaping ~~will~~shall be maintained and replaced as needed. In addition, tree pruning shall be a part of regular maintenance and shall be performed by a licensed California landscape contractor in accordance with International Society of Arboriculture (ISA) standards. Severe trimming, pruning, or other maintenance that results in significant alteration of the natural shape of a tree or modification of the central leader (including "lollipoping," "heading," or similar techniques) is prohibited, except in conjunction with public utility maintenance.

14. **Gopher Intrusion.** Gopher barriers shall be provided as needed to prevent gopher intrusion in yards.

G. Open Space.

See Title 17 (Zoning) of the MMC for open space requirements by zone.

- 1. **Common Open Space.** Common open spaces are shared and accessible only to building residents and their visitors. They can be located at the ground level, on parking podiums, or on rooftops, provided they are adequately landscaped. Common open spaces may include courtyards, gardens, play areas, outdoor dining areas, recreational amenities, rooftop amenities, and community rooms, among others. Required setback areas with a dimension less than 20 feet shall not be counted toward common open space



Common open space with landscaping and shading

requirements. Up to 30 percent of the required common open space may be provided as publicly-accessible open space (see Section 1.3.1.G.4 (Publicly-Accessible Private Open Space (PAPOS))). Common open spaces shall meet the following standards:

- a. **Dimensions.** Minimum dimension of 20 feet in any direction. Courtyards enclosed on three sides shall have a minimum dimension of 30 feet in all directions. Courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1.25:1.
- b. **Shading.** A maximum of 50 percent of the common open space square footage may be covered by a shading device or roof structure.
- c. **Seating.** The open space shall include seating (e.g., benches, planter seats, etc.)
- d. **Landscaping.** A minimum of 20 percent of the open space area shall be planted with trees, ground cover, and/or shrubs, or provided via planters. A minimum of one tree shall be planted per 600 square feet of the common outdoor space area (aggregated across all common outdoor space areas).
- e. **Slopes.** Slopes shall not exceed 5 percent.

Example Open Space Calculations:

The following provides the open space calculations for an example multi-family project of 100 units in the R-4 zone. See Title 17 (Zoning) of the MMC for open space requirements by zone.

Total Open Space Required:

75 2-bedroom units * 400 sf/unit = 30,000 sf

25 1-bedroom units * 350 sf/unit = 8,750

Total = 38,750 sf of total open space

Minimum Private Open Space Required:

25 ground-floor units * 80 sf/unit = 2,000 sf

75 upper-floor units * 40 sf/unit = 3,000 sf

Total = 5,000 sf of private open space

Common Open Space:

$38,750 \text{ sf} - 5,000 \text{ sf} = 33,750 \text{ sf Total common open space}$

Up to 30% or 10,125 sf ($33,750 \text{ sf} * 0.3$) may be provided as publicly-accessible private open space.

2. **Common Open Space Amenities.** All multi-family and residential mixed-use developments with five or more dwelling units shall provide recreational amenities within the site which may include but are not limited to a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter/barbecue area; sports facilities; exercise equipment; or day care facilities. The number of amenities shall be provided pursuant to Table 3 (Required Open Space Amenities). When more than one amenity is required, a variety of amenity types shall be provided.

Table 5-Table 3. Required Open Space Amenities

Number of Units	Number of Open Space Amenities
0-4	0
5-20	1
21-50	2
51-100	3
101-200	4
201-300 *	5

**Add one amenity for each 100 additional units or fraction thereof.*

3. **Private Open Space.** Private open space areas are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private yards, terraces, decks, and porches, among others. Private open spaces shall meet the following standards:
 - a. Shall be directly accessible from a residential unit;
 - b. Minimum Dimensions:
 - i. Private yards: Minimum 15 feet in any direction.
 - ii. Ground-floor private outdoor space (e.g., terrace): Minimum 10 feet in at least one direction.
 - iii. Upper-floor private outdoor space (e.g., balconies): Minimum five feet in any direction.
 - c. Minimum clear height dimension of eight feet, measured from the ground-level floor or decking.
 - d. Balcony enclosures shall be solid/opaque when facing front or street side property lines. Balcony enclosures facing interior open space areas may be transparent/semi-transparent.
4. **Publicly-Accessible Private Open Space (PAPOS).** This section applies to publicly-accessible private open spaces (PAPOS), when provided. If provided, it may count towards up to 30 percent of the required common open space for a project. Publicly-accessible open space may include: plazas, courtyards, seating areas, parklets, play areas, recreational facilities or equipment, dog parks, and usable green space, among others.
 - a. **PAPOS Design and Dimensions.** PAPOS shall be designed to create usable open space for public use. PAPOS shall meet the following standards:
 - i. Minimum dimension of 20 feet in one direction with a minimum of 15 feet in any other direction. Minimum total area of 400 square feet.
 - ii. A maximum of 40 percent of the open space may be covered.
 - iii. A minimum of 20 percent of the open space area shall be planted with ground cover and/or



Publicly-accessible plaza



Publicly-accessible green space

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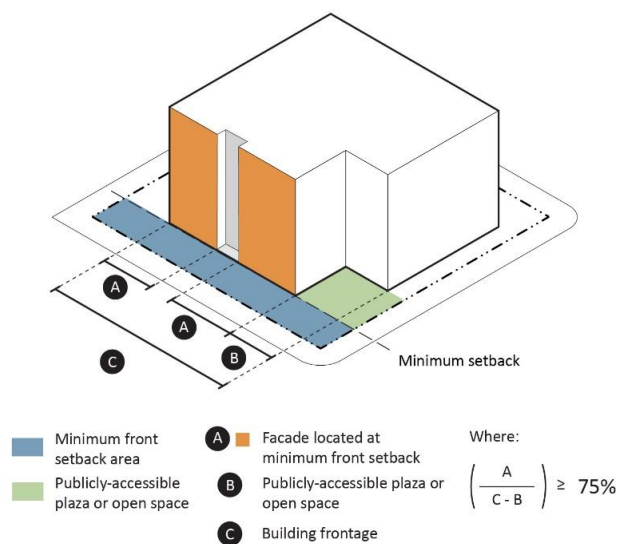
shrubs. A minimum of one tree shall be planted per 400 square feet of the open space area.

- iv. The space shall be publicly accessible during daylight hours (sunrise to sunset). An access easement shall be recorded with the County Recorder to ensure public access.
- v. The space shall be directly accessible from a public right-of-way or from a publicly-accessible lobby; or if the PAPOS is not directly accessible and visible from a public right-of-way, clear signage shall be visible from the public right-of-way directing users to the PAPOS as well as identifying the PAPOS, open space type, hours of access, and amenities.
- b. **PAPOS Amenities.** PAPOS shall include seating options (e.g., seat walls, planter ledges, benches, picnic tables, and seating steps) and shade structures ((e.g., awnings, trellises, umbrellas), and at least one of the following amenities and features: water features, public art, drinking fountains, public restrooms.

1.3.2 Building Design.

- A. **Building Frontage Location.** At minimum, 75 percent of the building facade shall be located at the minimum setback line. Up to 25 percent of the building facade may be located behind the minimum setback to allow for massing breaks, forecourts, plazas, etc. Publicly-accessible plazas/open spaces may be subtracted from the overall facade length to calculate the minimum percentage of building facade to be located at the minimum setback line. Sites with slopes greater than 20 percent shall be exempt from this standard.

Figure 7. Building Frontage Location



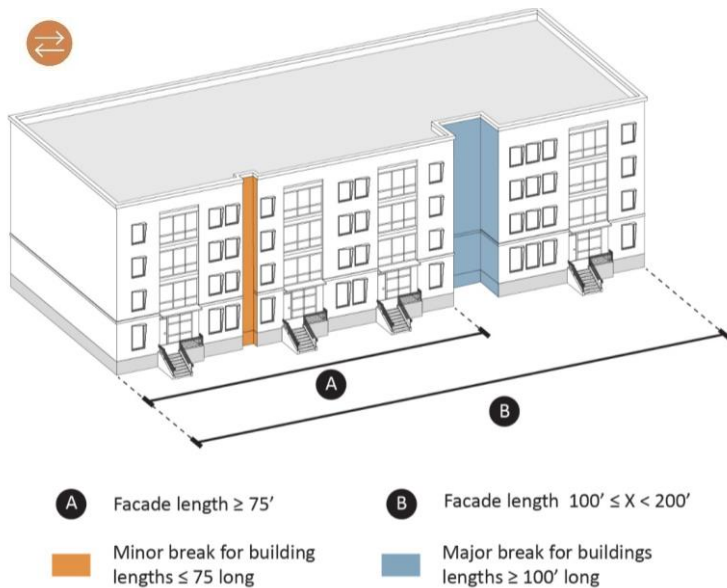
- B. **Maximum Building Length.** Buildings shall not exceed 300 feet in length or width.
- C. **Modulation.**
1. **Major Massing Breaks.** Buildings three stories and taller in height shall have major massing breaks as follows:
 - a. Buildings with primary building facades greater than or equal to 100 feet in length shall provide at minimum one major massing break. Major massing breaks shall be a minimum depth of eight feet and a minimum width of 10 feet and shall extend the full height of the building including a break in the roofline.
 - b. Buildings with primary building facades greater than 200 feet in length shall provide at least two major massing breaks, with one major break with a minimum depth of 10 feet and minimum width of 20 feet (the other break may be at the smaller size - minimum depth of five feet and a minimum width of 10 feet).

2. **Minor Massing Breaks.** All continuous building facades greater than or equal to 75 feet in length shall have at least one minor massing break (vertical shift modulation). Minor breaks shall be a minimum of two feet deep and five feet wide and extend at minimum the full height of the building above the ground floor, including a break in the roofline.



Minor massing breaks at regular intervals

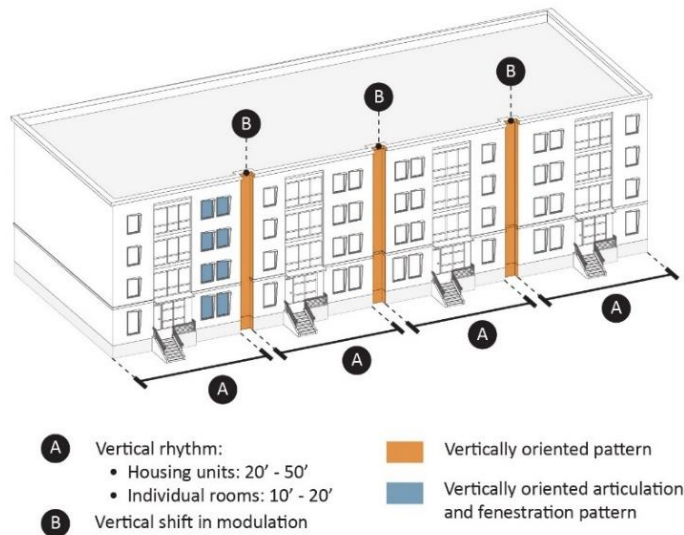
Figure 8. Modulation



- D. **Facade Rhythm and Pattern.** Multi-family residential and residential mixed-use buildings shall express a rhythm and pattern of lines, shapes, forms and/or colors that reflects the size and scale of a housing unit and/or individual rooms and spaces. This may be achieved with building modulation to create vertically oriented facades, facade articulation, and repeating vertically oriented patterns of fenestration. This rhythm of vertical patterns shall be between 20 to 50 feet in width of linear frontage.



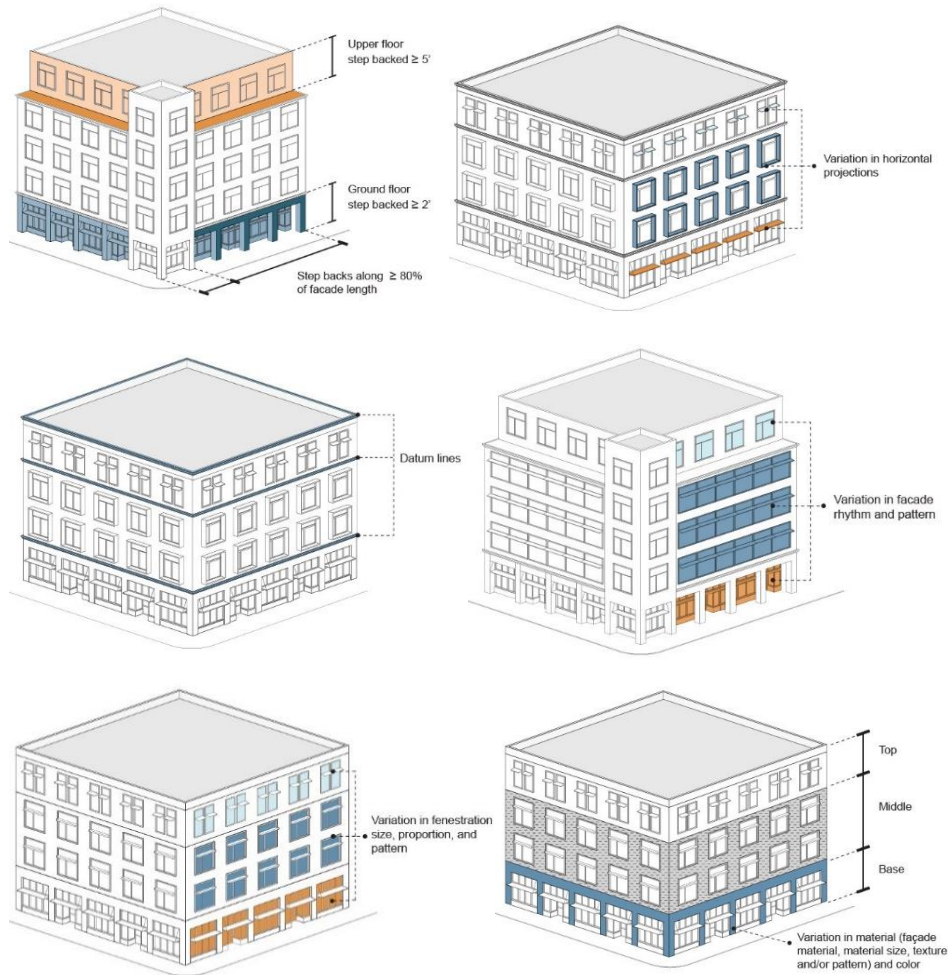
Facade rhythm and pattern expressed through modulation and articulation.

Figure 9. Facade Rhythm and Pattern

E. **Building Components (Base/Middle/Top).** This standard applies to buildings that are designed using a traditional architectural style. Buildings four stories and higher should be designed to differentiate a defined base, a middle or body, and a top, cornice, or parapet cap. Buildings three stories or less should include at minimum a defined base and top. Each of these elements should be distinguished from one another for a minimum of 75 percent of the facade length through use of at least two of the following:

- Horizontal facade modulation which could include upper floor or ground floor step backs.
 - Ground floor step backs shall include a horizontal shift of the ground floor facade with a minimum depth of two feet to create an overhang or arcade.
 - Upper floor step backs shall include at minimum a five-foot step back from the primary facade for a minimum of 75 percent of the length of the facade.
- Horizontal facade articulation and/or variation in facade articulation strategy (see Section 1.3.2.F (Facade Articulation)).
- Variation in facade rhythm and pattern (see Section 1.3.2.D (Facade Rhythm and Pattern)).
- Variation in fenestration strategy (size, proportions, pattern, and depth or projection) (see Section 1.3.2.H (Fenestration)).
- Variation in material (facade material, material size, texture and/or pattern) and color.

*Defined base, middle, and top*

Figure 10. Building Components (Base/Middle/Top)

F. **Facade Articulation.** All facades shall include a minimum of two of the following facade articulation strategies to create visual interest:

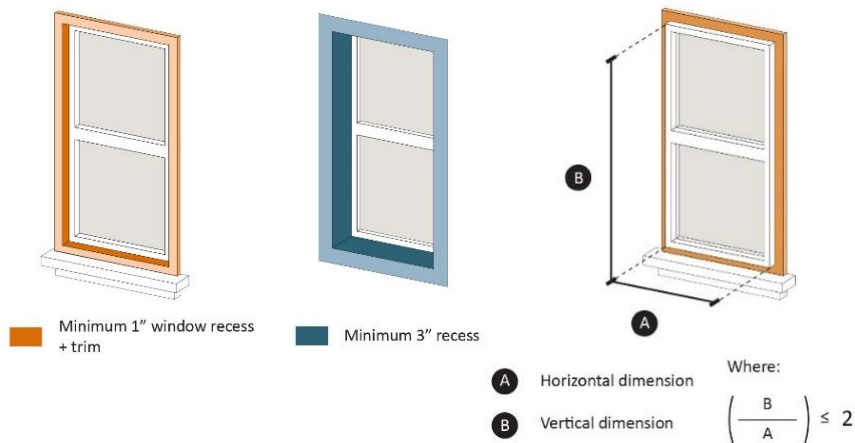
1. **Recesses.** Vertical and horizontal recesses such as a pattern of recessed grouping of windows, recessed panels, or similar strategies. The recess shall be a minimum four inches in depth.
2. **Projections.** Vertical and horizontal projections such as shading and weather protection devices (for windows), decorative architectural details, or similar strategies. Shading and weather protection projections shall be a minimum of two feet in depth. Architectural projections shall be a minimum of four inches in depth.

3. **Datum Lines.** Horizontal lines that continue the full length of the building, such as cornices, with a minimum four inches in height, and a minimum two inches in depth with a change in material.
 4. **Balconies.** Balconies or Juliet balconies (every 20 to 50 feet). Balconies shall be a minimum of five feet in depth; Juliet balconies shall be a minimum of eight inches in depth.
 5. **Screening Devices.** Screening devices such as lattices, louvers, shading devices, perforated metal screens, or similar strategies.
- G. **Blank Walls.** Along streets, sidewalks, pedestrian pathways, and open space areas, blank walls (facades without doors, windows, landscaping treatments, or public art) shall be less than 30 feet in length.
- H. **Fenestration.** Fenestration shall meet the following standards:
1. Fenestration shall reinforce vertical proportions and patterns with windows that shall not exceed a 2:1 horizontal-to-vertical ratio.
 2. Windows shall be recessed at least three inches from the plane of the surrounding exterior wall or shall provide a combination of trim and recess with minimum one inch recess. Curtain walls are exempt.
 3. Curtain walls, if used, shall have a vertical orientation of mullions, joints, or solid panels that create a vertical pattern that does not exceed a 2:1 horizontal-to-vertical ratio.



Recessed windows

Figure 11. Fenestration



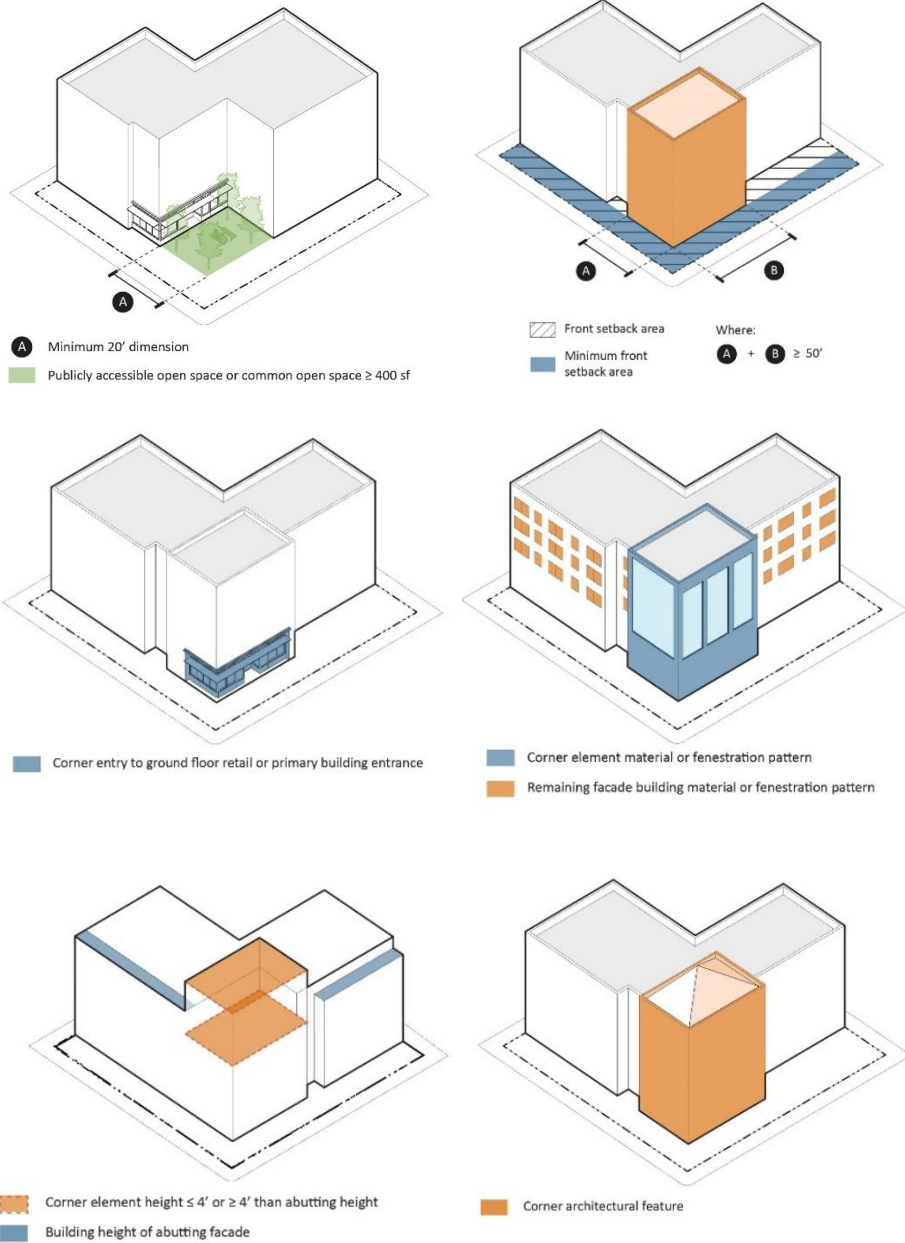
- I. **Treatment of Corner Buildings.** Buildings located at street corners that are three stories and higher shall include the following special features:
1. The building facade shall be located at the minimum front and street side yard setback or build-to line on both facades for a minimum aggregated length of 50 feet meeting at the corner, OR the building shall be set back at the corner to provide a publicly-accessible open space/plaza or outdoor seating area for public dining with a minimum dimension of 20 feet and minimum area of 400 square feet.
 2. The entrance to ground floor retail or the primary building entrance shall be located within 25 feet of the corner of the building.
 3. The corner of the building shall include one or more of the following features:
 - a. A different material application and/or fenestration pattern from the rest of the facade.
 - b. A change in total height of at least four feet greater or less than the height of the abutting primary facade.
 - c. A special architectural feature such as a rounded or cut corner, tower/cupola, or similar.



Corner features a rounded tower/cupola.

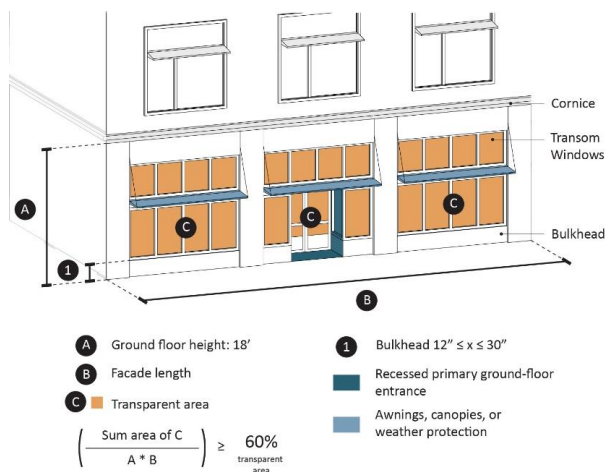


Corner height change.

Figure 12. Treatment of Corner Buildings

- J. **Roof Edge Treatment.** Buildings shall be designed with at least one of the following roofline edge treatments:
1. A decorative cornice treatment (other than just colored "stripes" or "bands"). Cornices shall project a minimum of four inches from the facade.
 2. A sloped roof with overhangs and brackets.
 3. A parapet, which shall include a cap and corner detail to create a shadow line to enhance the building.
- K. **Ground Floor Design – Retail/Commercial**
1. **Ground Floor Height.** The minimum ground floor height for retail/commercial is 18 feet floor-to-floor.
 2. **Orientation of Primary Entries.** Each commercial/retail tenant shall have its own primary ground-floor entrance. Primary entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby or forecourt (or combination).
 3. **Weather Protection.** Primary ground floor entrances shall include weather protection that is a minimum six feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.
 4. **Transparency.** Storefronts in new mixed-use developments shall contain clear openings and windows for a minimum of 60 percent of the linear length of the first-floor facades facing sidewalks, pedestrian walks, or publicly-accessible open space areas. Dark tinted, reflective, mirrored, or opaque glazing is not permitted for any required wall opening along ground floor retail facades.
 5. **Bulkheads and Solid Base Walls.** If provided, bulkheads and solid base walls shall not be less than 12 inches or higher than 30 inches from finished grade.
 6. **Transom Windows.** Commercial clerestory and transom windows are recommended to provide a continuous horizontal band or row of windows across the upper portion of the shopfront.

Figure 13. Retail/Commercial Ground Floor Design



7. **Awning and Canopies.**

- a. Awnings and canopies shall provide a minimum of eight feet of vertical clearance over the sidewalk.
- b. When transom windows are provided above display windows, awnings, canopies, or similar weather protection elements shall be installed between the transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window.
- c. Awnings may be fixed or retractable.
- d. Awnings, canopies, and other weather protection elements shall not extend across more than 80 percent of the facade. Instead, individual segments shall be divided into sections to reflect the major vertical divisions of the facade and shall be installed over each shopfront entry or set of shopfront windows. Awnings shall not extend across wall sections, across multiple sets of windows, or over columns or structural piers/pilasters.
- e. Awnings and canopies shall be made of fabric, glass, wood (synthetic or weather treated), metal, or a combination of such materials. Vinyl and plastic awnings are prohibited. All awnings and canopies shall be maintained in good condition and repaired or replaced as needed.

8. **Front Setback Landscaping.** A minimum of 10 percent of the front yard area shall be landscaped. Pots and above-ground planters may be used to satisfy this standard.

L. **Ground Floor Design - Other Non-Residential.**

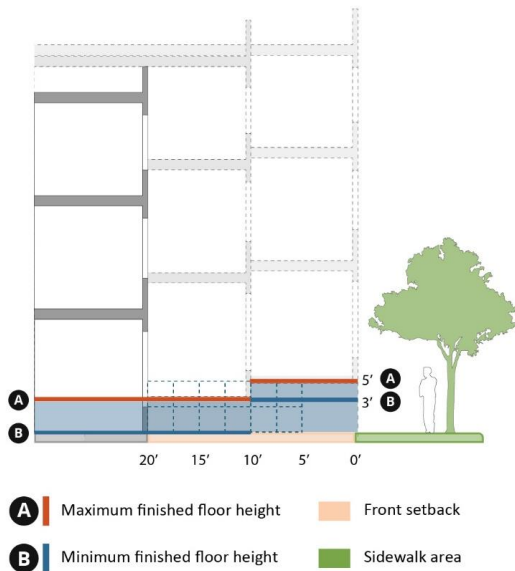
1. **Ground Floor Height.** The minimum ground floor height for other non-residential uses (e.g., office) is 15 feet floor-to-floor.
2. **Orientation of Primary Entries.** Primary entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby or forecourt (or combination).
3. **Weather Protection.** Primary entries shall include weather protection that is a minimum eight feet wide and six feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.
4. **Transparency.** A minimum of 30 percent of the linear length of ground floor facades facing public rights-of-way, pedestrian pathways, or publicly-accessible open space areas shall include clear openings and windows. Dark tinted, reflective, mirrored, or opaque glazing is not permitted for any required wall opening along ground floor non-residential facades.
5. **Awnings and Canopies.** See standards in Section 1.3.2.K.7 (Awnings and Canopies).
6. **Front Setback Landscaping.** A minimum of 20 percent of the front yard area shall be landscaped.

M. **Ground Floor Design – Residential.**

1. **Minimum Finished Floor Height for Residential Units with Individual Entries.** To provide greater privacy for ground-floor residents, the finished floor height of ground floor residential units that face a public right-of-way or publicly-accessible path/open space shall be within the minimum and maximum heights according to setback distance from property line or back of walk as follows:
 - a. Setback ≤ 10 feet: Minimum finished floor height of three feet above grade; maximum finished floor height of five feet above grade.

- b. Setback > 10 feet: Minimum finished floor height of zero feet above grade; maximum finished floor height of three feet above grade.
- c. On sites with a cross slope greater than two percent along a building facade, the average height of the finished floor and back of walk shall be used for the "grade." Where ADA accessibility requirements prohibit raised unit entries for some or all units, those units are exempt. For corridor buildings, accessible entries shall be from the interior corridor.

Figure 14. Minimum Finished Floor Height for Residential Units with Individual Entries



2. **Primary Shared Residential Entries.** Primary entries shared by multiple units (e.g., leading to upper stories) along street frontages shall meet the following standards (excludes individual residential entries):

- a. At least one pedestrian entry is required for each building on each primary street frontage, unless a greater number is required by the adopted Building or Fire Codes. A single corner entry may be provided to fulfill this requirement.
- b. Primary shared building entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby, front porch, or forecourt (or combination).
- c. Primary shared entries shall provide weather protection that is a minimum eight feet wide and six feet deep by fully or partially recessing the entry, providing an awning/canopy, or using a combination of these methods.



Prominent entry canopy provides weather protection.

3. **Primary Individual Residential Entries.**

- A minimum of 50 percent of the ground floor residential units that face a public right-of-way, publicly-accessible path, or open space shall have unit entries that face the street, path, or open space (Senior units or other deed-restricted units for special populations are exempt.).
- Primary ground-floor entrances serving individual residential units shall include weather protection that is a minimum of four feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.

4. **Front Setback Landscaping.** A minimum of 40 percent of the front yard area shall be landscaped. Front yards that are greater than 10 feet in depth shall also include at minimum one tree per 40 linear feet of street frontage.



Individual stoop entries

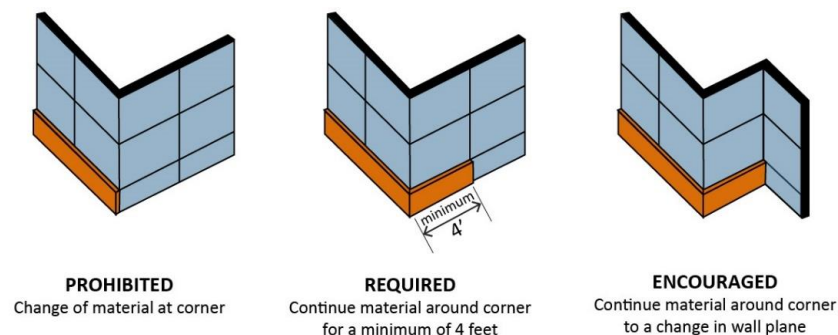
N. **Building Materials and Colors.**

- Variation in Materials.** At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20 percent of the building frontage, excluding windows, railings, base bulkheads, and trim.

Figure 15. Variation in Materials



- Variation in Colors.** Colors shall be used as follows:
 - Primary colors shall be used on the majority of the building surface.
 - Secondary colors shall be used to accentuate facade elements or upper floors.
 - Accent colors shall be limited to moldings, trims, bulkheads, doors, and/or signage.
 - Up to two additional colors may be used to distinguish between upper and lower floors or as an additional secondary color.
- Material Changes at Corners.** A change in material must be offset by a minimum of two inches in depth. Materials shall continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane.

Figure 16. Material Changes at Corners

4. **Durable Materials.** Buildings shall incorporate durable finish and/or accent materials, which include masonry, tile, stone, stucco, architectural grade wood, brick, glass, and finished metal that will not rust. Wrought iron shall not be allowed. Materials should be appropriate to Marina's coastal climate.
5. **Prohibited Materials.** Plain untextured block, plywood, vinyl, plastic (and plastic laminate), corrugated metal, mill-finish (non-colored) aluminum metal windows or door frames and fiberglass are prohibited as materials.
6. **Building Component Colors.** All vents, flashing, and electrical conduits shall be painted the same color as the adjacent surface. Gutters and downspouts shall be painted the same color as the adjacent surface or may be a decorative material as approved by the Director (e.g., copper).

1.4 Architectural Guidelines.

The City of Marina is demographically diverse as illustrated in Appendix B (City of Marina Demographics). As such, the City has identified community design goals and additional architectural design guidelines to help guide future development as illustrated in Appendix A (Architectural Style Guide).

ORDINANCE NO. 2024-03

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARINA AMENDING
CHAPTER 17.44 (PARKING) OF THE ZONING CODE TO IMPLEMENT PROGRAM
3.1 OF THE HOUSING ELEMENT**

WHEREAS, on December 5, 2023, the City Council directed city staff to file the Final Housing Element with the California Department of Housing and Community Development (State HCD); and

WHEREAS, the City of Marina is anticipating State HCD certificating the Housing Element in the near term; and

WHEREAS, City of Marina is obligated by the programs of the Housing Element to implement several policies and ordinances modifications in 2024 to remain compliant with Housing Element law; and

WHEREAS, a 2020 report by the University of California Berkley Turner Center found that building structured parking increase the cost of building housing California by \$35,000 per unit; and

WHEREAS, on September 26, 2018, AB 2162 was signed by the Governor to further reduce the impact of parking requirements on transitional and supportive housing; and

WHEREAS, Assembly Bill 139 (AB 139) was adopted in 2019 to only require parking for staffing of emergency shelters; and

WHEREAS, Program 3.1 of the Housing Element directs the City to adopt zoning text amendments to the Parking Ordinance to reduce the constraint parking has on the availability of housing in the City; and

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MARINA DOES ORDAIN
AS FOLLOWS:**

Section 1. Findings.

The City Council finds and determines the recitals set forth above to be true and correct and by this reference, incorporates the same herein as findings.

Section 2. Chapter 17.44, “Parking Ordinance” of Title 17, Zoning, of the Marina City Code is hereby amended to read as follows:

**Chapter 17.44
PARKING REQUIREMENTS**

Sections:

17.44.010 Generally.

17.44.020 Residential.

17.44.010 Generally.

All uses permitted by this title shall provide minimum parking in accordance with the formulas in this chapter. (Ord. 2020-07 § 2, 2020; Zoning Ordinance dated 7/94, 1994)

17.44.020 Residential.

Parking requirements for residential use, excluding residential use approved by use permit as pursuant to Section [17.18.030](#) or [17.20.030](#), shall be as follows:

A. Single-family dwellings: two spaces ~~which shall be in a garage~~, except single-family dwellings in the R-4 district may as an alternative have one space or two tandem spaces, ~~one of which shall uncovered~~. ~~garage as determined by the planning commission and subject to obtaining a use permit;~~

B. Duplex dwellings: two spaces per dwelling unit, ~~one of which shall be covered;~~

C. Secondary dwelling units and guest houses in conformance with Section [17.42.040](#): no additional parking required;

D. Multiple Dwellings.

1. One-bedroom units and efficiencies: one space for each dwelling unit ~~which shall be covered~~ plus one additional space for each five dwelling units or fraction thereof,

2. Two-bedroom units: one and one-half spaces for each dwelling unit, ~~one of which shall be covered~~ plus one additional space for each five dwelling units or fraction thereof,

3. Three or more bedroom units: two spaces for each dwelling unit, ~~one of which shall be covered~~ plus one additional space for each five dwelling units or fraction thereof,

4. *General Note.* All required on-site parking spaces shall be uniformly distributed throughout the development to the satisfaction of the site and architectural design review board,

5. *General Note.* Twenty percent of all required parking spaces, but in no case less than one space, shall be kept unreserved and available for visitor parking. Visitor parking spaces shall

be identified by a sign or other means and shall be uniformly distributed throughout the development to the satisfaction of the site and architectural design review board;

E. *Dwellings Approved under Chapter 17.66 (Condominiums).*

1. One-bedroom units and efficiencies: one space for each dwelling unit ~~which shall be enclosed~~ plus two additional spaces for each five dwelling units or fraction thereof,

2. Two or more bedroom units: two spaces for each dwelling unit ~~which shall be enclosed~~ uncovered plus two additional spaces for each five dwelling units or fraction thereof,

3. *General Note.* All required on-site parking spaces shall be uniformly distributed throughout the development to the satisfaction of the site and architectural design review board,

4. *General Note.* Twenty percent of all required parking spaces, but in no case less than one space, shall be kept unreserved and available for visitor parking. Visitor parking spaces shall be identified by a sign or other means and shall be uniformly distributed throughout the development to the satisfaction of the site and architectural design review board;

F. Rooming and boarding houses: one ~~covered~~ uncovered parking space for each bedroom;

G. Hotel, resort hotel, motel and auto court accommodations: one space for each unit; one space for the manager and one and one-half spaces for any unit in a hotel, resort hotel, motel or auto court containing a kitchen or kitchenette. Separate parking requirements remain applicable to other uses which may be associated with such complexes, such as restaurants, conference centers or public coastal access;

H. Mobile home parks: two parking spaces for each mobile home site plus two additional spaces for each five mobile home sites or fraction thereof, except that where a mobile home park has been and continues to be certified by the United States Department of Housing and Urban Development as a mobile home park providing housing for adults fifty-five years old or older, two parking spaces for each mobile home site which may be tandem spaces plus one additional parking space for each six mobile home site or fraction thereof are required. Further, in mobile home parks with more than fifty mobile home sites, an area or areas shall be provided for the storage of boat trailers and recreational vehicles with a total area of not less than twenty square feet per mobile home site;

I. Recreational vehicle park: one parking space for each six recreational vehicle sites;

J. Transitional housing for homeless persons: parking shall be provided at the rates as required elsewhere in this section except that the planning commission or city council on appeal may grant a use permit or amendment to an existing use permit, for a lesser number of parking spaces associated with transitional housing for homeless persons under the federal McKinney Act on the basis of adequate evidence of a lesser parking demand and the application of any appropriate conditions determined necessary to meet the general purposes of the zoning ordinance as listed in Section [17.02.030](#). Among the conditions applied in each case shall be a requirement that the applicant establish and maintain a program of monitoring parking usage, including submitting periodic reports of such monitoring to the city, and that the planning commission or city council on appeal may, after a noticed public hearing, require modifications to the parking provided on the site if the city finds that such modifications are warranted. (Ord. 2020-07 § 2, 2020; Ord. 2005-02 § 1 (Exh. A), 2005; Ord. 2003-09 § 1, 2003; Ord. 99-04 § 1, 1999; Ord. 96-24 § 1, 1996; Ord. 96-7 § 1, 1996; Zoning Ordinance dated 7/94, 1994).

K. If a supportive housing development, as defined in California Health and Safety Code Section 50675.14(b)(2), is located within one half mile of a public transit stop, there is no minimum parking requirement for units occupied by supportive housing residents.

L. Emergency shelters shall provide either sufficient parking to accommodate all staff working in the emergency shelter, or an amount of parking equal to other residential or commercial uses within the same zone, whichever is less.

Section 3. California Environmental Act (CEQA).

The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) as the adoption of the ordinance will have no reasonable possibility that the project will have a significant effect on the environment. No further environmental review is necessary.

Section 4. Severability.

It is the intent of the City Council of the City to supplement applicable state and federal law and not to duplicate or contradict such law and this ordinance shall be construed consistently with that intention. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases of this ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase independently, even if any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases were declared invalid or unenforceable.

Section 4. Effective Date.

This ordinance shall be in full force and effect thirty (30) days following its passage and adoption, as certified by the City Clerk.

This ordinance was introduced and read on the 19th day of March 2024 and was adopted at a regular meeting duly held on the 2nd day of April 2024, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Bruce Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

EXHIBIT A

FINDINGS

Consistent with the General Plan

- 1) General Plan Policy 5.4.6- Zoning Ordinance Update 5.4-A major revision of the City's existing zoning code is required to implement the General Plan. The initial step should be to thoroughly review and critique the existing code and identify its deficiencies. Changes are required to implement Housing Element policies and programs.

Evidence: By adopting the revisions to the parking ordinance as required by Program 3.1 of the Housing Element, the City will be implementing General Plan Policy 5.4.6 which directs city staff to review the zoning code for consistency with Housing Element Law.

- 2) General Plan Policy 5.7-Preparation and adoption of the following ordinances should be undertaken to address the General Plan objectives of matching housing to the needs of local employees and providing housing to meet the needs of households of all economic levels:

Evidence: By reducing the constraint parking has upon supportive and transitional housing per Program 3.1 of the Housing Element, the City will be implementing General Plan Policy 5.7.

Honorable Mayor and Members
Of the Marina City Council

City Council Meeting
of April 2, 2024

**CITY COUNCIL ADOPT RESOLUTION NO. 2024-, UPHOLDING
THE PLANNING COMMISSION'S APPROVAL OF CDP 23-0004
AND DENYING THE APPEAL BASED ON CONDITIONS OF
APPROVAL, REQUIRED FINDINGS, AND CEQA EXEMPTIONS
15301 AND 15303.**

RECOMENDATION:

It is recommended that the City Council adopt Resolution No. 2024-, upholding the Planning Commission's approval of CDP 23-0004 and denying the appeal based on conditions of approval, required findings, and CEQA exemptions 15301 and 15303.

BACKGROUND:

Lake Ct. west of Highway 1 is a remnant neighborhood that was severed when the highway was developed. There are four (4) small residential properties, three are developed with small single-family residences and one is vacant. But for the neighbor immediately south of the subject property (3010 Lake Ct), who filed the appeal, the two other residences either have no current water service or are nominally served by an onsite well. These properties are also served by onsite sewage disposal systems (SDS). The residence at 3010 Lake Ct. obtained a private water connection with a separate meter off the City's corporation yard at some point in the past and currently receives public water independently from any other properties.

The subject property, 3014 Lake Ct, according to Monterey County Assessor records, has been developed with a small single-family residence since the 1930s. It has been occupied inconsistently for several years due to the fact that it has not had a reliable, adequate water supply. However, it does have gas and electrical service through PG&E.

On February 8, 2024, the Planning Commission held a public hearing on the application for a Coastal Development Permit (CDP) as well as a Conditional Use Permit (CUP) for the project which includes re-establishing a residential use for an existing residential structure, constructing a 480-sf detached garage and installing a 5,000-gallon residential water tank¹. Following the public hearing, the Planning Commission approved both the CDP and CUP for the proposed project. For additional background information and to view the February 8th Planning Commission hearing and testimony, please refer to the staff report and video on the City's Agenda Center website:

<https://cityofmarina.org/AgendaCenter/ViewFile/Item/1288?fileID=6635>.

On February 20, 2024, Tina Walsh, owner of 3010 Lake Ct. filed a letter appealing approval of the CDP to the City Council ("appellant"). Because the appeal (**Exhibit A**) was only pertaining to the CDP, the CUP approved by the Planning Commission at the same time as the CDP, stands and remains in effect. The letter raises several questions, but for purposes of the appeal of the CDP raises at least three issues:

- a) That the re-establishment of this use is future development and, therefore, needs to be connected to public water;
- b) That there is no finding that the private sewage disposal system is constructed in conformance with Monterey County Health Department Standards; and

¹ Section 17.40.200G (Exemptions) of the City's Zoning Code exempts garages, decks, workshops and other nonhabitable accessory structures from the coastal development permit requirement.

c) That the site plan fails to indicate parking areas and a circulation and loading area for deliveries of water.

The appeal does not dispute that residential use is allowed as both contemplated in the City's Land Use Plan (LUP), and an allowed use per the CUP granted by the Planning Commission and not appealed; only that such use must be connected to public water.

ANALYSIS:

All the properties on Lake Ct., the State's Marina State Beach property to the west and the City's corporation yard and former animal shelter property, and the four residential properties, have a general plan designation of Open Space per the City's current coastal Land Use Plan (LUP) and are zoned Public Facility (PF).

The current Local Coastal Program (LCP), which is made up of the LUP and the Implementation Plan (IP) together, has several policies that require that "new development" and "future development" be served by public water.

For instance, the LUP states that "All **future development** in Marina's Coastal Zone shall be required to have public water connections" (LUP at p. 3-12, emphasis added), and that "**New development** in the [Coastal Zone] is required to be served by water lines (i.e., no new private wells)," (LUP at p. 6-2, emphasis added). The LUP does not expressly define "development," "new development," or "future development." The Coastal Act definition defines "development" broadly. However, with respect to connecting to public water, the City's LUP limits this requirement to "new" and "future" development.

Of note, the section of the LUP that discusses the Marina State Beach Planning Area (starting on pg. 4-2 of the [document](#)) specifically allows for the continuation of the *existing* residential uses on these parcels, including 3014 Lake Ct., *provided that water requirements can be met*. The LUP clearly states that these existing residential properties, while in private ownership, are allowed one (1) residence each:

Private Land East of Lake Court

South of the proposed corporation yard site is a subdivided area in private ownership and partial residential use. The priority use for this area is for expansion of the City's corporation yard. This will enable protection of all the adjacent dune areas which are potential habitat for several rare and endangered species and on which development is inappropriate. Public ownership of all the lands requiring Lake Court access will, additionally, enhance possible management measures for this sensitive area, such as nighttime closure of the road. ***In the absence of public acquisition, this area should be permitted to build out with one residence per existing parcel provided that water requirements can be met.*** Low-intensity non-vehicular recreation uses should also be permitted (such as a tent campground). If the ***residential uses are removed***, comparably priced housing elsewhere in the western portion of the City is currently available. [emphasis added]

The *existing* residential properties, as contemplated in the LUP, should not be considered "future development" or "new development" explicitly requiring "public water connections" or requiring "to be served by water lines". As stated in the LUP "water requirements" must be met for these existing residential uses to remain. It is staff's recommendation that water requirements can be met by providing water storage onsite via a water tank as expressly provided in [Section 17.40.120.B.12](#) of the City's Coastal zoning regulations, which state that "Water facilities, including wells and **storage tanks**, serving less than three domestic users are permitted in any zoning district" (emphasis added) within the Coastal Zone. The Coastal zoning regulations are intended to implement the more general and broader policies of the land use plan. Furthermore, neither the proposed detached garage, nor water tank and pump equipment themselves, require a water connection. The proposed garage and water storage tank are ancillary and incidental to the residential use.

In addition, Condition of Approval number 8 requires that a qualified contractor verify the condition of the private septic disposal system, and Condition of Approval number 7 requires Monterey County Environmental Health to verify compliance for the septic disposal system.

Finally, Lake Ct is 30' wide paved with a full cul-de-sac turn-around at the end. The distance from the front of the property line to the proposed water tank location is approximately 120'. Staff's research has revealed that potable water delivery trucks have hoses up to 1000' long.

FISCAL IMPACT:

The proposed development is on private property. Application fees have covered staff processing of the original permit. On June 15, 2021, the City Council adopted Resolution 2021-66 which waives the fee for CDP appeals ensuring that local administrative remedies are exhausted before an appellant can take an appeal to the California Coastal Commission (CCC) which is the final appeal authority. Therefore, no fees were collected to cover the staff cost associated with this appeal.

ENVIRONMENTAL REVIEW:

The project is exempt from environmental review per §§ 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines pertaining to Existing Facilities and New Construction or Conversion of Small Structures, respectively.

CONCLUSION:

Staff recommends that the Council adopt Resolution 2024-, as presented and uphold the Planning Commission's February 8, 2024, approval of CDP 23-0004.

Prepared by:

Reviewed by:

Alyson Hunter, AICP
Planning Services Manager
City of Marina

Guido F. Persicone, AICP
Director, CDD
City of Marina

Layne Long
City Manager
City of Marina

RESOLUTION NO. 2024-__

A RESOLUTION OF THE CITY COUNCIL DENYING THE APPEAL OF CDP 23-0004 (3014 LAKE CT./APN 033-171-016) AND UPHOLDING THE PLANNING COMMISSION'S FEBRUARY 8, 2024, APPROVAL BASED ON FINDINGS, CONDITIONS OF APPROVAL, AND § § 15301 AND 15303 CEQA EXEMPTIONS.

WHEREAS, Lake Court west of Highway 1 is a remnant neighborhood that was severed when the highway was developed;

WHEREAS, there are four (4) small residential properties, three are developed with small single-family residences and one is vacant;

WHEREAS, the subject property, 3014 Lake Ct, according to Monterey County Assessor records, has been developed with a small single-family residence since the 1930s and has been occupied, on and off, over the years due to the fact that it has not had a reliable, adequate water supply, but does have gas and electrical service through PG&E;

WHEREAS, on February 8, 2024, the Planning Commission held a public hearing on the application for a Coastal Development Permit (CDP) as well as a Conditional Use Permit (CUP) for the project which includes re-establishing a residential use for an existing residential dwelling structure, constructing a 480-sf detached garage and installing a 5,000-gallon residential water tank²;

WHEREAS, the Planning Commission, at the duly noticed public hearing on February 8, 2024, adopted Resolution 2024-02 approving CUP/CDP 23-0004;

WHEREAS, on February 20, 2024, Tina Walsh, owner of 3010 Lake Ct. filed a letter appealing approval of the CDP to the City Council raising only three issues:

- a) That the project re-establishment of this residential use is future development and, therefore needs to be connected to public water;
- b) That there is no finding that the private sewage disposal system is constructed in conformance with Monterey County Health Department Standards; and
- c) That the site plan fails to indicate parking areas and a circulation and loading area for deliveries of water;

WHEREAS, the existing home is served by an onsite sewage disposal system which includes a leach field in the front yard within the approximate location of the driveway to the proposed new garage. A condition of approval is included requiring that, prior to issuance of a certificate of occupancy, the applicant shall provide verification to the City that an inspection and test of the existing onsite SDS has been conducted by a qualified contractor and concluded that the existing system is in adequate working order to support the occupancy and use of the residence as authorized;

WHEREAS, the current Local Coastal Program (LCP), which is made up of the LUP and the Implementation Plan (IP) together, has several policies that require that “new development” and “future development” be served by public water;

² Section 17.40.200G (Exemptions) of the City's Zoning Code exempts garages, decks, workshops and other nonhabitable accessory structures from the coastal development permit requirement.

WHEREAS, the Land Use Plan in the City's LCP specifically allows for the continuation of the *existing* residential uses on these parcels, including 3014 Lake Ct., *provided that water requirements can be met*;

WHEREAS, the existing residential properties, including 3014 Lake Ct., thus, are not "future development" or "new development" explicitly requiring "public water connections" or requiring "to be served by water lines";

WHEREAS, "water requirements can be met" for these existing residential uses by public water or, alternatively, by storage tanks as expressly provided in [Section 17.40.120.B.12](#) of the City's Coastal zoning regulations, which state that "Water facilities, including wells and **storage tanks**, serving less than three domestic users are permitted in any zoning district" (emphasis added) within the Coastal Zone;

WHEREAS, water requirements can be met with the installation of a new 5,000 gallon water storage tank and associated pump facilities to serve the existing residence at 3014 Lake Ct thereby providing a legally-habitable home for the property owner;

WHEREAS, the proposed detached garage and other code-related improvements to the residence are ancillary to the residential use re-established by the Planning Commission's issuance of the Conditional Use Permit (CUP) which was not appealed;

WHEREAS, the Planning Commission's approval of the Coastal Development Permit is subject to findings (**Exhibit A**), conditions of approval (**Exhibit B**), and site and floorplan provided (**Exhibit C**); and

WHEREAS, the project is exempt from environmental review per § § 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines pertaining to Existing Facilities and New Construction or Conversion of Small Structures, respectively.

NOW THEREFORE, BE IT RESOLVED that the City Council does hereby:

1. Find that the foregoing recitals are adopted as findings of the City Council as though set forth fully herein.
2. Deny the appeal based on such findings, and uphold the decision of the Planning Commission, including:
 - a. Making the findings set forth in Exhibit A, attached hereto;
 - b. Adopting the Resolution to approve CDP 23-0004 subject to the conditions of approval in Exhibit B, attached hereto, and based on the site plan and floorplan attached hereto as Exhibit C; and
 - c. Finding the project is exempt from environmental review per § § 15301 and 15303 of the CEQA Guidelines pertaining to Existing Facilities and New Construction or Conversion of Small Structures, respectively.
3. Direct staff to submit the City's Notice of Final Action to the California Coastal Commission.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 2nd day of April 2024, 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

Coastal Development Permit § 17.40.200.E – Granting

The finding is in standard font with Staff's response following in *italics*.

In considering an application for a coastal development permit the planning commission shall consider and give due regard to the Marina general plan and local coastal land use and implementation plans. The planning commission shall determine whether or not the establishment, maintenance and operation of the use applied for will, under the circumstances of the particular case, be consistent with the general plan and local coastal land use and implementation plans, based upon the following findings that the project will:

- a. Not impair major view corridors towards the sea from Highway 1 parallel to the sea, including the planning guidelines listed in the LCLUP;

The subject neighborhood is located on the west side of the Highway 1 right-of-way (ROW) but is substantially lower than the highway and is below the line of site from the highway to the dunes west of Lake Ct. There are no major ocean view corridors in this location as the dunes block the views. The LCP's land use policies, specifically relating to the Marina State Beach Planning Area, allow for the privately-owned parcels to the east of Lake Ct. to "...build out with one residence per existing parcel provided that water requirements can be met." (pg. 30, LUP). The proposal is to legitimize an existing residential structure that has existed since the 1930s, according to Assessor records, by providing a permanent residential water source. The water tank will be filled periodically by a potable water delivery service.

- b. Be subject to approval of the site and architectural design review board, including the planning guidelines listed in the LCLUP;

Design Review does not apply to the development of single-family residential structures per MMC 17.56.010.

- c. Guarantee that appropriate legal action is taken to insure vertical and lateral coastal access or fees paid in lieu thereof as required in the LCLUP and coastal zoning ordinance access components. Required improvements shall be completed, or a bond adequate to guarantee their completion shall be posted with the city, prior to issuance of a certificate of occupancy;

The project neither includes nor affects coastal access. The existing access to the Marina State Beach properties across the street will not be affected by this project.

- d. Be adequately set back from the shoreline to withstand erosion to the extent that the reasonable economic life of the use would be guaranteed without need for shoreline protection structures;

Per the City's draft Coastal Hazards Vulnerability mapping associated with the pending Coastal Hazards & Sea Level Rise LCP amendment, Lake Ct. is not in a zone that would be subject to coastal erosion or coastal storm flooding.

- e. Protect least disturbed dune habitat areas, primary habitat areas and provide protection measures for secondary habitat areas consistent with the LCLUP and coastal zoning ordinance;

According to the LCLUP, the properties on the east side of Lake Ct. do not contain sensitive habitat areas and has been developed with small residences and accessory buildings since prior to the City's incorporation.

- f. Be consistent with beach parking standards, as established in the LCLUP access component;

No beach parking is required as part of this project.

g. Included feasible mitigating measures which substantially reduce significant impacts of the project as prescribed in any applicable EIR;

The 4,875 sq. ft. parcel is currently developed with a small residence, an onsite sewage disposal system, and two (2) outbuildings. There is no applicable EIR related to this site. As the project is exempt from CEQA, no mitigation measures are required.

h. Not interfere with public access along the beach;

There is public beach access provided from two (2) locations on Lake Ct., a public street. The proposed project will not interfere, block or otherwise effect public access at these two points.

i. Comply with the access, shoreline structure and habitat protection standards included in the local coastal land use and implementation plans;

As the proposed project will not affect access or shoreline structures or require the use of habitat protection standards, compliance with these are not applicable to this project or site.

j. Comply with the housing element and housing recommendations of the local coastal land use and implementation plans;

The site is planned and zoned for public facilities which allow the development of one single-family residence with a CUP. If approved, the project will result in no net change in the number of housing units.

k. In the case of demolition of a residential structure, except to abate a nuisance, not detrimentally alter the character or housing mix of the neighborhood. The structure shall be moved, if capable of providing comparable housing opportunities at another location. The demolition and replacement structure shall comply with applicable local coastal land use plan policies;

No demolition is proposed.

l. In the case of new surf zone or beach sand mining operations, comply with all standards regarding such operations specified in the LCLUP including standards for significant adverse impacts on shoreline erosion, either individually or cumulatively.

No mining operations are proposed.

LCP Land Use Plan consistency

The LUP's Land Use Description by Planning Area (p.27) notes that ... *South of the proposed corporation yard site is a subdivided area in private ownership and partial residential use. The priority use for this area is for expansion of the City's corporation yard. This will enable protection of all the adjacent dune areas which are potential habitat for several rare and endangered species and on which development is inappropriate. Public ownership of all the lands requiring Lake Court access will, additionally, enhance possible management measures for this sensitive area, such as nighttime closure of the road. **In the absence of public acquisition, this area should be permitted to build out with one residence per existing parcel provided that water requirements can be met.** [emphasis added] Low-intensity non-vehicular recreation uses should also be permitted (such as a tent campground). If the residential uses are removed, comparably priced housing elsewhere in the western portion of the City is currently available. The public service facilities designation in this area is consistent with the following Coastal Act policies: 30211..."*

Exhibit B

Conditions of Approval

1. Substantial Compliance – The project shall be accomplished in substantial accordance with the site plan dated November 27, 2023, as may have been amended by the Planning Commission.
2. Construction Compliance – All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff and may require Planning Commission approval. At a minimum, the items set forth in the City's Chief Building Official's memo dated November 20, 2023, will be required to bring the structure up to minimum residential occupancy.
3. Terms and Conditions – These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. Public Works, Fire and Building – Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. Permit Expiration – This permit shall expire and be null and void if a building permit has not been applied for within two (2) years from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
6. Archeology and Inadvertent Discovery – When human remains or other cultural artifacts are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American. The Native American Heritage Commission selects the Most Likely Descendant from a rotating list of MLDs. The MLD has 24 hours to respond. All work will halt with a 50-yard radius until an osteologist can examine the remains, and a treatment plan for any said remains has been provided according to the Most Likely Descendant.
7. Verification of Compliance with Marina Coast Water District and Monterey Co. Environmental Health Regulations – Prior to issuance of a building permit(s), the applicant shall provide verification from both agencies that the installation of an above-ground residential water tank and ancillary pump devices does not require a permit from their respective agencies.
8. Sewage Disposal System (SDS) – Prior to issuance of a certificate of occupancy, the applicant shall provide verification to the Marina Community Development Dept. (CDD) that an inspection and test of the existing onsite SDS has been conducted by a qualified contractor and concluded that the existing system is in adequate working order to support the occupancy and use of the residence as authorized.
9. Compliance with Other Requirements – The permittee shall comply with all other applicable federal, state, regional, and local laws, codes, requirements, regulations, and guidelines. Compliance with other applicable requirements may require changes to the approved use and/or plans.
10. Compliance with Conditions of Approval – The permittee shall be responsible for compliance with all Conditions of Approval. The City reserves the right at any time during construction to require certification by a licensed professional at the permittee's expense that the as-built

project conforms to all applicable requirements. Violation of any term, project description, or Condition of Approval is unlawful and prohibited. In the case of noncompliance with the requirements of a Use Permit, Marina Municipal Code (MMC) Section 17.58.060 allows for the revocation of said permit. The City reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings where violations are present, consistent with MMC Chapters 1.08, 1.10 and 1.12.

11. Revocation – Where one or more project Conditions of Approval are not met, or where a project was approved on the basis of false material information given willfully, intentionally or negligently by the permittee, the appropriate authority may revoke or modify the approval for the project.
12. Appeal (City) – Per MMC 17.40.270, the Planning Commission’s action on the CDP and CUP are appealable to the City Council. An appeal, in writing, shall be received by the City Clerk within ten (10) days of the action of the Planning Commission.
13. Appeal (Coastal Commission) – The property is located in the Coastal Appeals Zone. Any locally-issued CDP within this mapped area may be appealed to the California Coastal Commission (CCC) in accordance to Public Resources Code (PRC) § 30603(b) and (c). An appellant must exhaust local appeal remedies prior to appealing to the CCC. The CCC appeal periods ends at the close of the 10th business day from the CCC’s receipt of the local authority’s Notice of Final Action.
14. Indemnification - To the extent allowable by law, the owner, applicant, and operator agree to hold the City harmless from costs and expenses, including attorney’s fees, incurred by the City or held to be the liability of the City in connection with the City’s defense of its actions in any proceeding brought in any state or federal court challenging the City’s actions with respect to the project. The owner, applicant, and operator understand and acknowledge that the City is under no obligation to defend any legal actions challenging the City’s actions with respect to the project.
15. Permit Authorization and Signature – The Use Permit is not valid, and construction shall not commence until the below affidavit is signed and the approved Conditions (this form) are returned to the Community Development Department.
 - a. I attest to the truth and correctness of all the facts, exhibits, maps, and attachments presented with and made a part of the application for the project as described herein
 - b. I understand and agree to implement all conditions throughout the duration of the project.
 - c. I acknowledge that any changes to the conditions of approval would require modification of the conditional use permit by the approval authority.

Permittee’s Name: _____ Date: _____

Permittee’s Signature: _____ Date: _____

- d. I am the owner of the property involved in this project, and I authorize the person named above to act on my behalf throughout the duration of the project.

Property Owner’s Name: _____ Date: _____

Property Owner’s Signature: _____ Date: _____

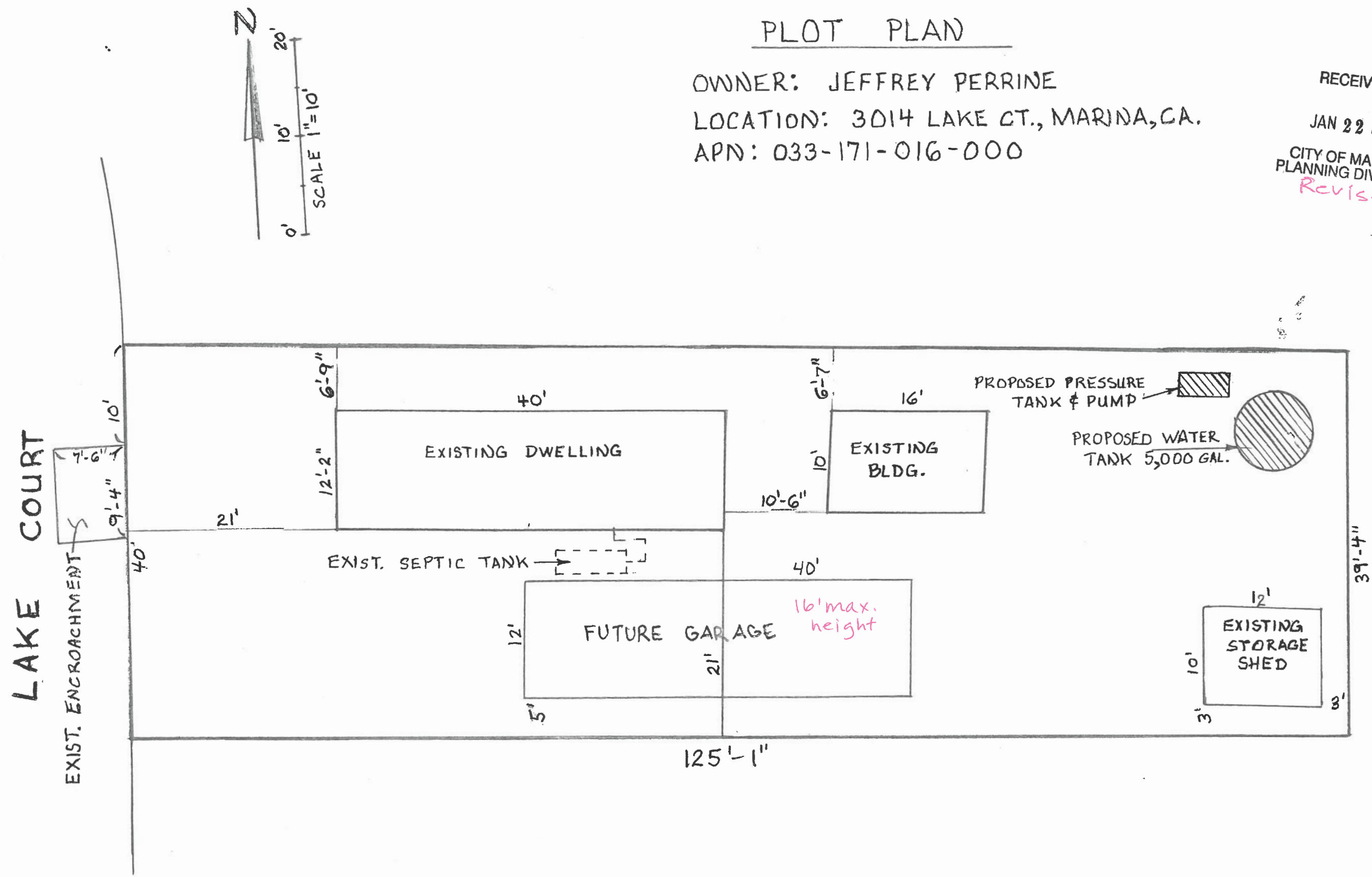
Exhibit C

Site Plan and Floorplan

PLOT PLAN

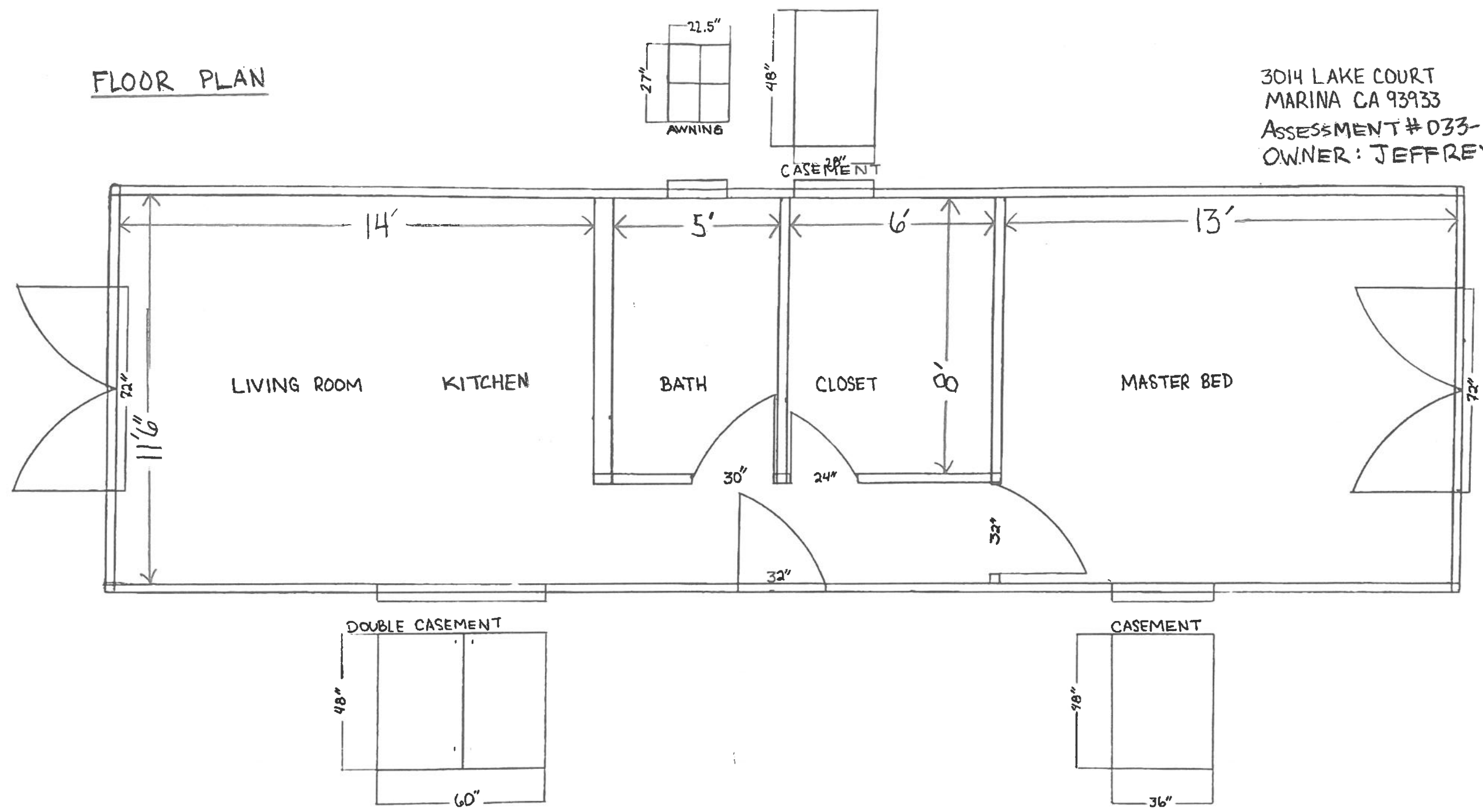
OWNER: JEFFREY PERRINE
LOCATION: 3014 LAKE CT., MARINA, CA.
APN: 033-171-016-000

RECEIVED
JAN 22 2024
CITY OF MARINA
PLANNING DIVISION
Revised



FLOOR PLAN

3014 LAKE COURT
MARINA CA 93933
ASSESSMENT # 033-171-016-000
OWNER: JEFFREY PERRINE



RECEIVED
NOV 27 2023
CITY OF MARINA
PLANNING DIVISION

Exhibit A
to the Staff Report

Appeal Letter submitted Feb. 20, 2024

RECEIVED

FEB 20 2024

CITY OF MARINA
PLANNING DIVISION

To: The City of Marina Planning Commission

Attn: Alyson Hunter, Planning Services Manager

Re: February 08 Approval of a Combined Coastal Development Permit and Conditional Use Permit.

I disagree with the February 08, 2024 Planning Commission approval of a combined Coastal Development Permit and Conditional Use Permit for 3014 Lake Court and I ask the Coastal Development Permit component of this approval be appealed to the Marina City Council.

The parcels in this neighborhood are comprised of portions of a lot located within the Locke Paddon subdivision. The subdivision map was recorded in 1915 in Monterey County and extends from Artist Lane at the south to Drew Street in the north, and from Marina Drive in the east to Lake Drive, including Lake Court, in the west.

Monterey County zoning for the parcels on Lake Court was R4 multi-family which was later superceded by incorporation of the City of Marina in 1975. According to old time Marina residents, there was a trailer park establishment at the south end of Marina Drive that extended westerly toward Lake Drive, located on a different portion of the same Locke Paddon lot as the properties on Lake Court.

Marina's Local Coastal Plan was adopted shortly after the incorporation of the city and created new zoning districts to implement the plan. Under the newly created Public Facilities and Coastal Permit Overlay districts the existing uses on the private land east of Lake Court were allowed to continue, frozen at the manner of operation they were in at the time of the plan adoption. Changes such as alteration of existing structures or placing new structures require a Coastal Development Permit. The private properties along Lake Court were allowed the potential to develop as single family residential uses providing water requirements can be met.

What approved water source was cited in the Project Description component of the Coastal Development Permit application for this permit?

The Marina Local Coastal Land Use Plan planning guidelines, page 18, tells us all future development in Marina's Coastal Zone shall be required to have public water connections. The California Coastal Act tells us new residential development shall be located in areas with adequate public services.

If not Marina Coast Water District, then who else has established that public services are adequate? Are other permits or approvals required from city, regional, state or federal agencies?

Does delivered water stored in a tank meet the standard for adequate public services required for a residential development permit in the coastal planning area? Who is the purveyor of the delivered water? How much time is expected before the tank is empty? Can a residence in any other location in the city be allowed to rely on a water tank as a sole source of water? Will the remaining private properties on the east side of Lake Court also be allowed to rely on delivered water for similar purposes in the future?

There is no stand-alone Finding in the Feb. 08 approval of the Coastal Permit that the project complies with the requirement that future development shall be connected to public water. Instead, this approval puts the water service question in the hands of the city Building Inspector by addressing it as a Plumbing Code issue (Page 2, #a of draft resolution). The volume of water available from a tank to a plumbing fixture does not establish conformance to a requirement for a public water connection.

There is no Finding that the property at 3014 has a permitted water connection or a private sewage disposal system constructed in conformance to Monterey County Health Department standards.

How was the application accepted if these details are unclear or incomplete?

A connection to public water may be costly but it is not impossible. In 2007 the Marina Coast Water District produced a study for the purpose of forming an Assessment District to fund a water main down Lake Court that would benefit all property owners, including the city properties, and presumably this approach could still be an option if all the parties were to agree.

The site plan provided in the application for this Coastal Development Permit fails to indicate parking areas and the circulation and loading area needed for deliveries of water by truck to the proposed storage tank at the rear of the lot. The site plan also inaccurately characterizes the 120 sq ft shed in the southeast corner that was erected last year as existing even though it did not coexist with other buildings on the property at the time the Coastal Plan was adopted.

Of importance to me is the second sentence at the beginning of the February 08 staff report which contains an inaccurate statement that my (the neighbor to the south) water line is connected to the city yard. As this report is part of the public record, I would like this statement to be corrected. I have demonstrated that my connection to the water district meter is via a direct water line, which I am responsible for, and I am not connected through any city meter. Any connections from this line to other properties were severed at my direction in 1998. Any past agreements that may have existed between this line and 3014 would have been between former property owners and out of my control, and additionally would have been against water district code which does not allow one meter to serve two properties (unless they are both owned by same owner) therefore any past connection that may have existed was an illegal one and cannot be considered a historical water source for 3014.

Thank you.

Tina Walsh

3010 Lake Court

**Exhibit B
to the Staff Report**

Planning Commissioner Reso. 2024-02

RESOLUTION NO. 2024-02

**A RESOLUTION OF THE CITY OF MARINA PLANNING COMMISSION
APPROVING CONDITIONAL USE AND COASTAL DEVELOPMENT
PERMITS FOR THE RE-ESTABLISHMENT OF AN EXISTING
RESIDENTIAL USE, THE INSTALLATION OF A WATER TANK, AND
DEVELOPMENT OF A NEW DETACHED GARAGE. THE PROPERTY
IS IN THE COASTAL ZONE. THE PROPOSED DEVELOPMENT IS
EXEMPT FROM ENVIRONMENTAL REVIEW PER §§ 15301 AND 15303
OF THE CEQA GUIDELINES.**

3014 LAKE CT. / APN: 033-171-016

WHEREAS, on November 27, 2023, the applicant, Jeffrey Perrine, submitted an application for the re-establishment of a single-family residential use in an existing home that has been uninhabited for the past several years due to the inability to obtain water service;

WHEREAS, in addition to a variety of interior improvements to bring the structure up to residential building code, the project includes the installation of a 5,000-gallon water storage tank and ancillary pump facilities, and a new 480 sq. ft. detached garage as depicted on **Exhibit A** herein;

WHEREAS, the property is zoned Public Facilities (PF) and has a general plan of Public Facilities-Open Space (PF-O) and is located in the Coastal zone. The existing residence is considered legal, nonconforming as it was developed prior to the adoption of the current zoning and general plan. However, one single-family residence is allowed in the PF zone and PF-O land use designation as identified in the Local Coastal Program (LCP). In order to re-establish the residential use, a Conditional Use Permit (CUP) is required and development in the Coastal zone requires a Coastal Development Permit (CDP); and

WHEREAS, the City of Marina Planning Division determined the project is exempt from the California Environmental Quality Act (CEQA) Guidelines because the project consists of alterations to an existing facility (§ 15301) and new construction of small structures (§ 15303).

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina approves the combined development permit (CUP/CDP 23-0004) for the re-establishment of residential use, the installation of a residential water tank, and a new detached garage based on the findings and recommended conditions of approval referenced herein.

Findings

Coastal Development Permit § 17.40.200.E – *Granting*

The finding is in standard font with Staff's response following in *italics*.

In considering an application for a coastal development permit the planning commission shall consider and give due regard to the Marina general plan and local coastal land use and implementation plans. The planning commission shall determine whether or not the establishment, maintenance and operation of the use applied for will, under the circumstances of

the particular case, be consistent with the general plan and local coastal land use and implementation plans, based upon the following findings that the project will:

- a. Not impair major view corridors towards the sea from Highway 1 parallel to the sea, including the planning guidelines listed in the LCLUP;

The subject neighborhood is located on the west side of the Highway 1 right-of-way (ROW) but is substantially lower than the highway and is below the line of site from the highway to the dunes west of Lake Ct. There are no major ocean view corridors in this location as the dunes block the views. The LCP's land use policies, specifically relating to the Marina State Beach Planning Area, allow for the privately-owned parcels to the east of Lake Ct. to "...build out with one residence per existing parcel provided that water requirements can be met." (pg. 30, LUP). The proposal is to legitimize an existing residential structure that has existed since the 1930s, according to Assessor records, by providing a permanent residential water source. The water tank will be filled periodically by a potable water delivery service.

- b. Be subject to approval of the site and architectural design review board, including the planning guidelines listed in the LCLUP;

Design Review does not apply to the development of single-family residential structures per MMC 17.56.010.

- c. Guarantee that appropriate legal action is taken to insure vertical and lateral coastal access or fees paid in lieu thereof as required in the LCLUP and coastal zoning ordinance access components. Required improvements shall be completed, or a bond adequate to guarantee their completion shall be posted with the city, prior to issuance of a certificate of occupancy;

The project neither includes nor affects coastal access. The existing access to the Marina State Beach properties across the street will not be affected by this project.

- d. Be adequately set back from the shoreline to withstand erosion to the extent that the reasonable economic life of the use would be guaranteed without need for shoreline protection structures;

Per the City's draft Coastal Hazards Vulnerability mapping associated with the pending Coastal Hazards & Sea Level Rise LCP amendment, Lake Ct. is not in a zone that would be subject to coastal erosion or coastal storm flooding.

- e. Protect least disturbed dune habitat areas, primary habitat areas and provide protection measures for secondary habitat areas consistent with the LCLUP and coastal zoning ordinance;

According to the LCLUP, the properties on the east side of Lake Ct. do not contain sensitive habitat areas and has been developed with small residences and accessory buildings since prior to the City's incorporation.

- f. Be consistent with beach parking standards, as established in the LCLUP access component;

No beach parking is required as part of this project.

- g. Included feasible mitigating measures which substantially reduce significant impacts of the project as prescribed in any applicable EIR;

The 4,875 sq. ft. parcel is currently developed with a small residence, an onsite sewage disposal system, and two (2) outbuildings. There is no applicable EIR related to this site. As the project is exempt from CEQA, no mitigation measures are required.

- h. Not interfere with public access along the beach;

There is public beach access provided from two (2) locations on Lake Ct., a public street. The proposed project will not interfere, block or otherwise effect public access at these two points.

- i. Comply with the access, shoreline structure and habitat protection standards included in the local coastal land use and implementation plans;

As the proposed project will not affect access or shoreline structures or require the use of habitat protection standards, compliance with these are not applicable to this project or site.

- j. Comply with the housing element and housing recommendations of the local coastal land use and implementation plans;

The site is planned and zoned for public facilities which allow the development of one single-family residence with a CUP. If approved, the project will result in no net change in the number of housing units.

- k. In the case of demolition of a residential structure, except to abate a nuisance, not detrimentally alter the character or housing mix of the neighborhood. The structure shall be moved, if capable of providing comparable housing opportunities at another location. The demolition and replacement structure shall comply with applicable local coastal land use plan policies;

No demolition is proposed.

- l. In the case of new surf zone or beach sand mining operations, comply with all standards regarding such operations specified in the LCLUP including standards for significant adverse impacts on shoreline erosion, either individually or cumulatively.

No mining operations are proposed.

Conditional Use Permit § 17.58.040 and 17.40.230 (Coastal Zoning)

The finding is in standard font with Staff's response following in *italics*.

- A. In order to grant any use permit, the findings of the appropriate authority shall be that the establishment, maintenance or operation of the use or building applied for will not under the circumstances of the particular case be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city; and in the Coastal Zone the use is consistent with all applicable local coastal land use plan recommendations and requirements.

The re-establishment of an existing single-family residential structure for residential use, in addition to the water storage tank needed to provide a reliable source of onsite water and the development of a new detached garage for the sole use of the occupant of the residence are

uses allowed with a use permit in the PF zoning district and land use designation. This property is located in the Coastal zone. The subject residential neighborhood is mentioned throughout the LUP as an existing use and specifically noted that these uses are permitted to continue.

LCP Land Use Plan consistency

The LUP's Land Use Description by Planning Area (p.27) notes that ... *South of the proposed corporation yard site is a subdivided area in private ownership and partial residential use. The priority use for this area is for expansion of the City's corporation yard. This will enable protection of all the adjacent dune areas which are potential habitat for several rare and endangered species and on which development is inappropriate. Public ownership of all the lands requiring Lake Court access will, additionally, enhance possible management measures for this sensitive area, such as nighttime closure of the road. In the absence of public acquisition, this area should be permitted to build out with one residence per existing parcel provided that water requirements can be met. [emphasis added] Low-intensity non-vehicular recreation uses should also be permitted (such as a tent campground). If the residential uses are removed, comparably priced housing elsewhere in the western portion of the City is currently available. The public service facilities designation in this area is consistent with the following Coastal Act policies: 30211..."*

Conditions of Approval

1. Substantial Compliance – The project shall be accomplished in substantial accordance with the site plan dated November 27, 2023, as may have been amended by the Planning Commission, included as **Exhibit A** attached to this Resolution.
2. Construction Compliance – All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff and may require Planning Commission approval. At a minimum, the items set forth in the City's Chief Building Official's memo dated November 20, 2023, will be required to bring the structure up to minimum residential occupancy.
3. Terms and Conditions – These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. Public Works, Fire and Building – Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. Permit Expiration – This permit shall expire and be null and void if a building permit has not been applied for within two (2) years from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
6. Archeology and Inadvertent Discovery – When human remains or other cultural artifacts

are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American. The Native American Heritage Commission selects the Most Likely Descendant from a rotating list of MLDs. The MLD has 24 hours to respond. All work will halt with a 50-yard radius until an osteologist can examine the remains, and a treatment plan for any said remains has been provided according to the Most Likely Descendant.

7. Verification of Compliance with Marina Coast Water District and Monterey Co. Environmental Health Regulations – Prior to issuance of a building permit(s), the applicant shall provide verification from both agencies that the installation of an above-ground residential water tank and ancillary pump devices does not require a permit from their respective agencies.
8. Sewage Disposal System (SDS) –
 - a. Prior to issuance of a certificate of occupancy, the applicant shall provide verification to the Marina Community Development Dept. (CDD) that an inspection and test of the existing onsite SDS has been conducted and concluded that the existing system is in adequate working order to support the occupancy and use of the residence as authorized.
 - b. The site plan for the building permit application shall correctly show the perimeter of the existing leach field and the applicant shall provide evidence from a qualified technician that the leach field is suitable for driveway use.
9. Compliance with Other Requirements – The permittee shall comply with all other applicable federal, state, regional, and local laws, codes, requirements, regulations, and guidelines. Compliance with other applicable requirements may require changes to the approved use and/or plans.
10. Compliance with Conditions of Approval – The permittee shall be responsible for compliance with all Conditions of Approval. The City reserves the right at any time during construction to require certification by a licensed professional at the permittee's expense that the as-built project conforms to all applicable requirements. Violation of any term, project description, or Condition of Approval is unlawful and prohibited. In the case of noncompliance with the requirements of a Use Permit, Marina Municipal Code (MMC) Section 17.58.060 allows for the revocation of said permit. The City reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings where violations are present, consistent with MMC Chapters 1.08, 1.10 and 1.12.
11. Revocation – Where one or more project Conditions of Approval are not met, or where a project was approved on the basis of false material information given willfully, intentionally or negligently by the permittee, the appropriate authority may revoke or modify the approval for the project.

EXHIBIT B
TO STAFF REPORT

12. Appeal (City) – Per MMC 17.40.270, the Planning Commission’s action on the CDP and CUP are appealable to the City Council. An appeal, in writing, shall be received by the City Clerk within ten (10) days of the action of the Planning Commission.
13. Appeal (Coastal Commission) – The property is located in the Coastal Appeals Zone. Any locally-issued CDP within this mapped area may be appealed to the California Coastal Commission (CCC) in accordance to Public Resources Code (PRC) § 30603(b) and (c). An appellant must exhaust local appeal remedies prior to appealing to the CCC. The CCC appeal periods ends at the close of the 10th business day from the CCC’s receipt of the local authority’s Notice of Final Action.
14. Permit Authorization and Signature – The Use Permit is not valid, and construction shall not commence until the below affidavit is signed and the approved Conditions (this form) are returned to the Community Development Department.
- a. I attest to the truth and correctness of all the facts, exhibits, maps, and attachments presented with and made a part of the application for the project as described herein
 - b. I understand and agree to implement all conditions throughout the duration of the project.
 - c. I acknowledge that any changes to the conditions of approval would require modification of the conditional use permit by the approval authority.

Permittee’s Name: _____

Permittee’s Signature: _____ Date: _____

- d. I am the owner of the property involved in this project, and I authorize the person named above to act on my behalf throughout the duration of the project.

Property Owner’s Name: _____

Property Owner’s Signature: _____ Date: _____

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 8th day of February, 2024, by the following vote:

AYES, COMMISSIONERS: HUR, JACOBSEN, ST. JOHN, WALTON, WOODSON

NOES, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: RANA

ABSTAIN, COMMISSIONERS: NONE

Glenn J Woodson

Digitally signed by Glenn J Woodson
DN: cn=Glenn J Woodson, o, ou,
email=glenn.woodson@gmail.com, c=US
Date: 2024.02.12 08:51:11 -08'00'

Glenn Woodson, Vice Chair

ATTEST: _____

 2/12/24
Guido Persicone, AICP
Director, Community Development Department
City of Marina

EXHIBIT B
TO STAFF REPORT

12. Appeal (City) – Per MMC 17.40.270, the Planning Commission’s action on the CDP and CUP are appealable to the City Council. An appeal, in writing, shall be received by the City Clerk within ten (10) days of the action of the Planning Commission.
13. Appeal (Coastal Commission) – The property is located in the Coastal Appeals Zone. Any locally-issued CDP within this mapped area may be appealed to the California Coastal Commission (CCC) in accordance to Public Resources Code (PRC) § 30603(b) and (c). An appellant must exhaust local appeal remedies prior to appealing to the CCC. The CCC appeal periods ends at the close of the 10th business day from the CCC’s receipt of the local authority’s Notice of Final Action.
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- a. I attest to the truth and correctness of all the facts, exhibits, maps, and attachments presented with and made a part of the application for the project as described herein
 - b. I understand and agree to implement all conditions throughout the duration of the project.
 - c. I acknowledge that any changes to the conditions of approval would require modification of the conditional use permit by the approval authority.

Permittee’s Name: Jeff Perrine
Permittee’s Signature:  Date: 13/02/2024

- d. I am the owner of the property involved in this project, and I authorize the person named above to act on my behalf throughout the duration of the project.

Property Owner’s Name: _____
Property Owner’s Signature:  Date: 13/02/2024

Jeff Perrine (Feb 13, 2024 09:51 PST)

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 8th day of February, 2024, by the following vote:

AYES, COMMISSIONERS: HUR, JACOBSEN, ST. JOHN, WALTON, WOODSON

NOES, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: RANA

ABSTAIN, COMMISSIONERS: NONE

X

Glenn Woodson, Vice Chair

ATTEST:

Guido Persicone, AICP
Director, Community Development Department
City of Marina

Exhibit A

Site Plan and Floorplan

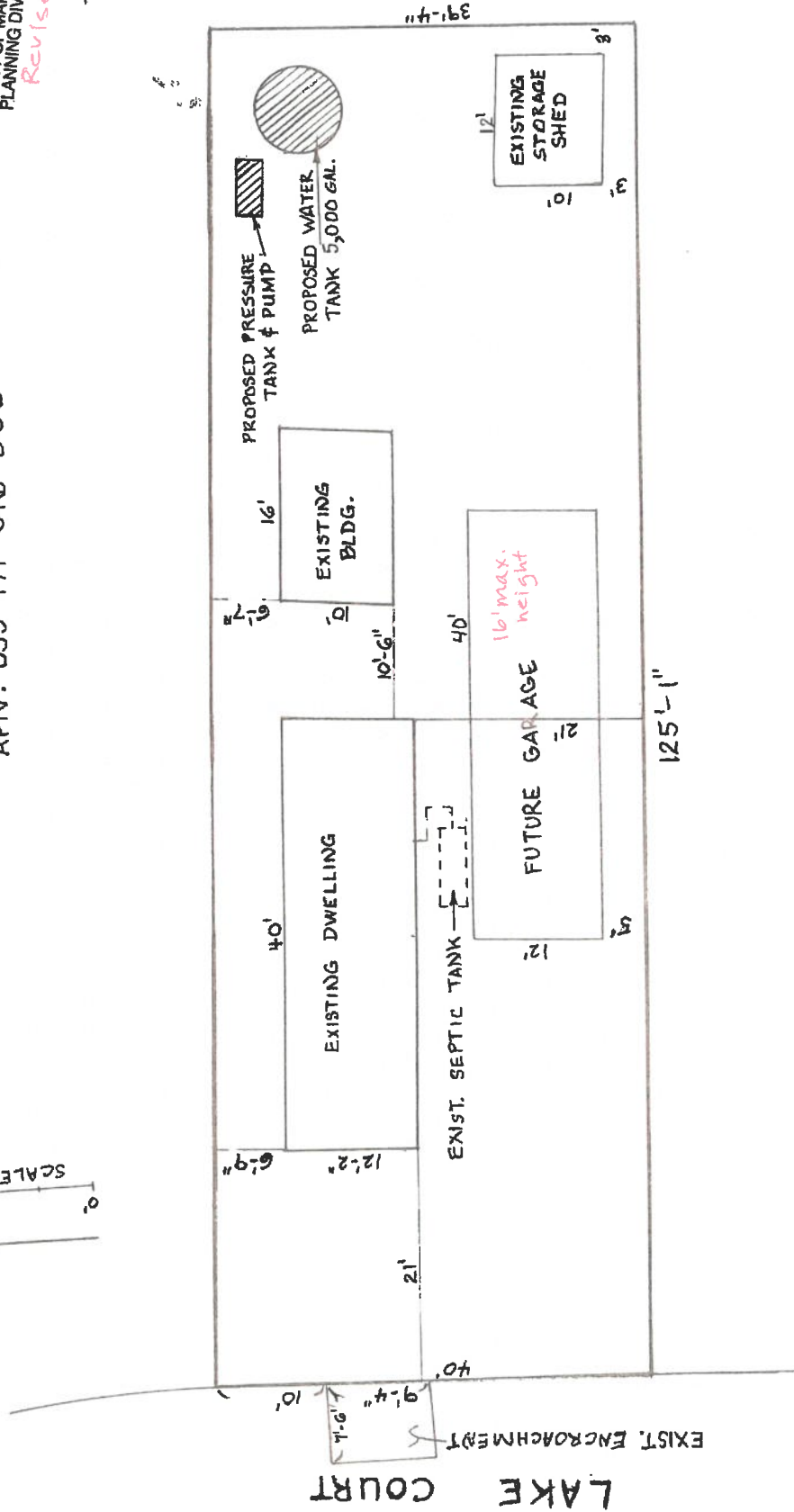
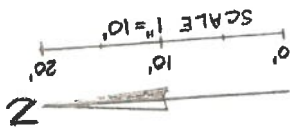
PLOT PLAN

OWNER: JEFFREY PERRINE
LOCATION: 3014 LAKE CT., MARINA, CA.
APN: 033-171-016-000

RECEIVED

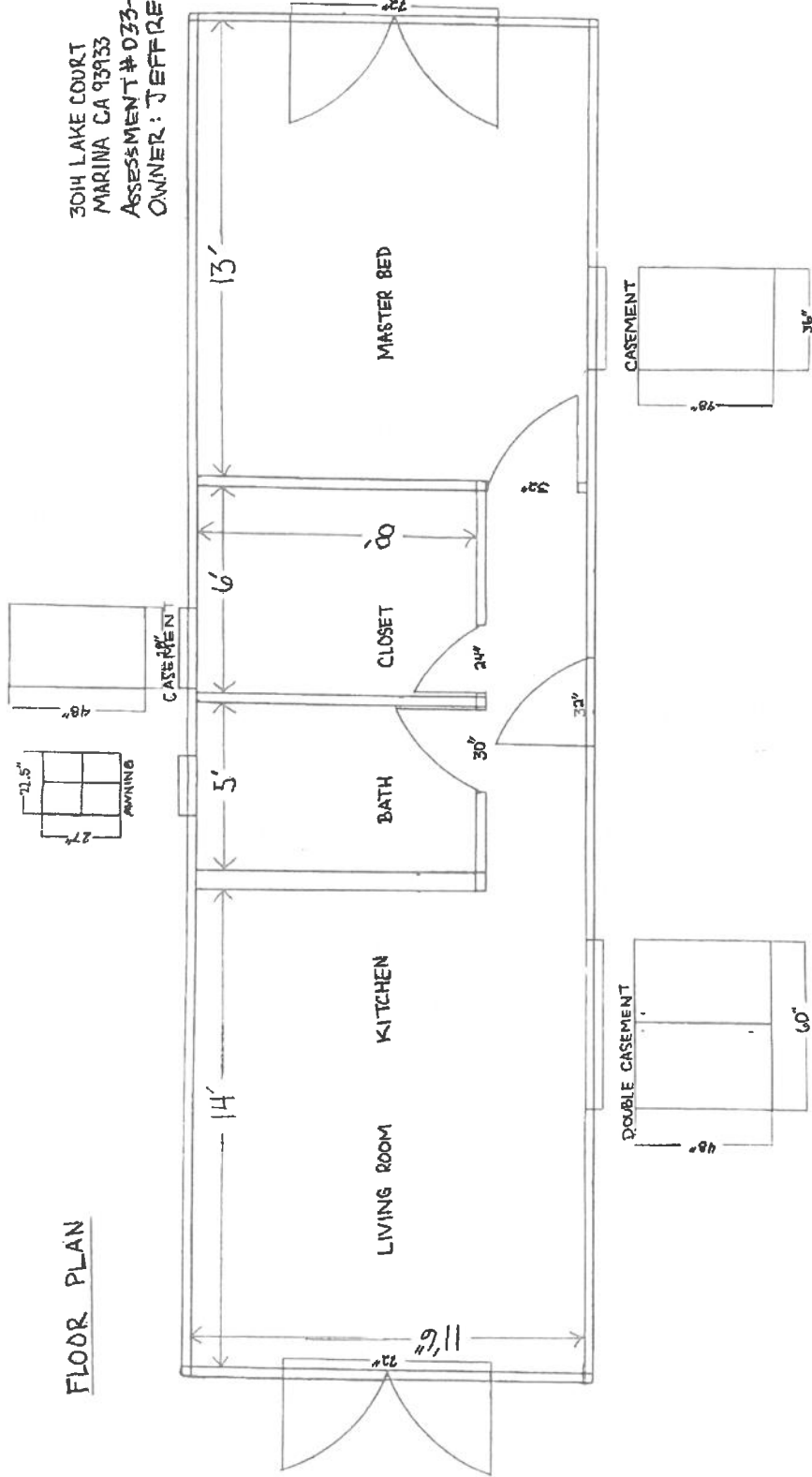
JAN 22 2024

CITY OF MARINA
PLANNING DIVISION
Revised



FLOOR PLAN

3014 LAKE COURT
MARINA CA 93933
ASSESSMENT # 033-171-016-000
OWNER: JEFFREY PERRINE



RECEIVED

NOV 27 2013

CITY OF MARINA
PLANNING DIVISION

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of April 2, 2024

CITY COUNCIL CONSIDER ADOPTING A RESOLUTION ACCEPTING AND AUTHORIZING SUBMISSION OF THE REVISED FIVE (5) YEAR AIRPORT CAPITAL IMPROVEMENT PLAN (ACIP) FOR THE FEDERAL AVIATION ADMINISTRATION (FAA) GRANT FUNDED AIRPORT IMPROVEMENT PROJECTS, AUTHORIZING SUBMISSION OF AND ACCEPTANCE OF A FEDERAL GRANT TO THE FAA FOR THE 2023 DESIGNATED PROJECT – REHABILITATE TAXILANE, DESIGN ONLY – IN THE AMOUNT OF \$133,200, AUTHORIZING SUBMISSION OF AND ACCEPTANCE OF A STATE MATCH GRANT FOR THE SAME PROJECT IN THE AMOUNT OF \$6,660, AND APPROVING AN APPROPRIATION OF \$8,140 FOR THE REQUIRED LOCAL MATCH FUNDS

REQUEST:

It is requested that the City Council consider adoption of a Resolution:

1. Accepting and authorizing submission of the revised five (5) year Airport Capital Improvement Plan (ACIP) for Federal Aviation Administration (FAA) grant funded airport improvement projects, and;
2. Approving a grant agreement between City of Marina and Federal Aviation Administration (FAA) for the Airport Improvement Program (AIP) 2023 designated project – Rehabilitate Taxilane – Design Only, in the amount of \$133,200, and;
3. Authorizing application for and acceptance of a State match grant in the amount of \$6,660, and;
4. Authorizing Finance Director to make necessary accounting and budgetary entries as necessary, and;
5. Authorizing City Manager to execute grant application and grant agreement documents, contract documents, and professional services agreement documents on behalf of the City, subject to final review and approval by City Attorney.

BACKGROUND:

On an annual basis, the Federal Aviation Administration (FAA) requests that the City of Marina review, amend, and submit an updated Airport Capital Improvement Plan (ACIP) to include FAA grant eligible projects for the next five (5) years. The ACIP must comply with revised FAA priorities, rules and regulations. Airport staff periodically meets with FAA staff, formally and informally, to discuss airport issues, development pressures, facility infrastructure, and to review a proposed updated ACIP. The most recent ACIP can be found under **EXHIBIT “A”** and includes the next 5-years of projects that are eligible for federal grant funding.

Securing a federal grant and state matching grant presents a significant opportunity to address the quality and integrity of airfield pavements. Proposed improvements and efforts comply with the guidelines and requirements of the FAA Airport Improvement Program (AIP).

The airport improvement project that is included in this year's ACIP is the rehabilitation of the Taxilane, which extends south from the parallel taxiway on the north to approximately 150 feet short of the southern airport perimeter fence (noted on **EXHIBIT "B"**). The project is to proceed through a two-grant program. This first grant is focused on the design and packaging of improvements for public bidding, to be followed by a second grant-funded effort focused on construction of improvements.

Through a recently completed Consultant Selection Process, Tartaglia Engineering of Atascadero, California was ranked as most-qualified airport engineering consultant among those firms and entities that responded to the city request. Staff are familiar with the team at Tartaglia Engineering, and confident in their airport program management, engineering design, and construction management capabilities. The firm has served the City of Marina at Marina Municipal Airport for over twelve (12) years.

ANALYSIS:

As noted in the ACIP found under **EXHIBIT "A"**, the 2023 and 2024 project includes the design and construction of the Taxilane Rehabilitation. Formerly called Taxiway A, this Taxilane represents the last remaining portion of airfield pavement that has not received any rehabilitation treatment since the City of Marina acquired the airport in 1995. The pavement segment, providing airfield access to CIRPAS and Joby Aviation, was re-designated as a Taxilane during the Master Plan Update in 2015.

Due to FAA AIP funding limitations, the project has been programed over two grant cycles; the first grant, or cycle, is to focus on design of improvements. The design effort is the subject of this agenda item. Provided the design is successfully completed and packaged for industry, public bidding and construction of the improvement is anticipated in the winter of 2025. The second grant, focused on physical construction of improvements, will be scheduled for spring / summer 2025.

The design portion of the project includes a total project cost of \$148,000. This includes \$14,000 for city staff administration of the design effort, and \$134,000 for the Tartaglia Engineering effort (design, including environmental, topographic survey, civil design of the rehabilitation effort, preparation of construction contract documents including technical specifications, an engineer's construction cost estimate, and an Engineer's Design Report). Tartaglia's work will be fostered through a service agreement to the on-call contract already established with the firm.

FAA estimated participation is identified at \$133,200 (90% of total project costs), a Caltrans match amount of \$6,660 (5% of federal grant amount), and City of Marina participation at \$8,140.00 with an overall City obligation of \$14,800, in the event Caltrans does not fully participate.

Commitment to the design effort at this point is a commitment by the City of Marina to a subsequent construction effort in 12-18 months. Overall project costs for that effort are estimated to be \$1,500,000, providing budget for physical construction of the improvements, professional services in support of construction including contract management, active inspection, and construction materials testing, and a budget for city staff to provide overall administration of the rehabilitation effort. Action on the construction portion of the project will be presented the City Council at future date.

The FAA funding for construction is currently at ninety percent (90%) for eligible airport improvements and Caltrans, Division of Aeronautics funding, is five percent (5%) of the federal grant amount. The Airport has established a CIP project in the budget previously and has already funded the required Airport matching funds.

FISCAL IMPACT:

This project is funded through the Airport Enterprise fund and has no impact on the General Fund. The total project cost for design of the improvements is \$148,000, which includes the consultant fee of \$134,000 and an allocation for funds to support staff efforts of \$14,000. The anticipated sources of funding for the design effort are FAA grant amount \$133,200 (90%), Caltrans match grant up to \$6,660 (5% of FAA amount), and City of Marina/Airport participation \$8,140 (balance), with an overall estimated City/Airport obligation up to \$14,800 in the event Caltrans does not fully participate. The staff commitment to this project is approximately \$14,000, which means that if Caltrans does not participate with its 5% that the staff time will not be reimbursed by a grant.

CONCLUSION:

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

Respectfully submitted,

Matt Mogensen
Assistant City Manager
City of Marina

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA ACCEPTING AND AUTHORIZING SUBMISSION OF THE REVISED FIVE (5) YEAR AIRPORT CAPITAL IMPROVEMENT PLAN (ACIP) FOR THE FEDERAL AVIATION ADMINISTRATION (FAA) GRANT FUNDED AIRPORT IMPROVEMENT PROJECTS, AUTHORIZING SUBMISSION OF AND ACCEPTANCE OF A FEDERAL GRANT TO THE FAA FOR THE 2023 DESIGNATED PROJECT – REHABILITATE TAXILANE, DESIGN ONLY – IN THE AMOUNT OF \$133,200, AUTHORIZING SUBMISSION OF AND ACCEPTANCE OF A STATE MATCH GRANT FOR THE SAME PROJECT IN THE AMOUNT OF \$6,660, AND APPROVING AN APPROPRIATION OF \$8,140 FOR THE REQUIRED LOCAL MATCH FUNDS

WHEREAS, staff has prepared a revised five (5) year Airport Capital Improvement Plan (ACIP) for Federal Aviation Administration (FAA) grant funded airport improvement projects (**EXHIBIT “A”**), and;

WHEREAS, the taxilane rehabilitation project noted for the 2023 and 2024 ACIP submission represents the only remaining airfield pavement that has not received any rehabilitation effort since the city acquired the airport in 1995, and;

WHEREAS, rehabilitation of the taxilane is essential to assure the safe, long-term use and functionality of the element, and;

WHEREAS, rehabilitation of the taxilane at this time is in compliance with the airport Pavement Management Plan, and;

WHEREAS, rehabilitation of the taxilane has been on the airports Capital Improvement Plan for five years, to be accomplished at this time, and;

WHEREAS, the existing taxilane extending south from the parallel Taxiway A, depicted on **EXHIBIT” B”**, provides critical airfield access to two major tenants - CIRPAS and Joby Aviation, and;

WHEREAS, staff will return to council seeking acceptance of the construction documents and authorizing staff to proceed with the public bidding process for the construction of the Taxilane Rehabilitation Project at the appropriate time, and;

WHEREAS, providing direction to proceed with the design of taxilane improvements is a commitment by the city to proceed with the much larger, grant funded construction effort at the appropriate time, in-line with the grant program and completion of the design effort, and;

WHEREAS, the City of Marina has received a grant offer from the Federal Aviation Administration (FAA) in the amount of \$133,200, for design of the improvements, and;

WHEREAS, Tartaglia Engineering has been previously selected as the Airport’s on-call engineering professional services consultant and will be engaged through a service order to the on-call contract in the amount of \$134,000 for design, including environmental, topographic survey, civil design of the rehabilitation effort, preparation of construction contract documents including technical specifications, an engineer’s construction cost estimate, and an Engineer’s Design Report, and;

WHEREAS, the total project cost based on award of the professional services contract is \$148,000, being \$14,000 for staff time in management of the design effort and \$134,000 for consultant-provided design of improvements, with the anticipated sources of funding for the project being FAA grant amount of 133,200 (90%), Caltrans match grant up to \$6,660 (5% of FAA amount), and City of Marina/Airport participation \$8,140 (balance), with an overall estimated City/Airport obligation up to \$14,800 in the event Caltrans does not fully participate.

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

1. Accept and authorize submission of the revised five (5) year Airport Capital Improvement Plan (ACIP) for Federal Aviation Administration (FAA) grant funded airport improvement projects, and;
2. Approve a grant agreement between City of Marina and Federal Aviation Administration (FAA) for the Airport Improvement Program (AIP) 2023 designated project – Rehabilitate Taxilane – Design Only, in the amount of \$133,200, and;
3. Authorize application for and acceptance of a State match grant in the amount of \$6,660, and;
4. Authorize Finance Director to make necessary accounting and budgetary entries as necessary, and;
5. Authorize City Manager to execute grant application and grant agreement documents, contract documents, and professional services agreement documents on behalf of the City, subject to final review and approval by City Attorney.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 2nd day of April 2023, by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

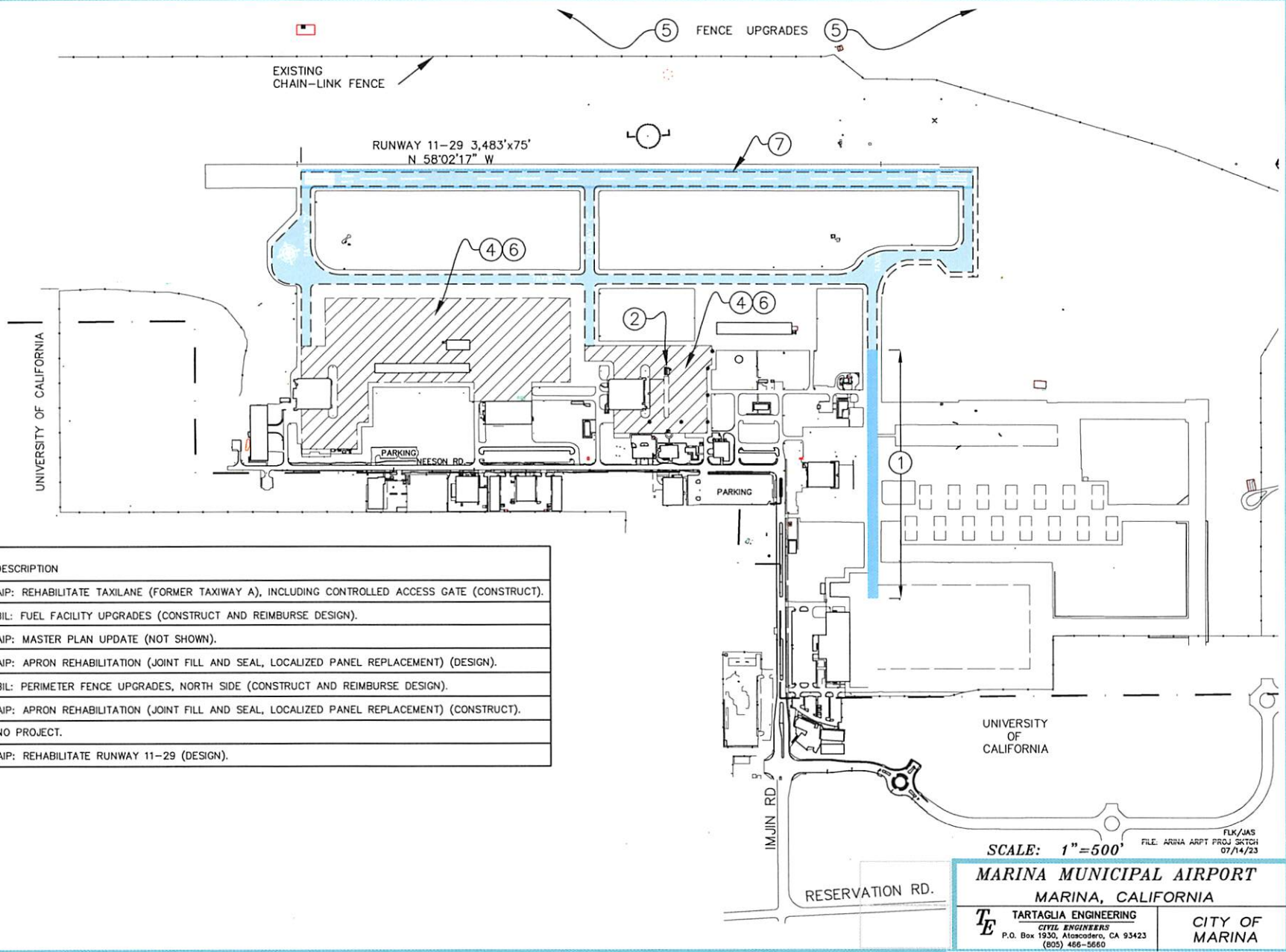
Anita Sharp, Deputy City Clerk

Marina Municipal Airport
Airport Capital Improvement Program (ACIP)
March 21, 2024

Federal Year	City F. Year	FAA Grant	Description	FAA (BIL)	FAA (AIP)	State (Caltrans)	Sponsor (Marina)	Total
2022	21-22		No AIP project this year.		\$0	\$0	\$0	\$0
		BIL 1	No BIL project this year. Roll-over funding.	\$0			\$0	\$0
2023	22-23	019	Rehabilitate Taxilane (former Twy A): patch pave and overlay, edge lights & markings. (design only)		\$133,200	\$6,660	\$8,140	\$148,000
		BIL 2	No BIL project this year. Roll-over funding.	\$0			\$0	\$0
2024	23-24	020	Rehabilitate Taxilane (former Twy A): patch pave and overlay, edge lights & markings. (construct)		\$1,350,000	\$67,500	\$82,500	\$1,500,000
		BIL 3	Hangar taxilane with utilities: Environmental & Design	\$216,000			\$24,000	\$240,000
2025	24-25	021	Master Plan Update: (VTOL, hangar developments, etc.)		\$450,000	\$22,500	\$27,500	\$500,000
		BIL 4	No BIL project this year. Roll-over funding.	\$0			\$0	\$0
2026	25-26	022	Rehabilitate concrete apron. (design only)		\$162,000	\$8,100	\$9,900	\$180,000
		BIL 5	Hangar taxilane with utilities. (construct)	\$520,000			\$360,000**	\$880,000
2027	26-27	023	Rehabilitate concrete apron. (construct)		\$648,000	\$32,400	\$39,600	\$720,000
2028	27-28		No AIP project this year.		\$0	\$0	\$0	\$0
2029	28-29	024	Rehabilitate Runway 11-29. (design only)		\$243,000	\$12,150	\$14,850	\$270,000

** Project to consume balance of BIL funding. Sponsor match will exceed normal 10% obligation.

BIL / AIG Funds				General Planning Notes – AIP	
	Fed FY	Amount	Obligated by ⁽¹⁾	1	October 1, 2023 is start of federal 2024 FY
	2022	\$159,000	9/30/2025	2	FAA request was for 2025 – 2029. Additional years tracked for continuity.
	2023	\$145,000	9/30/2026	3	For AIP, pre-Application due by end of December.
	2024	\$144,000	9/30/2027	4	Caltrans ACIP submission will be in Dec, 2024
	2025	TBD, presumed \$144,000	9/30/2028	5	Marina active grant is design of taxilane improvements: 3-06-0367-019-2023
	2026	TBD, presumed \$144,000	9/30/2029		
1	Grant application due 5/31 to meet deadline				
2	BIL = 90%. No Caltrans match for BIL.				



PROJECT NUMBER	FEDERAL YEAR	CITY FY	DESCRIPTION
①	2024	23/24	AIP: REHABILITATE TAXILANE (FORMER TAXIWAY A), INCLUDING CONTROLLED ACCESS GATE (CONSTRUCT).
②			BIL: FUEL FACILITY UPGRADES (CONSTRUCT AND REIMBURSE DESIGN).
③	2025	24/25	AIP: MASTER PLAN UPDATE (NOT SHOWN).
④	2026	25/26	AIP: APRON REHABILITATION (JOINT FILL AND SEAL, LOCALIZED PANEL REPLACEMENT) (DESIGN).
⑤			BIL: PERIMETER FENCE UPGRADES, NORTH SIDE (CONSTRUCT AND REIMBURSE DESIGN).
⑥	2027	26/27	AIP: APRON REHABILITATION (JOINT FILL AND SEAL, LOCALIZED PANEL REPLACEMENT) (CONSTRUCT).
	2028	27/28	NO PROJECT.
⑦	2029	28/29	AIP: REHABILITATE RUNWAY 11-29 (DESIGN).



Honorable Mayor and Members
Of the Marina City Council

City Council Meeting
of April 2, 2024

**CITY COUNCIL UPDATE ON FUTURE POLICE, FIRE AND
COMMUNITY FACILITIES AND POTENTIAL GENERAL
OBLIGATION BOND BALLOT MEASURE**

RECOMMENDATION:

It is requested that the City Council:

1. Receive presentation from Team CivX updating the City Council on public education and outreach efforts regarding future police, fire, and community facilities in preparation for a proposed General Obligation Bond measure to fund construction of new facilities; and provide guidance for outreach efforts.

BACKGROUND:

At the regular meeting held December 19, 2023, the Marina City Council received a presentation from Charles Heath of Team CivX which discussed informational materials that, once finalized, would be shared with key stakeholders by means of outreach efforts (mail to Marina residents, stakeholder community meetings, etc.) to gauge feasibility on a General Facility Bond Measure. Council gave instructions to form a subcommittee consisting of Mayor Bruce Delgado and District 2 Councilmember Kathy Biala and City staff to finalize the messaging of the informational mailer, which was finalized and mailed out to residents in early March.

Concurrent with the messaging outreach efforts, the City contracted with Roesling Nakamura Terada Architects, Inc. ("RNT") for architectural and design services to identify potential locations and conceptualize plans and estimated costs for potential community facilities. The work that will be completed by RNT will help provide dollar amounts for the bond measure proposal and we anticipate bringing this information back to the city council by the end of April.

DISCUSSION:

TeamCivX will be reviewing with the Council the timeline and details of the updated outreach efforts between now and the end of July when a final decision must be made whether to place the bond measure on the November 5, 20224 ballot. **(EXHIBIT A)**. This will include outreach to specific stakeholders; updates to website, digital and social media; video; second and third mailer with tear-off online survey; and a bond measure survey conducted by FM3 Research.

Also attached are:

- Mailer previously sent out **(EXHIBIT B)**
- Fact Sheet **(EXHIBIT C)**
- Frequently Asked Questions & Answers **(EXHIBIT D)**
- Talking Points **(EXHIBIT E)**
- Vision50 PowerPoint presentation **(EXHIBIT F)**

These are some of the outreach and educational information that will help our residents, community groups and key stakeholders in understanding the issues associated with the potential bond measure. TeamCivX will continue to develop additional content based on feedback and guidance from the city council.

Respectfully submitted,

Cyrah Caburian
Executive Assistant
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina

A – Timeline (updated March 26, 2024)
B – Resident mailer (final)
C – Vision50 PowerPoint presentation
D – Fact Sheet (final)
E – Frequently Asked Questions (final)
F – Talking Points

To: City of Marina
From: Charles Heath, TeamCivX
Date: Updated March 29, 2024
Re: Planning Timeline for November 2024 Bond Measure

March - April 2024

- *Launch first phase of informational communications*
- *Send first direct mail piece to all registered voters and launch social media content*
- *Post informational content on city website and social media accounts*
- Send same content via city email distribution lists
- Begin stakeholder outreach focused on:
 - City boards and commissions
 - Employee groups
 - Overlapping special district leadership
 - Current and former local elected leaders
 - Chamber of Commerce and business leaders
 - Service clubs
 - School leaders
 - Faith community leaders
 - Ethnic community leaders
 - Neighborhood leaders
 - Taxpayer groups
- TeamCivX crafts second phase of informational messaging focusing more specifically on details of facility improvements and seeking community input
- TeamCivX prepares second informational mailer with tear-off and online city facilities priorities survey
- TeamCivX prepares social media content promoting city facilities priorities survey
- Launch second phase of informational communications
- Send second direct mail piece with tear-off and online survey and launch social media/email

May 2024

- Continue stakeholder outreach
- Collect and tabulate survey responses
- Determine location, plan and estimated costs for new facilities
- TeamCivX crafts third phase of informational messaging focusing on summarizing feedback from the community and plans for city facilities improvements
- TeamCivX prepares third informational mailer and social media content
- Work with FM3 Research to develop and refine bond measure survey
- Launch third phase of informational communications
- Send third direct mail piece and launch social media/email content

June 2024

- Finalize stakeholder outreach
- FM3 Research conducts bond measure survey
- Analyze results of bond measure survey and develop recommendations
- **June 18, 2024 Council Meeting: Present survey results and recommendations**
- Work with City Attorney to draft bond resolution
- TeamCivX crafts fourth phase of informational messaging focusing on details of bond measure and voting information
- TeamCivX prepares final informational mailer and social media content

July 2024

- **July 2, 2024 Council Meeting: First Reading of bond resolution**
- Send final direct mail piece and launch social media/email content
- **July 16, 2024 Council Meeting: Second reading of bond resolution**
- Update web and social media content to reflect Council action to place bond measure on November ballot and providing voting details

August 2024

- **August 9, 2024: Deadline to qualify for November 5, 2024 ballot**
- Transition to independent advocacy campaign



City of Marina
211 Hillcrest Avenue
Marina, CA 93933

PRSRT STD
U.S. POSTAGE
PAID
CORNERSTONE

Stronger and Safer Marina: Questions & Answers

What challenges is the City of Marina facing?

Marina's population has more than doubled since the City incorporated in 1975, yet we still rely on the same fire stations, police station and city facilities that were built for a much smaller population. These aging facilities that are not structurally sound are impacting Marina's ability to maintain rapid emergency response times and provide disaster response, access for people with disabilities and other essential city services.

How is the City planning to address these urgent issues?

The City has developed plans for safe and modern facilities to:

- Ensure firefighters, paramedics and police officers can respond quickly in a disaster or emergency
- Provide earthquake safe facilities that are accessible for people with disabilities, emergency operations, disaster response and other essential city services and operations.
- Provide a modern community center and sports and aquatics centers for children, teens, families and seniors to safely access city programs and services

How might these improvements be funded?

The City Council is considering placing a local funding measure on the ballot for local voters to consider. If approved, funds from a local funding measure would be subject to strict fiscal accountability protections, including:

- Required public disclosure of all spending
- An independent oversight committee and mandatory annual audits
- A requirement that all funds must stay local to improve facilities in Marina only



 Share Your
Ideas and Priorities!

The City of Marina is excited to celebrate a landmark 50 years of cityhood and welcome all to contribute to the City's vision for the next 50 years and beyond. Please share your ideas, priorities and questions to help shape the future of Marina.

- Please visit tinyurl.com/Vision50Survey to complete a short survey
- If you have questions, please contact vision50@cityofmarina.org or (831) 884-1211
- Visit tinyurl.com/MarinaVision50 for more information



VISION 50



VISION 50

A STRONGER AND SAFER FUTURE FOR MARINA



**Upgrading Aging Essential
City Facilities**



Dear Neighbor,

I am honored to have served as Marina's City Manager for the past 10 years. We are fortunate to have a beautiful coastal community with an excellent quality of life and safe neighborhoods. I'm writing today about an urgent issue we must address to keep Marina safe.

When the City of Marina incorporated in 1975, the population was approximately 10,000. The current population exceeds 23,000 and yet the city still relies on the fire stations, police station and city facilities that were built for a city less than half our current size. In fact, the city is operated

from dilapidated portable buildings that are over 45 years old and were intended to be temporary when they were installed. Aging city facilities are impacting Marina's ability to maintain rapid 9-1-1 emergency response times, disaster and emergency response and other city services that are essential for keeping Marina residents safe.

Maintaining Rapid 9-1-1 Emergency Response

Over the last 8 years, 9-1-1 calls to the Marina Fire Department have increased by more than 50% with a majority of these calls requiring an Emergency Medical Technician from a local fire station. Marina's aging fire stations were built for a much smaller population and are not located near where Marina's population is growing. Marina can no longer meet the national standard of 5 minute emergency response times. Current emergency response times of 8-10 minutes could be the difference between life and death in the event of a heart attack, stroke, accident or emergency.

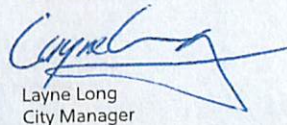
Aging Public Safety and City Facilities

Emergency planning, operations, disaster preparedness, law enforcement and other vital services currently occur in outdated and failing facilities. The temporary modular buildings, which we have been using for 45 years, have a service life of 25-30 years.

The City has developed plans for safe and modern facilities but the cost to make these upgrades is beyond what the City's current budget can support. The City Council is considering placing a funding measure on the ballot for local voters to consider which would provide funding to make Marina safer.

Enclosed is more information about the City's planning for safe and modern city facilities. As part of this planning process, please share your ideas and ask questions. Please email vision50@cityofmarina.org, call (831) 884-1211, or visit CityofMarina.org for more information.

Sincerely,


Layne Long
City Manager



VISION 50



Aging city facilities need significant repairs or replacement to remain safe and functioning.



Recreation and aquatics facilities inherited from Fort Ord must be upgraded or demolished



This rendering shows how the aging and dilapidated facilities could become modern, indoor recreation space for Marina residents of all ages.

Opportunities Cost

When the Fort Ord Army Base closed thirty years ago, Marina inherited 53,000-square feet of indoor recreation and swimming facilities. Former Water City Roller Rink was also forced to close due to safety and code issues. While unsafe and dilapidated in their current state, with significant renovations these facilities can be re-imagined into functional facilities that could offer exciting local recreational opportunities for residents.

Planning for the Future

The City of Marina is developing plans to maintain rapid 9-1-1 emergency response times, ensure city facilities remain functional and operational and provide quality city programs and services to residents. A local ballot measure could fund high-priority improvements to:

- ◆ Provide safe, modern and updated fire and police stations located close to key population centers to ensure rapid emergency services
- ◆ Replace outdated and failing city facilities with earthquake safe buildings for emergency operations, disaster response, recreation and city operations.
- ◆ Renovate existing unused city facilities to provide year-round recreation, swimming and other safe activities for children, teens, families and seniors.



Marina's public safety facilities were built to protect a much smaller city, resulting in slower emergency response times.

Locally Controlled Funding for a Safer Marina

The City Council is considering placing a local funding measure on the ballot for local voters to consider. If approved, funds from the measure would be subject to strict fiscal accountability protections, including:

- ◆ Required public disclosure of all spending
- ◆ An independent oversight committee and mandatory annual audits
- ◆ A requirement that all funds must stay local to improve facilities in Marina only



VISION 50

Planning for a Stronger and Safer Marina

In 2025 Marina will celebrate its 50th anniversary of becoming a city. As we look ahead to the next 50 years and plan for a stronger and safer future for local residents, your input is needed.

New Opportunities and New Challenges

Careful budgeting, state and federal grant funding, and revenue from new development has allowed Marina to open parks, upgrade playgrounds, and revitalize the downtown area. However, much of this funding is restricted, and leaves other critical needs unmet.

Aging Public Safety and City Facilities

Incorporated in 1975 with a population of around 10,000 residents, Marina has since grown to over 23,000. Despite this, the city still relies on 50 year old facilities built for a city half of Marina's size, including fire stations, a police station, and aging portable city buildings that are dilapidated, unsafe, and structurally unsound.



Marina is opening new parks and planning for a revitalized downtown.



City facilities were built over 40 years ago for temporary use. Structures are decaying and plastic tarps are used to prevent roof leaks.

Maintaining Rapid 9-1-1 Emergency Response

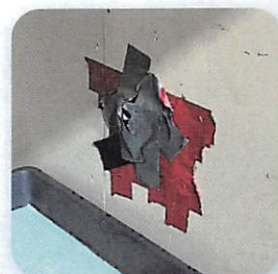
In the last 8 years, 9-1-1 calls to Marina Fire Department have risen by over 50%, mainly for medical emergencies needing quick paramedic response. Marina's aging fire stations were built for a much smaller population and are not located near areas of population growth, resulting in longer response times. Marina can no longer meet the national standard of 5 minute emergency response times. Current 9-1-1 emergency response times of 8-10 minutes could be the difference between life and death in the event of a heart attack, stroke, accident or emergency.

Critical City Services Impacted

- Deteriorating current city buildings for emergency planning, operations, disaster response, law enforcement, and services for children, youth, and seniors may not withstand a natural disaster, such as a major earthquake.
- These aging buildings pose risks to city operations, potentially hindering employees from serving residents and conducting emergency operations safely and efficiently.



Marina's public safety facilities were built to protect a much smaller city, resulting in slower emergency response times.



Aging city facilities need significant repairs or replacement to remain safe and functioning.



VISION 50

Planning for a Stronger and Safer Marina

Deteriorating City Facilities

Thirty years ago, Marina acquired indoor recreation and swimming facilities from the closed Fort Ord Army Base. Currently unsafe and dilapidated, these facilities can be transformed into functional spaces for exciting recreational opportunities with significant renovations. Without significant renovations, demolition of these city facilities is likely.



Current old and unusable aquatics center



Current old and unusable sports center



New potential sports center



New potential aquatics center

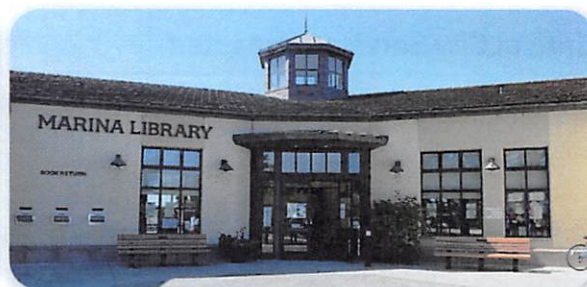
Planning for the Future

Plans are underway to sustain quick 9-1-1 response, keep city facilities operational, and provide quality programs. Replacing and upgrading aging facilities are not possible without an additional funding source, prompting the City of Marina to consider a local ballot measure for urgent improvements, including:

- **Provide** safe, modern and up-to-date fire and police stations located close to key population centers to ensure rapid 9-1-1 response to emergencies
- **Replace** outdated and failing city facilities with earthquake safe facilities that meet current codes for emergency operations, disaster preparedness, and other city programs and operations
- **Renovate** existing unused city facilities to provide year-round recreation, swimming and other safe activities for children, teens, families and seniors



Potential Community Center Location Next to Marina Library



New city facilities for 9-1-1 response, emergency operations, administration of city programs and services, and a community center could be located next to the Marina Library.

Share Your Ideas and Priorities for Upgrading City Facilities!

The City of Marina is excited to celebrate a landmark 50 years of cityhood and welcome all to contribute to the City's vision for the next 50 years and beyond. Please share your ideas, priorities and questions to help shape the future of Marina.

- Please visit tinyurl.com/Vision50Survey to complete a short survey
- If you have questions, please contact vision50@cityofmarina.org or (831) 884-1211
- Visit tinyurl.com/MarinaVision50 for more information




VISION 50
Planning for a Stronger and Safer Marina

Questions & Answers

Q: What challenges is the City of Marina facing?

A: Marina's population has more than doubled since the City incorporated in 1975, yet we still rely on the same fire stations, police station and city facilities that were built for a much smaller population. These aging facilities are impacting Marina's ability to maintain rapid emergency response times, disaster and emergency preparedness and other city services that are essential for keeping Marina residents safe.

Despite this challenge, thanks to careful budgeting, state and federal grant funding, and revenue from new development, Marina is opening new parks, upgrading playgrounds, and embarking on an exciting revitalization of the downtown area. However, much of this funding is restricted for specific uses, leaving other critical needs unmet.

Q: How are aging and outdated facilities impacting Marina's safety and city operations?

A: The city is operated from portable buildings that are over 45 years old and were intended to be temporary when they were installed. The temporary modular buildings have a service life of 25-30 years. Emergency planning, operations, disaster preparedness, law enforcement and programs for children, youth, and seniors occur in outdated and aging facilities, many of which were inherited from the military. The City has operated out of these buildings for almost double the service life of what the structures can withstand. In the event of a critical incident like an earthquake, many city facilities may not remain operational and hinder emergency response, in a time of great need for our residents.

Q: How do aging facilities impact rapid 9-1-1 emergency response times?

A: Over the last 8 years, 9-1-1 calls to the Marina Fire Department have increased by more than 50% and approximately 80% of those calls were for medical emergencies requiring the quick response of a paramedic responding from a local fire station. Because Marina's aging fire stations were built for a much smaller population, they are not located near many Marina residents, resulting in average response times of eight to ten minutes while the national standard for rapid emergency response times is five minutes. In the event of a heart attack, stroke, accident or other emergency, seconds can be the difference between life and death. The fire station at the Presidio of Monterey that has served parts of Marina for many years has relocated outside of Marina and may further delay emergency response times.

Q: How is the City planning to address these issues?

A: The City has developed plans for safe and modern facilities to:

- Provide safe, modern and updated fire and police stations located close to key population centers to ensure rapid emergency services
- Replace outdated and failing city facilities with earthquake safe buildings for emergency operations, disaster response, recreation and city operations
- Renovate existing unused city facilities to provide year-round recreation, swimming and other safe activities for children, teens, families and seniors.

Q: How might improvements to aging city facilities be funded?

A: The cost to upgrade Marina's aging facilities is beyond what the City's current budget can support. The City Council is considering placing a local funding measure on the ballot for local voters to consider.

Q: What type of local funding measure is being considered to address aging city facilities?

A: While no final decisions have been made, the most likely funding measure under consideration is a general obligation bond measure that would provide funding to upgrade local facilities over the next five to ten years and the cost could be paid off over the next 30 years. The estimated size of a bond measure needed to complete the identified upgrades is \$50 — \$65 million.

Q: How much would a local funding measure cost?

A: While the details of a local funding measure are still being determined, the cost of a general obligation bond is based on the assessed value (not market value) of properties. The assessed value is based on the original purchase price of a property and is typically much lower than the current market value of a property. In other words, those who have lived in their homes the longest and have lower original purchase prices will pay the least. In addition to residential homeowners, businesses and other property owners will pay the cost as well.

Q: If a local funding measure is approved by Marina voters, how can we be sure the funds will be spent as promised?

A: If approved, funds from a local funding measure would be subject to strict fiscal accountability protections, including:

- Required public disclosure of all spending
- An independent oversight committee and mandatory annual audits
- A requirement that all funds must stay local to improve facilities in Marina only

Q: Who could serve on the independent citizens' oversight committee?

A: Any resident of the City of Marina would be eligible to apply to serve on the citizens' oversight committee. The role of the oversight committee is to review the use of voter approved funds and report to the public if the funds have been used for the purposes promised in the measure.

Q: When would a local funding measure appear on the ballot for voter consideration?

A: While no final decisions have been made, the City Council is considering placing a measure on the November 5, 2024 General Election ballot.

Q: Who would get to vote on a local funding measure?

A: All registered voters in the City of Marina would be eligible to vote on a measure and support from 66.7% of voters who cast ballots would be needed for approval.

Q: Where can I find additional information or provide feedback?

A: Visit CityOfMarina.org/Vision50 for more information. As the City plans for a safer Marina, please share your ideas and ask questions. Please contact vision50@cityofmarina.org or (831) 884-1211.



For more information and updates:



CityOfMarina.org



[/CityOfMarina.org](https://www.facebook.com/CityOfMarina.org)

City of Marina Talking Points

The City of Marina is a Great Place to Live

- City has conducted careful budgeting, and received state and federal grant funding and revenue from new development
 - As a result, opening new parks, upgrading playgrounds, and revitalizing downtown areas
 - Much of this funding is restricted, and leaves other critical needs unmet

City Facilities Need Renovations

- Marina's population has more than doubled in the past 50 years, growing from 10,000 residents to over 23,000
 - Larger population still relies on fire stations, police stations and aging portable city buildings that were built for a much smaller city.
 - Aging facilities impact Marina's ability to:
 - Maintain rapid emergency response times
 - Ensure disaster and emergency preparedness
 - Provide other city services that are essential for keeping Marina residents safe.
- Forty years ago, City installed portable buildings for temporary use, housing City Hall and city services
 - Outdated, temporary portables are still in use today
 - Critical community services occur in outdated and aging facilities, including:
 - Emergency planning, operations, disaster response, law enforcement, and services for children, youth, and seniors
 - Aging facilities pose hazards to operations and hinder employees' ability to serve local residents

Emergency Services and 9-1-1 Response Times

- Over the last 8 years, 9-1-1 calls to the Marina Fire Department have increased by more than 50%
 - Majority of calls for medical emergencies, requiring the quick response of a paramedic
- Marina's fire stations were built for a much smaller population
 - Not located close to residents homes
 - Delayed response times affect emergency responses and lives of residents

A Safer Marina

In order to keep Marina residents safe, a local bond measure could:

- Provide safe, modern, up-to-date fire and police stations located close to key population centers to ensure rapid 9-1-1 response to emergencies
- Replace outdated and failing city facilities with seismically safe facilities for emergency operations, disaster preparedness, and other city programs and operations
- Renovate existing unused city facilities to provide year-round recreation, swimming and other safe activities for children, teens, families and seniors



Vision 50

Planning for a Stronger & Safer Marina

New Opportunities & Challenges

EXHIBIT F

- The City at almost 50 years old is at a crossroads.
- While development of new homes and businesses is **growing rapidly** in the former Fort Ord area, resulting in many parks and new facilities, the City's core facilities and other infrastructure have **critical unmet needs that must be addressed**.



Aging Public Safety Services & Facilities



- Marina's population has more than **doubled** in the past 50 years
 - Larger population relies on:
 - **Fire stations, police stations, and city facilities** - built for a much smaller city
 - City is operated from **portable buildings**
 - Originally envisioned as a **temporary solution**



Maintaining Rapid 9-1-1 Emergency Response



- In the last 8 years, 9-1-1 calls to the Marina Fire Department have **increased by over 50%**
 - ~80% of 9-1-1 calls are for **medical emergencies** requiring the quick response of an EMT from a local fire station
- Because Marina's aging fire stations were built for a much smaller population, **they are not located near many Marina residents** and delay response times
- Average response time of **8-10 minutes**
 - National Standard is **5 minutes**



Deteriorating City Facilities



- Programs & services operating in **deteriorating city buildings**:
 - Emergency planning & operations
 - Disaster response
 - Law enforcement
 - Services for children, youth, and seniors
- Aging facilities pose **hazards to city operations**
- Hinder employees' ability to **serve residents and provide emergency services**



Making the Most of What We Have



- Fort Ord Army Base Closure
 - Marina inherited **53,000 square feet** of indoor recreation & swimming facilities
 - Currently **unsafe & dilapidated**
- With renovations, Fort Ord facilities could be **exciting recreational spaces** for residents
 - Without renovations, they will likely need to be **demolished**



Planning for the Future



- Renovations proposed for Fort Ord facilities could include a **new sports complex and aquatic center**
- New facilities for **9-1-1 response, city program administration/services, and a community center** could be located next to the Marina Library



How is Marina planning to address these issues?

EXHIBIT F

The City is developing plans for safe and modern facilities to:

- **Provide** safe, modern, and up-to-date fire and police stations located close to key population centers to ensure rapid 9-1-1 response to emergencies
- **Replace** outdated and failing city facilities with earthquake safe facilities that meet current codes for emergency operations, disaster preparedness, and other city programs and operations
- **Renovate** existing unused city facilities to provide year-round recreation, swimming, and other safe activities for children, teens, families, and seniors



How is Marina planning to address these issues?

The only realistic mechanism available to build city facilities is through issuing a **general obligation bond measure**, which must be approved by the citizens of Marina.



Fiscal Accountability



If approved, funds from the local funding measure would be subject to strict fiscal accountability protections:

- **Required** disclosure of all spending
- An **independent oversight committee** and mandatory annual audits
- A requirement that **all funds must stay local** to improve facilities in Marina only



Share Your Ideas and Priorities!

We want your feedback!
To learn more and share your
feedback, please visit:
CityofMarina.org/Vision50Survey

