



AGENDA

Thursday, June 19, 2014

6:30 P.M.

SPECIAL MEETING PLANNING COMMISSION

Council Chambers
211 Hillcrest Avenue
Marina, California

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)**

1. CALL TO ORDER 
2. ROLL CALL & ESTABLISHMENT OF QUORUM (Planning Commission Members)
David Burnett, Margaret Davis, Eugene Doherty, Greg Furey, Tim Ledesma, Virgil Piper, Ken Turgen
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR: *Announcements of special events or meeting of interest as information to Board and Public. At this time any person may comment on any item, which is not on the agenda. Please state your name and address for the record. Action*

will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on the next agenda. Planning Commission members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of Four (4) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the Planning Commission.

5. CONSENT AGENDA: *Background information has been provided to the Planning Commission on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. If discussion is requested by anyone on any item, that item will be removed from the Consent Agenda and placed at the end of Other Action Items if separate action is requested.*
 - a. Minutes for the May 22, 2014 Special Planning Commission meeting

6. PUBLIC HEARINGS: *Time will be set aside during the Public Hearing to receive oral comments on all items listed as Public Hearings. Staff will present the project brought forth for Planning Commission consideration and possible action and answer questions from the Planning Commissioners. The applicant will then have the opportunity to raise any issues. The public will then be invited to approach the podium to provide up to four (4) minutes of public testimony.*

It is requested that the Planning Commission:

- a. Consider adopting Resolution No. 2014- , approving Conditional Use Permit UP 2014-05, to allow a hotel use within the Retail Business (C-1) Zoning District, and approving Site and Architectural Design Review DR 2013-08 for the Site Plan, Building Elevations, Landscape Plan, Retaining Walls, and Colors and Materials for a 50' high, four story ±60,000 square foot hotel with 90 hotel units on a ±1.96 acre project site located at 120 Reservation Road (APN 033-111-033), subject to conditions.

 - b. Consider adopting Resolution No. 2014- , approving an amendment to Conditional Use Permit UP 2007-15, to allow for parking of motor vehicles over 20 feet in length associated with a service commercial use within the designated parking area on a ±1.85 acre project site at 742 Neeson Road (APN 031-112-034), subject to conditions.
7. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is brought forth for Planning Commission consideration and possible action. The Planning Commission may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

- a. None
- 8. **COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:**
 - a. City Council, Design Review Board, Tree Committee and other meetings of note.
 - b. Upcoming items scheduled for future meetings.
 - c. Ad Hoc Committee
- 9. **CORRESPONDENCE:**
 - a. None
- 10. **ADJOURNMENT**

CERTIFICATION

I, Judy Paterson, Administrative Assistant for the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at Marina City Council Chambers bulletin board, 211 Hillcrest Avenue; City Kiosk at the corner of Del Monte Boulevard and Reservation Road; and Monterey County Free Library Marina Branch at 190 Seaside Circle on or before 6:30 p.m. Monday, June 16, 2014.

Judy Paterson, Administrative Assistant II
Planning Services Division
Community Development Department

PLANNING COMMISSION NOTES:

- 1. The Marina Planning Commission regularly meets at 6:30 P.M. on the second and fourth Thursdays of each month.
- 2. The Planning Commission follows procedures intended to allow for project applicants and members of the public the fullest possible opportunity to be heard, while enabling the Commission to complete its meetings within a reasonable time.
- 3. Copies of staff reports are available to the public on the Friday afternoon, prior to the Thursday meetings at the Community Development Department office located at 209 Cypress Avenue.
- 4. Planning Commission subcommittees include the Marina Design Review Board (DRB) and Tree Committee. The DRB regularly meets at 6:30 P.M. on the third Wednesday of each month and the Tree Committee meets quarterly on the 2nd Wednesday of January, April, July and October... All meetings take place in the Council Chambers unless otherwise noticed... Public notices and agendas are posted at the following locations: Monterey County Library Marina Branch, Kiosk at the corner of Del Monte Blvd. and Reservation Rd., and Marina City Council Chambers Bulletin Board.
- 5. The public is invited and encouraged to participate in all meetings of the Planning Commission and its subcommittees.
- 6. **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@ci.marina.ca.us. Requests must be made at least **48 hours** in advance of the meeting.



MINUTES

Thursday, May 22, 2014

6:30 P.M.

**REGULAR MEETING
PLANNING COMMISSION**

**Council Chambers
211 Hillcrest Avenue
Marina, California**

1. CALL TO ORDER

Chair Burnett called the meeting to order at 6:30 p.m.

2. ROLL CALL & ESTABLISHMENT OF QUORUM (Planning Commission Members)

David Burnett, Margaret Davis, Eugene Doherty, Tim Ledesma, Virgil Piper, Ken Turgen

Members absent: Greg Furey

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:

Paula Pelot, Marina resident, expressed her concern about a large cross that was erected on Lake Drive within view of the freeway.

5. CONSENT AGENDA:

- a. Minutes for the February 6, 2014 Special Planning Commission meeting.(Continued from April 10 – see City Attorney email)

Chair Burnett made a motion to approve the minutes of the February 6 Special Meeting. The motion was seconded by Vice-Chair Turgen and passed by a 5-0-1(Furey)-1(Ledesma) vote.

- b. Minutes for the April 10, 2014 Regular Planning Commission Meeting.

Vice-Chair Turgen made a motion to approve the April 10, 2014 minutes. The motion was seconded by Commissioner Piper and passed by a 6-0-1(Furey)-0 vote.

6. **PUBLIC HEARINGS:**

It was requested that the Planning Commission:

- a. Open a public hearing, take any testimony from the public, and consider adopting Resolution No. 2014- , recommending the City Council consider approving reversion to acreage for eight parcels within the Dunes on Monterey Bay Specific Plan area (APN's 031-282-049, 031-282-050, 031-282-051, 031-282-052, 31-282-053, 031-282-054, 031-282-055 and 031-282-056) for the Veterans Affairs Marina Health Care Center at 8th Street and 1st Avenue

Edrie Delos Santos, Assistant City Engineer, gave a staff report. He described the original subdivision of nine separate lots by Marina Community Partners and the purchase of eight of the lots by the Veterans Health Care Center. The reversion to acreage would create one parcel from the separate lots.

The public hearing was opened. Hearing no one, the public hearing was closed.

Vice-Chair Turgen made a motion to adopt the resolution as presented by staff. The motion was seconded by Commissioner Ledesma and passed by a 6-0-1(Furey)-0 vote.

7. **OTHER ACTION ITEMS:**

- a. None

8. **COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:**

- a. City Council, Design Review Board, Tree Committee and other meetings of note.

Vice-Chair Turgen requested through Chair Burnett that an item from the April 10 meeting regarding the appointment of the alternate to the Design Review Board be readdressed. He had included in his motion that Chair Burnett was the current alternate to the Design Review Board when, in fact, the alternate is Commissioner Piper. Commissioner Piper agreed to continue in that capacity.

Chair Burnett moved that Commissioner Piper remain the alternate to the Design Review Board. The motion was seconded by Vice-Chair Turgen and passed by a 5-1(Ledesma)-1(Furey)-0 vote.

Staff reported on

- b. Upcoming items scheduled for future meetings.
- c. Ad Hoc Committee

Commissioner Doherty, Chair of the Ad Hoc Committee reported on two items they would like to consider for future Planning Commission agendas:

1. A possible presentation by the Coastal Commission
 2. A presentation by staff of a work flow chart for various permit types
9. CORRESPONDENCE:
- a. None
10. ADJOURNMENT

The meeting was adjourned at 7:06 p.m.

ATTEST:

David Burnett, Chairperson

Judy Paterson, Administrative Assistant II

DATE

June 12, 2014

Item No:

Honorable Chair and Members
of the Marina Planning Commission

Planning Commission Meeting of
June 19, 2014

**PLANNING COMMISSION CONSIDER ADOPTING
RESOLUTION NO. 2014- , APPROVING: (1) CONDITIONAL USE
PERMIT UP 2014-05 TO ALLOW A HOTEL USE WITHIN THE
RETAIL BUSINESS (C-1) ZONING DISTRICT, AND; (2) SITE
AND ARCHITECTURAL DESIGN REVIEW DR 2013-08 FOR THE
SITE PLAN, BUILDING ELEVATIONS, LANDSCAPE PLAN,
RETAINING WALLS, AND COLORS AND MATERIALS FOR A
50' HIGH, FOUR STORY, ±60,000 SQUARE FOOT HOTEL WITH
90 HOTEL UNITS ON A ±1.96 ACRE PROJECT SITE LOCATED
AT 120 RESERVATION ROAD (APN 033-111-033), SUBJECT TO
CONDITIONS**

REQUEST:

It is requested that the Planning Commission:

1. Consider adopting Resolution No. 2014- , approving Conditional Use Permit UP 2014-05, to allow a hotel use within the Retail Business (C-1) Zoning District, and;
2. Approving Site and Architectural Design Review DR 2013-08 for the Site Plan, Building Elevations, Landscape Plan, Retaining Walls, and Colors and Materials for a 50' high, four story ±60,000 square foot hotel with 90 hotel units on a ±1.96 acre project site located at 120 Reservation Road (APN 033-111-033), subject to conditions.

BACKGROUND:

The subject property is located at 120 Reservation Road, bounded by 'old' Reservation Road, heading from Highway 1 into downtown Marina. For descriptive purposes, the continuation of Beach Road from Marina State Beach to Del Monte Boulevard is hereinafter referenced as Beach Road.

Over the years, there have been several hotel proposals for the subject property. Construction of a Marina Plaza Hotel Project commenced in 2001, but the owner halted construction shortly after initial grading of the site had begun. Also, on February 10, 2004, Mr. Mario Tutino, filed an application for preliminary staff review of an Extended Stay America hotel at the subject site.

On December 21, 2010, the Marina City Council adopted Resolution No. 2010-206, approving a Fee Agreement between the City of Marina and Marina Hospitality, LLC, for provision of planning, engineering and City Attorney services related to review and processing of a proposed project on a ±1.96 acre parcel located at 120 Reservation Road, Marina (APN 033-111-033). The Fee Agreement was fully executed on February 28, 2011.

On December 17, 2013, the applicant, Anthony Lombardo & Associates, on behalf of Marina Hospitality LLC, submitted a complete application for a Conditional Use Permit and Site and

Architectural Design Review to construct a 50' high, four story, ±60,570 square foot building including 90 hotel units with a ±1,200 square foot meeting room, fitness room, guest laundry and sundries shop; a ±470 square foot accessory building; and a ±650 square foot outdoor pool and hot tub on the project site. After staff met with the applicant, on January 27, 2014, a revised Plan Set was submitted to the City.

At the regular meeting of March 19, 2014, the Site and Architectural Board (DRB) adopted Resolution No. 2014-03, recommending Planning Commission denial of Site and Architectural Design Review DR 2013-08 and requesting that the applicant return to the DRB with a revised design that addresses issues described within the minutes for the March 19, 2014 meeting.

On March 24, 2014 and May 2, 2014 staff and the applicants met to discuss comments made at the DRB meeting and on May 14, 2014 received a revised Plan Set that addresses issues raised by the DRB.

At the regular meeting of May 21, 2014, the Site and Architectural Design Review Board adopted Resolution No. 2014-04, recommending Planning Commission approval of Site and Architectural Design Review DR 2013-08 for the revised Site Plan, Building Elevations, Landscape Plan, Retaining Walls, and Colors and Materials for a 50' high, four story ±60,000 square foot hotel with 90 hotel units on a ±1.96 acre project site located at 120 Reservation Road (APN 033-111-033), subject to conditions.

Many of the DRB recommended conditions of approval have been addressed through refinement of the plans and are no longer part of the draft Resolution. The attached Plan Set and photo simulations (“**EXHIBIT A**”) show the proposed installations.

ANALYSIS:

CONSISTENCY WITH THE MARINA GENERAL PLAN

The subject property is designated as “Visitor Serving” on the General Plan Land Use Map. Hotels, motels, and associated conference and food-service facilities and sundry shops serving hotel guests are permitted on properties designated ‘Visitor Serving’.

Surrounding land uses include ‘Visitor Serving’ uses to the west (Motel 6 and Denny’s) and southeast (Comfort Inn) and a cluster of ‘Multi-Family Residential’ uses to the south (Cottages on Seaside Court). To the northeast, across Beach Road, is a drainage pond, known as Pond #3, and to the southeast across Reservation Road are ‘Retail-Service’ land uses (Marina Landing Shopping Center). A drainage basin with wetland characteristics, excavated as mitigation for the Marina Landing Shopping Center project, straddles both the City’s Beach Road right-of-way and the building site.

According to General Plan Policy 2.50, the primary intent of the ‘Visitor-Serving Retail and Services’ designation is to capture a significant share of the Monterey Peninsula’s tourist-generated economic growth, and in turn promote the General Plan goal of providing a sound fiscal base for the City. Generally, ‘Visitor Serving’ sites are located in close physical proximity to Monterey Bay, offer opportunities for scenic outlooks to the Bay, and offer good regional accessibility via Highway One and planned future public transportation.

ZONING ORDINANCE AND CONDITIONAL USE PERMIT REQUIREMENT

The subject property is located within the Retail Business District (C-1) on the Zoning District Map. In accordance with Marina Municipal Code (MMC) Section 17.22.030 A, hotels are permitted within the C-1 Zone, subject to first securing a Conditional Use Permit.

Intensity of non-residential development is described as the Floor Area Ratio (FAR) of a site, i.e. the ratio between the square footage of enclosed building space (59,722 square feet) and the square footage of the site (85,378 square feet). Therefore, the FAR for the proposed project is .70 FAR. MMC Section 17.22.100 B, allows the FAR to be as high as .90 in the C-1 Zoning District upon Planning Commission approval of a use permit for such increase, based upon findings that: (1) the development has provided common open space at the rate of one square foot of such open space for each five square feet of gross building floor area, and (2) off-street parking is screened from view and is located toward the rear of the building site. Such common open space areas can consist of landscaped areas, pedestrian plazas, walkways, and covered exterior spaces on the site that are freely usable and accessible by the public.

Using these calculations, 11,955 square feet of open space is required. The Open Space Site Plan (*Sheet A1-2*) shows a total of 22,931 square feet of common open space areas thus satisfying this criterion. Off street parking is located at the rear of the site as well as surrounding the hotel. Screening is provided by the drainage pond and plantings, the retention walls and grade differentials, and landscaping, as well as substantial set backs from both Beach and Reservation Road right-of-way.

SITE AND ARCHITECTURAL DESIGN REVIEW

Applicable development standards are found within MMC Chapter 17.22, Retail Business District, and the City of Marina Design Guidelines and Standards.

Site Plan

The Site Plan (*Sheet A1.1*) shows the relationship of the hotel parcel to the adjacent City-owned boomerang-shaped right-of-way parcel. It also shows the dimensions to which the project will be constructed. The proposed hotel is located central to the subject property and more than exceeds the setback requirements of Chapter 17.22 (10' landscaped front yard; 0 side yard; 5' rear yard).

Site access is via right turn egress and ingress to and from Beach Road. Left hand ingress from Beach Road may be feasible and a Condition of Approval has been provided in the Draft Resolution requiring that the applicant shall use the City's CAD files for the Beach Road improvements to propose to the City Engineer a design that would allow for this to be accomplished.

Also, on May 28, 2014, the Transportation Agency for Monterey Bay (TAMC) allocated funding to study the potential for a roundabout at the intersection of Beach Road and Reservation Road, utilizing the available City right-of-way parcel adjacent to the project site.

An emergency vehicle access (EVA) is provided to Reservation Road across the City right-of-way. The EVA will be accessible to emergency vehicles only.

Drive aisles, which circle the site, are 26' wide with underlying storm water infiltration chambers for 100% on-site storm water retention.

The provided number of parking stalls (including 4 ADA accessible stalls) meets the requirements of MMC Section 17.44.020 G, which requires one space for each unit and one space for the manager (91 spaces).

Proposed parking spaces are 9' wide by 17.5' with adequate space to accommodate a typical 1.5' vehicle overhang and thus are compliant the Site and Parking Lot Guidelines and Standards. Ten foot wide parking stalls are now provided for all end stalls to accommodate vehicle turn movements.

The access and parking configuration has been reviewed by the Fire Chief regarding fire truck access and turning movements. A 40' turning radii to accommodate a ladder truck is shown on the plan.

Concrete sidewalks surround the hotel site and a sidewalk is also provided along the main entry drive to Beach Road. The applicant will also provide a concrete curb, gutter and sidewalk along the periphery of property. This will help to close the gaps for a consistent sidewalk to the Marina State Beach and to downtown Marina. Ultimately, the sidewalk will link to the new pedestrian facilities fronting Locke Paddon Community Park that start at Seaside Circle.

Pedestrians will be able to navigate from the hotel site to Marina State Beach, the Reservation Road/Beach pedestrian crossing, downtown Marina or the adjacent restaurant (Denny's) via pedestrian accesses to the public sidewalk. Clear and direct paths of travel are delineated by striping from the hotel sidewalk across the drive aisles. A new accessible pedestrian pathway will be provided across the City right-of-way to the Reservation Road sidewalk.

Class 2 bicycle lanes are existing on Reservation Road and proposed on Beach Road in front of the subject property, connecting to downtown on the newly constructed roundabouts at Locke Paddon Community Park. The location of a bicycle rack is not shown on the site plan. Bicycle parking may be utilized by employees or travelers exploring the Monterey Bay Coastal Bike Trail. A Condition of Approval has been added to the Draft Resolution to require provision of bicycle parking by means of either indoor or outdoor bicycle lockers, or a bicycle rack placed in a secure and prominent location.

The site is well served by Monterey Salinas Transit (MST) with southbound service to the MST bus exchange available in front of the Comfort Inn and northbound service to Monterey available in front of the 7 Eleven.

The trash enclosure is located at the western corner of the property. Waste management vehicles would use the main access/egress and navigate the site similar to any other vehicle.

Elevations

The applicant is also seeking approval of the hotel elevations (*Sheet A3-1 and Sheet A1-2*).

The proposed hotel is a modified prototypical 'center loaded' Hampton Inn and Suites. The building layout consists of two wings situated at an obtuse angle to one another joined at the pivot by the main lobby entry. The proposed four story building reaches 50'6" in height.

The building façade is articulated and the building is fully wrapped with complimentary design treatment. The articulation is expressed through use of asymmetric tower elements that vary in height, and through horizontal placement of elements including ground floor sheet glass windows at the main entry, wooden trellises, fourth floor 'Juliet' balconies and arched windows, and stone veneer finishes which varies in height from one to three stories. Pop outs are provided on the north elevation to step the building up to its ultimate height.

The pool equipment building and cabana and covered patio (*Sheet A1-2*) utilize the colors and materials of the hotel building.

Paint colors are in neutral tones of 'Practical Tan', 'Wooded Acre', 'Natural Bridge' and 'Ancient Earth' highlighted by sunny splashes of 'Just Peachy.' Colors can be seen on the attached rendering. A color and materials board will be presented at the meeting.

Conceptual Landscape Plan

The conceptual landscape plan shows fourteen (14) California native trees, including California lilac, cypress and flannel bush trees distributed around the site. Only the cypress tree is acknowledged on the City of Marina Recommended List of Preferred Trees. California lilac and flannel bush are typically classified as shrubs, though they can reach 20 feet in height.

The grounds are proposed to be planted primarily with shrubs and vines (166 plants) and groundcovers (350 plants) of which 88% are California natives and include California lilac, mallow, and sage. California wild grape vines will flow from the terraces of the retaining wall on the northwest property boundary, eventually adhering to the wall. Trailing ceanothus will mask the southern and southwesterly walls. Tropical plantings of star jasmine and bird of paradise create an oasis at the swimming pool.

Retaining Walls

Constraints on the site created by topography, the existing retaining walls, an existing wetland, limited access, circulation options and ADA requirements necessitate the use of retaining walls for a level building pad (*Sheets C1 of 3 to C3 of 3*).

Retaining walls are proposed surrounding much of the site to eliminate the existing $\pm 17'$ grade differential (from the southwest to the northeast) across the site to create a development terrace. Terraced concrete block walls totaling $\pm 8'$ to $\pm 11'$ high are proposed along the south, southwest and west corners of the property (*Sheet C2 of 2, Section A*). These terraced walls will be vegetated.

Earth would be moved to level the slope, which is bounded by a second wall up to 8' high adjacent to the western edge of the existing drainage basin (*Sheet C2 of 2, Section B*). This wall is constructed of keystone standard unit with a proposed guard rail and optional fence as safety features.

General Plan Mitigation Measure 6.3 requires that all proposed development projects shall be designed to avoid construction in wetlands to the extent practicable. Biologists contracted to review the Site Plan for compliance have worked with the applicant to place the wall so as to ensure avoidance of the wetland by means of a 5' setback for the retaining wall and curb from the edge of the willow canopy. A Condition of Approval has been added to the Draft

Resolution to ensure that any construction activities required within the five-foot buffer area shall only be allowed under the supervision of a qualified biological monitor.

A typical curb/wall profile (*Sheet C3 of 3*) is also provided showing that when viewed from Beach Road, between $\pm 6'$ to $\pm 8'$ height of wall will be visible, to be screened by the existing grade at the toe of the wall, the thicket of willow and other riparian vegetation present at the basin. A guard rail will be installed on the parking level.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

On October 31, 2000 the Marina City Council adopted Resolution No. 2000-94, certifying the Environmental Impact Report (EIR) for the Marina General Plan (State Clearinghouse #1999031064).

This project is consistent with the Marina General Plan and is categorically exempt from further environmental review in accordance with Section 15332 of the California Environmental Quality Act (CEQA) applicable to infill developments.

CONCLUSION:

This request is submitted for Planning Commission consideration and possible action.

Respectfully submitted,

Theresa Szymanis, AICP
Planning Services Manager
City of Marina

REVIEWED/CONCUR:

Christine di Iorio, AICP
Community Development Director
City of Marina

RESOLUTION NO. 2014-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARINA APPROVING: (1) CONDITIONAL USE PERMIT UP 2014-05 TO ALLOW A HOTEL USE WITHIN THE RETAIL BUSINESS (C-1) ZONING DISTRICT, AND; (2) SITE AND ARCHITECTURAL DESIGN REVIEW DR 2013-08 FOR THE SITE PLAN, BUILDING ELEVATIONS, LANDSCAPE PLAN, RETAINING WALLS, AND COLORS AND MATERIALS FOR A 50' HIGH, FOUR STORY, ±60,000 SQUARE FOOT HOTEL WITH 90 HOTEL UNITS ON A ±1.96 ACRE PROJECT SITE LOCATED AT 120 RESERVATION ROAD (APN 033-111-033), SUBJECT TO CONDITIONS

WHEREAS, on December 21, 2010, the Marina City Council adopted Resolution No. 2010-206, approving a Fee Agreement between the City of Marina and Marina Hospitality, LLC, for provision of planning, engineering and City Attorney services related to review and processing of a proposed project on a ±1.96 acre parcel located at 120 Reservation Road, Marina (APN 033-111-033) and the Fee Agreement was fully executed on February 28, 2011, and;

WHEREAS, on December 17, 2013, the applicant, Anthony Lombardo & Associates, on behalf of Marina Hospitality LLC, submitted a complete application for a Conditional Use Permit and Site and Architectural Design Review to construct a hotel with 90 hotel units at the subject site, and;

WHEREAS, at the regular meeting of March 19, 2014, the Site and Architectural Board (DRB) adopted Resolution No. 2014-03, recommending Planning Commission denial of Site and Architectural Design Review DR 2013-08 and requesting that the applicant return to the DRB with a revised design that addresses issues described within the minutes for the March 19, 2014 meeting, and;

WHEREAS, on March 24, 2014 and May 2, 2014 staff and the applicants met to discuss comments made at the DRB meeting and on May 14, 2014 received a revised Plan Set that addresses issues raised by the DRB, and;

WHEREAS, at the regular meeting of May 21, 2014, the Site and Architectural Design Review Board adopted Resolution No. 2014-04, recommending Planning Commission approval of Site and Architectural Design Review DR 2013-08 for the revised Site Plan, Building Elevations, Landscape Plan, Retaining Walls, and Colors and Materials for a 50' high, four story ±60,000 square foot hotel with 90 hotel units on a ±1.96 acre project site located at 120 Reservation Road (APN 033-111-033), subject to conditions, and;

WHEREAS, on October 31, 2000 the Marina City Council adopted Resolution No. 2000-94, certifying the Environmental Impact Report (EIR) for the Marina General Plan (State Clearinghouse #1999031064) and this project is consistent with the Marina General Plan, is categorically exempt from further environmental review in accordance with Section 15332 of the California Environmental Quality Act (CEQA) applicable to infill developments, and;

WHEREAS, on June 19, 2014, the Planning Commission of the City of Marina conducted a duly noticed Public Hearing to consider adopting Resolution No. 2014- , approving Conditional Use Permit UP 2014-05, to allow a hotel use within the Retail Business (C-1) Zoning District, and; approving Site and Architectural Design Review DR 2013-08 for the Site Plan, Building Elevations, Landscape Plan, Retaining Walls, and Colors and Materials for a 50' high, four story $\pm 60,000$ square foot hotel with 90 hotel units on a ± 1.96 acre project site located at 120 Reservation Road (APN 033-111-033), considered all public testimony, written and oral, presented at the public hearing, received; and considered the written information and recommendation of the staff report for the June 19, 2014 meeting related to the proposed use.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby approves Conditional Use Permit UP 2014-05, to allow a hotel use within the Retail Business (C-1) Zoning District, and; approving Site and Architectural Design Review DR 2013-08 for the Site Plan, Building Elevations, Landscape Plan, Retaining Walls, and Colors and Materials for a 50' high, four story $\pm 60,000$ square foot hotel with 90 hotel units on a ± 1.96 acre project site located at 120 Reservation Road (APN 033-111-033), making the following findings and subject to the following conditions of approval:

FINDINGS

1. Conditional Use Permit

- (a) Consistency with City Policies and Plans – That, as noted within the staff report dated June 9, 2014, the Planning Commission finds that the proposed use and development are in the public interest, conform with use and development policies and standards of the General Plan land use designation, the use and development standards of the Retail Commercial (C-1) Zoning District, and the City of Marina Design Guidelines and Standards.
- (b) The development has provided common open space at the rate of one square foot of such open space for each five square feet of gross building floor area (11,955 square feet required) by demonstrating on the Open Space Site Plan (*Sheet AI-2*), that 22,931 square feet of common open space areas consisting of landscaped areas, pedestrian plazas, walkways, and covered exterior spaces freely usable and accessible by the public are available on site.
- (c) Off street parking is screened from view and is located toward the rear of the building site as well as surrounding the hotel. Screening is provided by the drainage pond and plantings, the retention walls and grade differentials, and landscaping, as well as substantial set backs from both Beach and Reservation Road right-of-way.
- (d) That, as conditioned, the establishment, maintenance and operation of the building applied for will not be detrimental to health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use, in that the proposed use would develop a vacant property in a prominent location with a use that will enhance the attractiveness of the City to visitors and thus generate economy through provision of

employment, generation of tax revenue and provide economic multiplier effects as visitors access services within Marina.

- (e) That the establishment, maintenance and operation of the use applied for will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City, in that the proposed use is consistent with the “Visitor Serving” land use envisioned in the General Plan and is compatible with uses in the surrounding area.
2. Site and Architectural Design Review DR 2013-01 - That Site and Architectural Design Review DR 2013-01 has been designed and will be constructed, and so located, that the project, as conditioned, will not:
- (a) Be unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the City, in that the project will develop a vacant property in a prominent location at the Reservation Road entry to the City with a modern hotel and new native landscaping as well as on-site amenities.
 - (b) Impair the desirability of tenancy or investment or occupation in the City, in that a new hotel at this prominent location will allow more visitors to stay in the City of Marina, thus adding value to the surrounding area for new supportive visitor serving uses, and to the City as a whole by providing new customers to shop, dine and play within the City.
 - (c) Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the project is an appropriate and efficient use of the site that is compatible with the existing “Visitor Serving” land use designation, and whereby the private developer will contribute to the financial well being of the community through development impact fees, property taxes, tourist occupancy taxes and any new sales taxes resulting from visitor expenditures.
 - (d) Impair the desirability of tenancy or conditions on or adjacent to the subject site, in that the design and placement of the structures will upgrade a vacant development site on property designated “Visitor Serving” on the General Plan Land Use Map in an appropriate location having direct and attractive access to downtown Marina and to the Marina State Beach.
 - (e) Otherwise adversely affect the general welfare of the community, in that the project, for the reasons provided above, will have an overall positive effect on the general welfare of the community.

Conditions of Approval

1. Substantial Compliance - The project shall be accomplished in substantial accordance with the details as specified on “**EXHIBIT A**” attached to this Resolution.

2. Permits - The applicant shall obtain all required building permits and public improvement permits prior to initiating construction.
3. Indemnification - The applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of the project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition.
4. Ingress – Prior to issuance of a building permit for the project, the applicant shall use the City’s CAD files for the Beach Road improvements and propose to the City Engineer a design that would allow for left hand ingress to the main drive entry to be accomplished.
5. Drainage Basin Setback – The proposed project shall be designed to avoid construction in wetlands to the extent practicable. The location of the proposed retaining wall and all associated construction activities shall be set back 5’ from the edge of willow canopy. Any construction activities required within the 5’ buffer area shall only be allowed under the supervision of a qualified biological monitor.
6. A qualified biologist shall be present on site to monitor construction activities in the vicinity of the resource (i.e., all work associated with the proposed retaining wall and other site improvements adjacent to the drainage basin). The monitor shall have the authority to stop work if impacts should occur.
7. No willow plants shall be removed. Appropriate measures shall be taken to avoid impacts to willow plant roots during trimming and maintenance activities.
8. Silt fencing shall be placed at the limits of construction adjacent to the drainage basin to physically separate project activities and materials from the resource. A project monitor shall check the fencing prior to the initiation of ground disturbing activities to verify it has been correctly installed.
9. Fire Department - Connection locations shall be to the satisfaction of the Fire Chief. Parking spaces may be removed to accommodate Fire Department connections.
10. Final Landscape Plan – The Final Landscape Plan, substantially consistent with the Preliminary Landscape Plan shall address the following:
 - (a) The Final Landscape Plan shall show no less than the currently proposed number of trees, grasses, shrubs and groundcover, respectively with at least 65% California native plantings.
 - (b) Minimum plant sizes for the Final Landscape Plan shall be consistent with landscaping standards for other developments within Marina:

- (i) The box size for planted trees shall be a minimum of 15 gallons with a minimum box size of 24-inch.
 - (ii) Trees shall be spaced at about 30' on-center for larger varieties and about 20' on-center for smaller varieties. In addition, trees shall be a minimum of: 10' away from driveways; 15' from streetlights and traffic control signals; 5' from water, gas and fire service laterals; and 10' from sewer and gas laterals.
 - (iii) The minimum size to plant shrubs is at 5 gallons for 50% of the shrubs and at 1 gallon for the other 50% of the shrubs.
11. Irrigation Plan – Prior to the issuance of building permits, a Final Irrigation Plan shall be submitted for review and approval of the Community Development Director that addresses any changes to the plant materials and locations.
12. Surety Bond – Prior to the issuance of a building permit, the applicant shall provide a bond or other surety acceptable to the City to guarantee that the installed landscaping shall remain in a healthy and growing condition for a minimum of two years from the date of occupancy approval. The amount of the surety shall be a minimum of ten percent of the actual or estimated costs of the installation accepted by the Planning Services Division. An amount greater than ten percent may be required by the Planning Services Division if more exotic, less reliable plant material is specified in the approved planting plan. Two years after the approval of occupancy, the applicant shall contact the Planning Services Division to arrange for an inspection of the landscaping. If or when all landscaping shown on the approved plans is in place and is in healthy and growing condition, the surety shall be returned to the entity that provided the surety or to another entity upon proof of transfer. If plant material is dead, dying or missing and the applicant does not take steps to restore the landscaping, the City shall have the authority to use the surety for the restoration of the landscaping.
13. Bicycle Facilities – On the Site Plan the applicant shall show the location(s) of either indoor or outdoors bicycle lockers, or a bicycle rack placed in a secure and prominent location.
14. Lighting – Prior to issuance of building permits, the applicant shall submit to the Planning Services Division a Photometric Analysis and lighting specifications showing white light only, consistent with standards set by the Illuminating Engineers Society for open parking, sidewalks and grounds with a minimum variation in foot-candles across the site, for administrative review and approval.
15. Trash Enclosures and Maintenance Building - Prior to the issuance of building permits the applicant shall coordinate with the waste hauler for the site.
16. Signs - Sign locations and specifications are not part of this application and will require a separate application for review by the Site and Architectural Design Review Board.

Resolution No. 2014-
Page 6.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 19th day of June, 2014, by the following vote:

AYES, PLANNING COMMISSION MEMBERS:
NOES, PLANNING COMMISSION MEMBERS:
ABSENT, PLANNING COMMISSION MEMBERS:
ABSTAIN, PLANNING COMMISSION MEMBERS:

David Burnett, Chair
Marina Planning Commission

ATTEST:

Christine di Iorio, AICP
Director, Community Development Department
City of Marina



*Hampton
Inn & Suites*

*Hampton
Inn & Suites*

NOT FOR CONSTRUCTION



PK ARCHITECTS, PC
4515 S. McCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



Marina CALIFORNIA

REVISION: DATE: COMMENTS:

PROJECT NO: 11-311
DATE: 06-09-14
PROJECT MGR: RC
CHECKED BY: JP

SHEET TITLE:
EXTERIOR ELEVATIONS

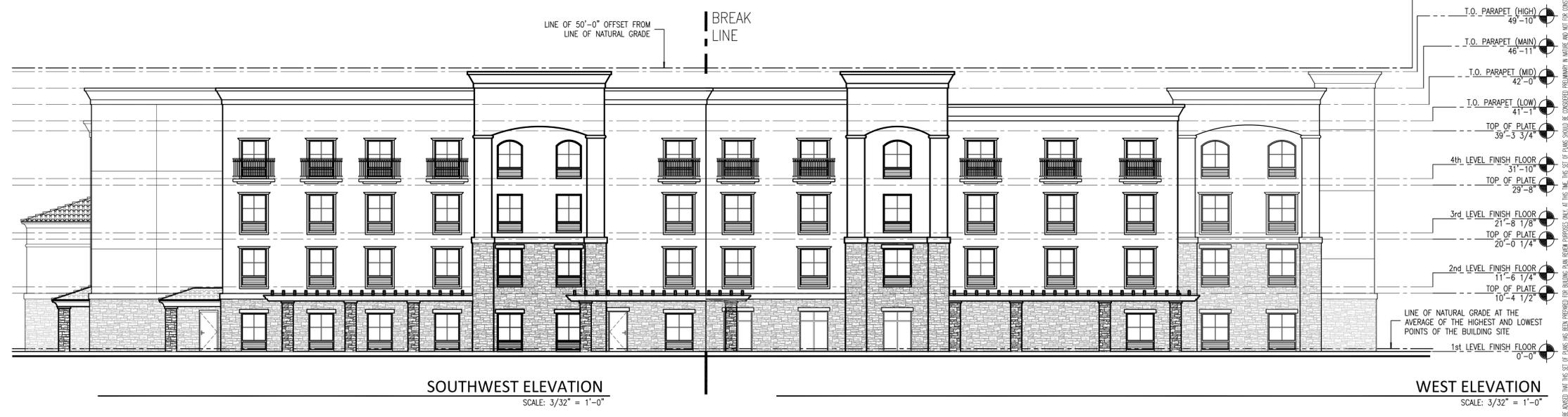
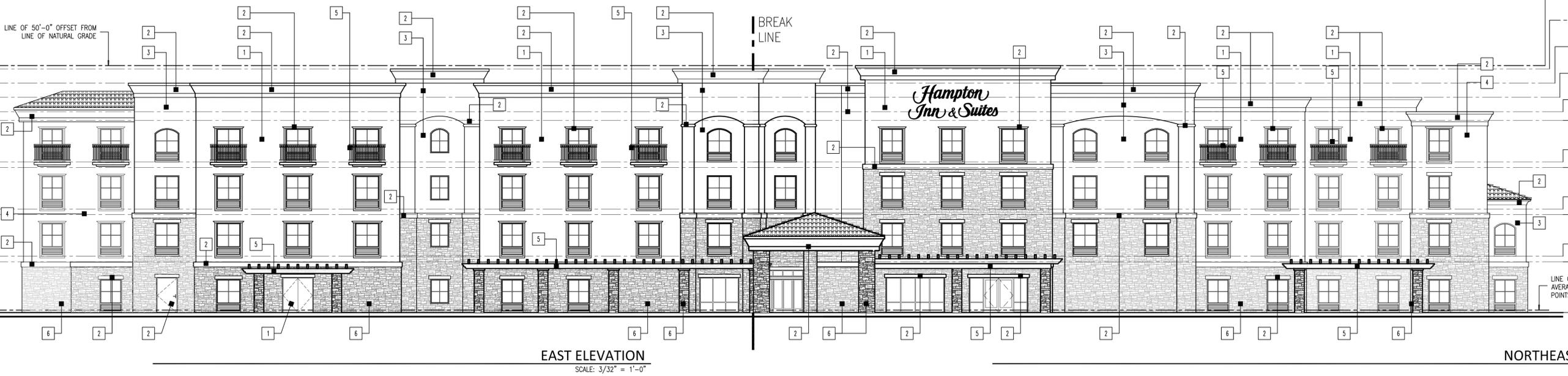
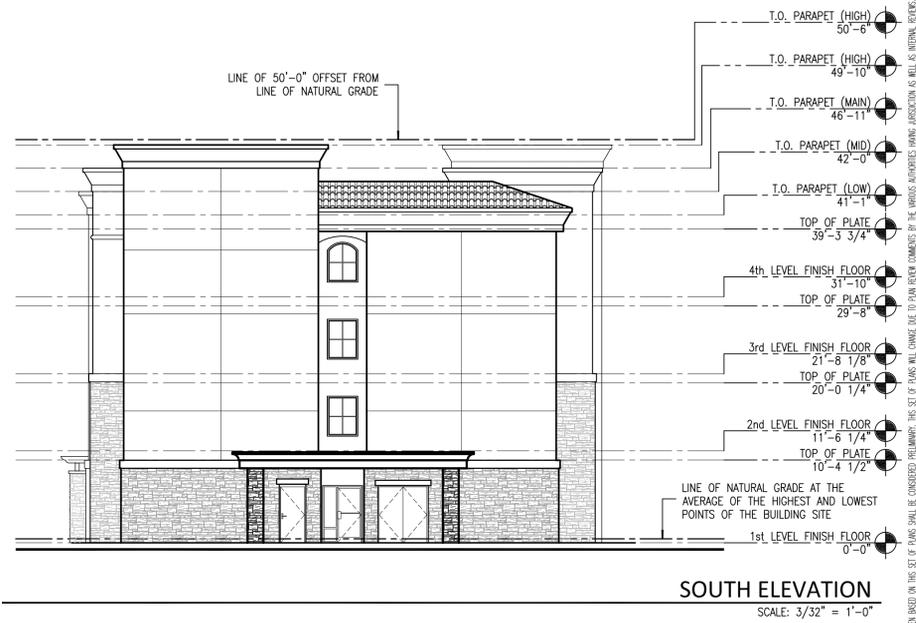
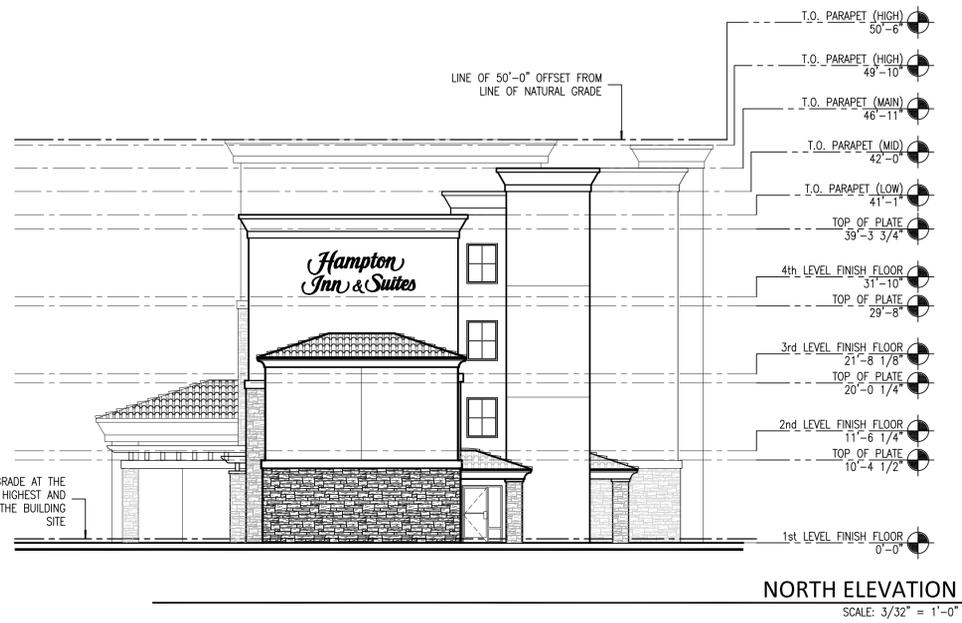
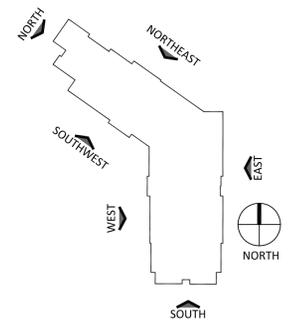
SHEET NUMBER:
A3-1

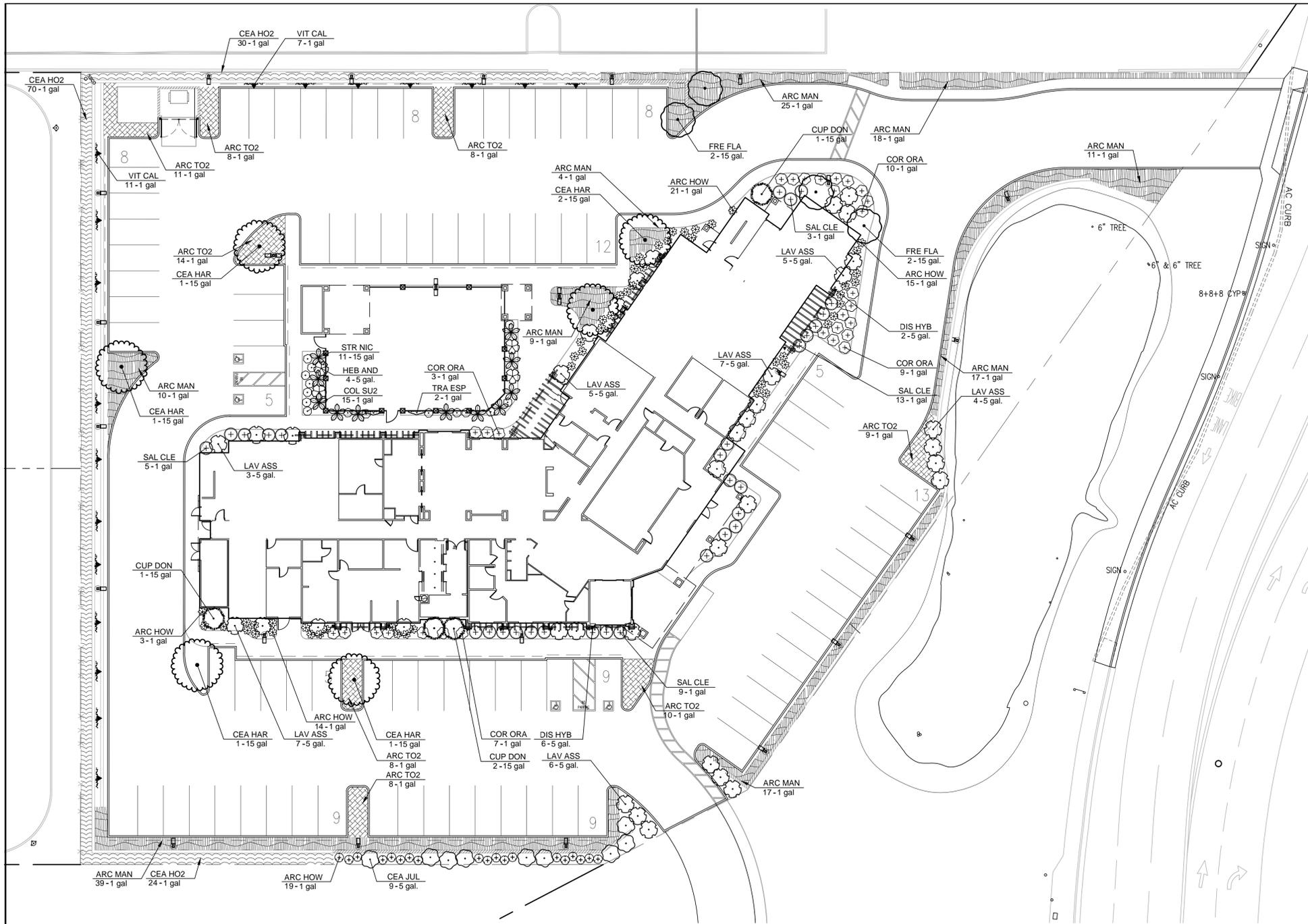
BE ADVISED THAT THIS SET OF PLANS HAS BEEN PREPARED FOR BUILDING PERMITS PURPOSES ONLY. THIS SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THIS SET OF PLANS WILL CHANGE DUE TO PLAN REVIEW COMMENTS BY THE APPLICABLE PERMITS AGENCIES AS WELL AS OTHER REVIEWERS. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF PK ARCHITECTS, P.C. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE OF THE SPECIFIED PROJECT AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE OF THE SPECIFIED PROJECT AND OTHER INFORMATION ON THE DRAWINGS IS NOT SUFFICIENTLY DETAILED, EXPANDED OR COMPLETED INFORMATION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED, EXPANDED OR COMPLETED INFORMATION DUE TO THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY PK ARCHITECTS, P.C. PRIOR TO WORK BEING COMMENCED, SUCH DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING.

COLOR LEGEND:

- 1 PRACTICAL TAN (DE6115)
- 2 WOODED ACRE (DE6130)
- 3 JUST PEACHY (DE5284)
- 4 NATURAL BRIDGE (DE6194)
- 5 ANCIENT EARTH (DE6217)
- 6 STONE VENEER
- 7 TILE ROOF

KEYMAP:





NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
CEA HAR	Ceanothus x 'Ray Hartman' / California Lilac	15 gal	6
CUP DON	Cupressus macrocarpa 'Donard Gold' / Monterey Cypress	15 gal	4
FRE FLA	Fremontodendron californicum / California Flannel Bush	15 gal.	4
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
ARC HOW	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	1 gal	72
CEA JUL	Ceanothus x 'Julia Phelps' / California Lilac	5 gal.	9
COL SU2	Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven	1 gal	15
COR ORA	Correa pulchella 'Orange Flame' / Australian Fuchsia	1 gal	29
HEB AND	Hebe x andersonii 'Variegata'	5 gal.	4
LAV ASS	Lavatera assurgentiflora / Mallow	5 gal.	37
SAL CLE	Salvia clevelandii / Cleveland Sage	1 gal	30
STR NIC	Strelitzia nicolai / Giant Bird of Paradise	15 gal	11
VINE/ESPALEIR	BOTANICAL NAME / COMMON NAME	CONT	QTY
DIS HYB	Distictis x 'Rivers' / Royal Trumpet Vine	5 gal.	8
TRA ESP	Trachelospermum jasminoides / Star Jasmine Trellis	1 gal	2
VIT CAL	Vitis californica 'Roger's Red' / California Wild Grape	1 gal	18
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
ARC TO2	Arctostaphylos uva-ursi 'Tom's Point' / Kinnikinnick	1 gal	76
ARC MAN	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	150
CEA HO2	Ceanothus griseus horizontalis / Carmel Creeper	1 gal	124

PLANTING NOTES:
 ALL PLANTING AND IRRIGATION IN THE STREET RIGHT OF WAY SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE CITY ENGINEER AND IN ACCORDANCE WITH CITY OF MARINA STANDARD SPECIFICATIONS, DESIGN STANDARDS AND STANDARD PLANS.
 ALL PLANT MATERIAL SHALL BE DROUGHT RESISTANT. PROJECT SPECIFIC SPECIES ARE LISTED AND EVALUATED IN: A GUIDE TO ESTIMATED IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN CALIFORNIA, UNIVERSITY OF COOPERATE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, PRINTED AUGUST 2000.

THE QUANTITIES SHOWN ON THE PLANT LIST AND IN LABELS ARE FOR THE LANDSCAPE ARCHITECT'S USE AND ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT.
PLANT MATERIAL SHALL BE LAYED OUT IN THE FIELD (FIELD VERIFY DOOR AND WINDOW LOCATIONS). ACTUAL QUANTITIES MAY VARY, ANY CHANGE OF PLANT VARIETY SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

EROSION CONTROL:
 ALL AREAS OF SOIL DISTURBED BY CONSTRUCTION SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION AND REPLANTED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.

WEED CONTROL:
 GRUB AND SCRAPE ALL EXISTING WEEDS AND/OR DEAD PLANT MATERIAL AND DISPOSE PROPERLY AT LAND FILL. INVASIVE SPECIES SHALL BE ERADICATED BY APPLYING ROUND UP WITH TWO APPLICATIONS TWO WEEKS APART PER MANUFACTURING RECOMMANDATION.

TOP SOIL:
 SCRAPE 12 INCHES OF EXISTING TOP SOIL WHEN CONSTRUCTION BEGINS, STORE FOR REUSE AT PLANT INSTALLATION.

SOIL AMENDMENT:
 INCORPORATE 3 INCHES OF ORGANIC COMPOST INTO THE TOP 6 TO 12 INCHES OF SOIL AND AMEND PLANTING HOLES AS SHOWN IN DETAIL #1. APPLY BEST PACK FERTILIZER ACCORDING MANUFACTURER RECOMMENDATION ON BAG.

MULCH:
 APPLY 3 INCHES THICK FINELY SHREDDED BARK MULCH IN NEWLY PLANTED AREAS. KEEP MULCH AWAY FROM TRUNK OF SHRUBS AND GRASSES.

EPD - Landscape Architecture
 34 Willow Street
 Salinas, CA 93901
 Phone: (831) 596.6664
 Web: www.epdla.com

DATE:
 06-09-2014

SCALE:
 1" = 20'-0"

DRAWN BY:
 MCW

Revision 4/23/2014
 Replaced several ornamental drought tolerant species with California native species.
 Replaced trees in septic/sewer easement with shrubs.

PROJECT TITLE:

Hampton Inn

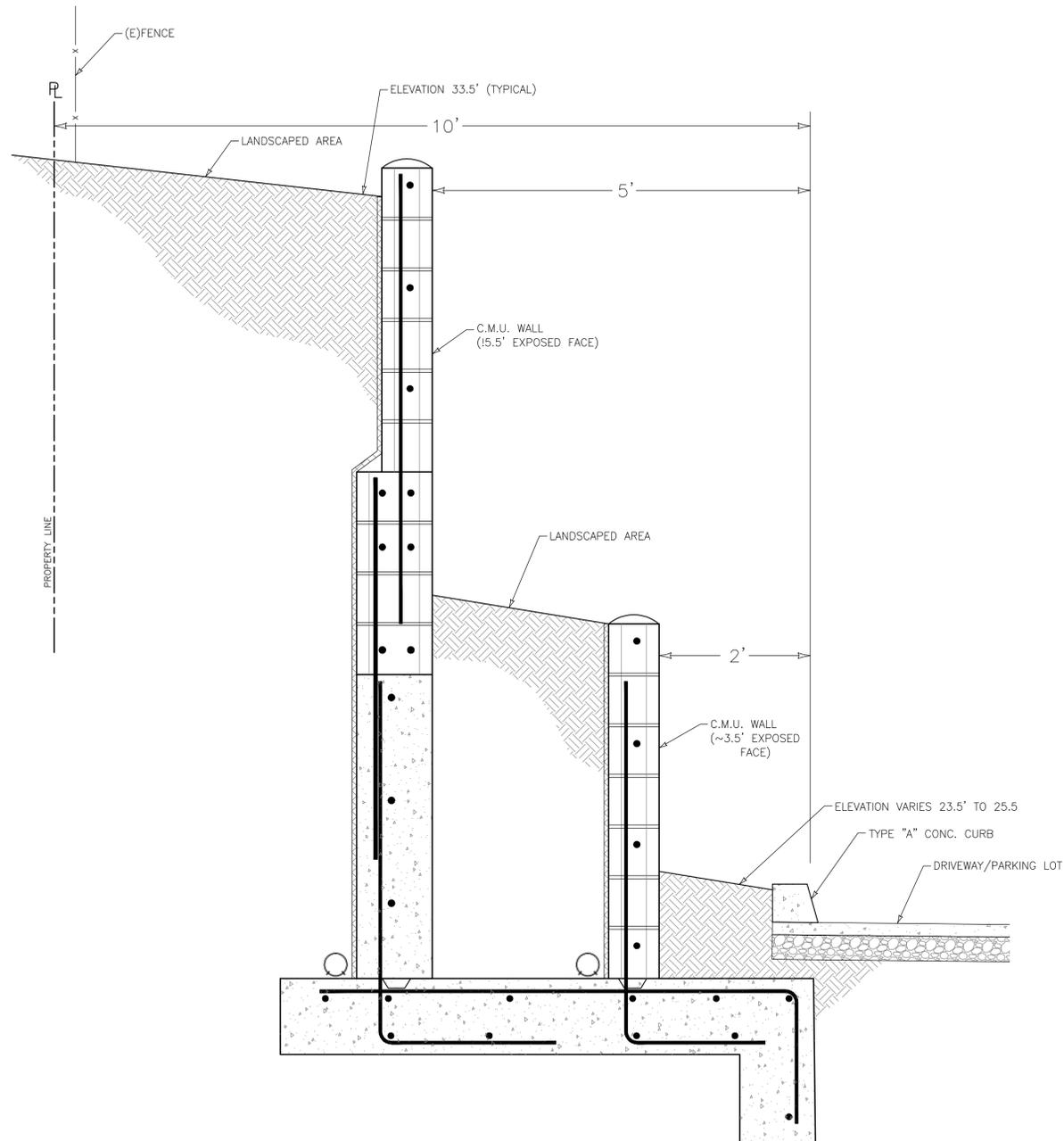
Reservation Road
 Marina, CA 93933

A.P.N. :

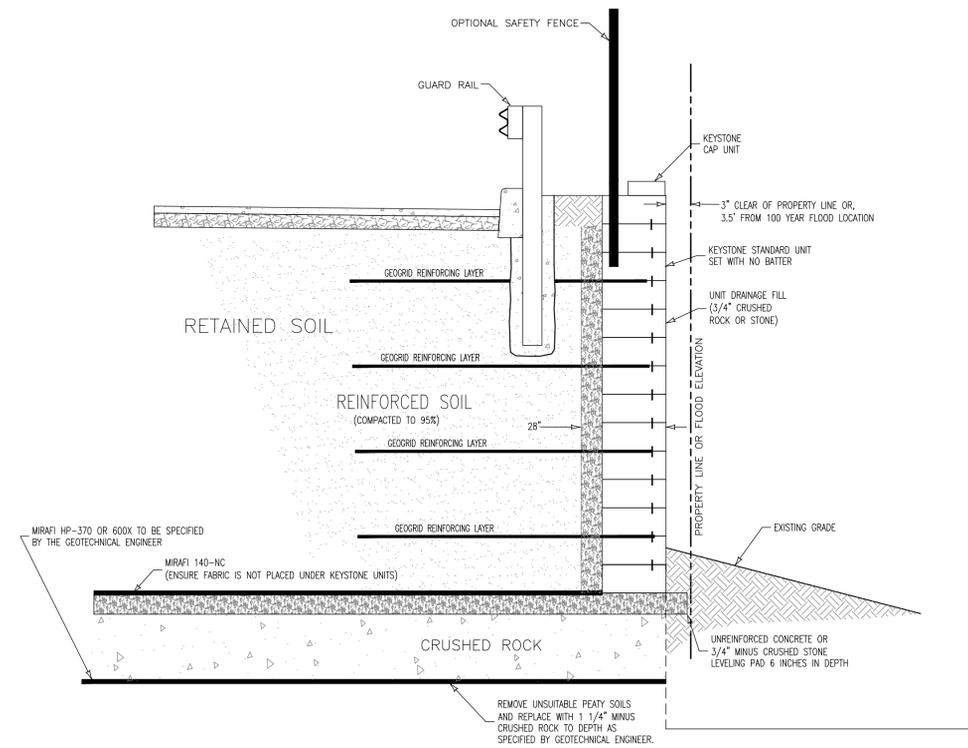


SHEET TITLE:

SHEET #



A SECTION THROUGH PROPOSED WALL AT SOUTH PROPERTY LINE
NOT TO SCALE



B SECTION THROUGH PROPOSED WALL ADJACENT STORM WATER POND
NOT TO SCALE

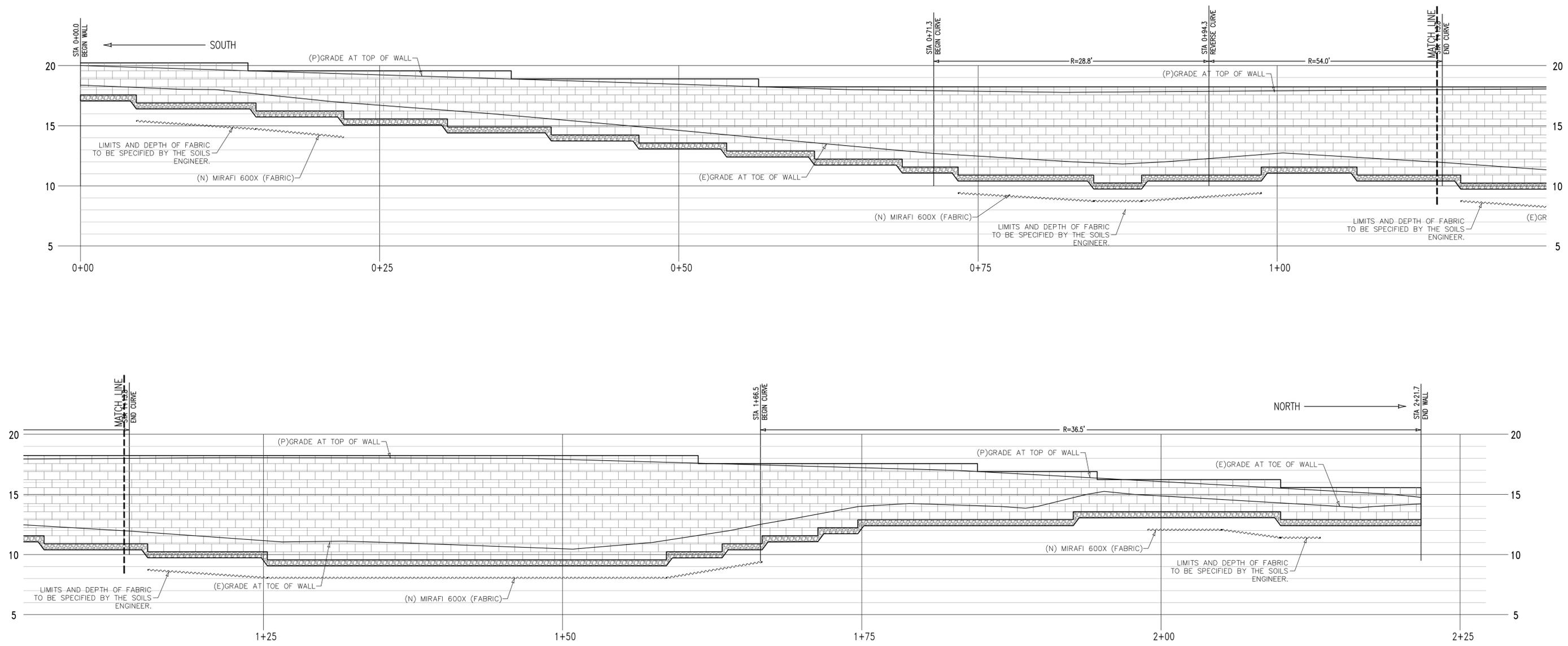
LEGEND:

---	FENCE LINE
AC	ASPHALTIC CONCRETE
BFP	BACK FLOW PREVENTER
CATV	CABLE TV VAULT
CB	CATCH BASIN
CONC.	CONCRETE
CWS	CROSS WALK SIGNAL
DI	DROP INLET
(E)	EXISTING
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
HC	DESIGNATED HANDICAPPED ACCESSIBLE
IB	IRRIGATION BOX
LP	LIGHT POST
(P)	PROPOSED
PAC, BELL	TELEPHONE VAULT
PG8E	PG&E VAULT
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TSP	TRAFFIC SIGNAL POLE
TSV	TRAFFIC SIGNAL VAULT
UC	UTILITY COVER
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE



NOT FOR CONSTRUCTION

REVISIONS		TYPICAL WALL SECTIONS	
DATE	BY	HAMPTON INN AND SUITES	
JAN 9, 14	BCW	120 RESERVATION ROAD	
MAR 18, 14	BCW	DOCUMENT #2006-055015 - LOT LINE ADJUSTMENT	
MAY 1, 14	BC	SHOWN AS PARCEL 2	
		VOLUME 23, RECORD OF SURVEYS, PAGE 90	
		CITY OF MARINA COUNTY OF MONTEREY STATE OF CALIFORNIA	
		PREPARED FOR	
		MARINA HOSPITALITY, LLC	
		BY	
		MONTEREY BAY ENGINEERS, INC.	
		607 CHARLES AVE. SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955	
SCALE	DATE	DRAWN BY	SHEET
1" = 20'	NOV, 2012	BCW	C2 OF 2
JOB No. 11-003			



NOT FOR CONSTRUCTION

REVISIONS		WALL PROFILES	
DATE	BY	HAMPTON INN AND SUITES	
MAR 18, 14	BCW	120 RESERVATION ROAD	
MAY 1, 14	BCW	DOCUMENT #2006-055015 - LOT LINE ADJUSTMENT	
	W	SHOWN AS PARCEL 2	
		VOLUME 23, RECORD OF SURVEYS, PAGE 90	
		CITY OF MARINA COUNTY OF MONTEREY STATE OF CALIFORNIA	
		PREPARED FOR	
		MARINA HOSPITALITY, LLC	
		BY	
		MONTEREY BAY ENGINEERS, INC.	
		607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955	
SCALE	DATE	DRAWN BY	SHEET
1" = 4'	MAR, 2014	BCW	C3 OF 3
JOB No. 11-003			

June 12, 2014

Item No: 6b

Honorable Chair and Members
Of the Marina Planning Commission

Planning Commission Meeting
of June 19, 2014

**PLANNING COMMISSION OPEN A PUBLIC HEARING,
TAKE ANY TESTIMONY FROM THE PUBLIC AND
CONSIDER ADOPTING RESOLUTION NO. 2014- ,
APPROVING AN AMENDMENT TO CONDITIONAL USE
PERMIT UP 2007-15, TO ALLOW FOR PARKING OF MOTOR
VEHICLES OVER 20 FEET IN LENGTH ASSOCIATED WITH
A SERVICE COMMERCIAL USE WITHIN THE
DESIGNATED PARKING AREA, ON A ±1.85 ACRE PROJECT
SITE AT 742 NEESON ROAD (APN 031-112-034), SUBJECT TO
CONDITIONS**

REQUEST:

It is requested that the Planning Commission:

1. Open a public hearing, take any testimony from the public, and;
2. Consider adopting Resolution No. 2014- , approving an amendment to Conditional Use Permit UP 2007-15, to allow for parking of motor vehicles over 20 feet in length associated with a service commercial use within the designated parking area on a ±1.85 acre project site at 742 Neeson Road (APN 031-112-034), subject to conditions.

BACKGROUND:

The project site is located at 742 Neeson Road, on the south side of Neeson Road, west of Imjin Road at the Marina Municipal Airport. The applicant's construction services business (Ross Roofing and Construction, Inc.) is located within an existing ±6,553 square foot tenant space, in the central of three industrial buildings constructed in 2009.

Other light industrial/service commercial businesses within the complex produce packaging materials and labels, gutters and sheet metal, and electrically heated hose assemblies. Surrounding land uses include Marina Municipal Airport aviation and non-aviation land uses.

At the regular meeting of April 10, 2008 the Marina Planning Commission adopted Resolution No. 2008-16, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for construction of the DBO development project, and Resolution No. 2008-18, approving Site and Architectural Design Review DR 2007-16 for the construction of three (3) buildings totaling approximately 35,000 square feet and associated development of a vacant ±1.85 acre parcel located at 740 Neeson Road (APN 031-012-034).

Also at the April 10, 2008 meeting, the Marina Planning Commission adopted Resolution No. 2008-17, approving Conditional Use Permit UP 2007-15 (“**EXHIBIT A**”), to allow a construction services business (Ross Roofing) to use a 6,553 square foot tenant space in one of the three buildings on the 80,952 square foot project site located at 740 Neeson Road (APN 031-012-034) in the A-2 Zoning District pursuant to Section 17.28.020 of the Marina Zoning Ordinance.

During investigation of a complaint regarding a separate issue at the Neeson Road complex, planning staff observed an outdoor storage yard and on April 18, 2014, sent a courtesy notice of violation of the Conditional Use Permit 2007-15 to Ross Roofing and Construction, Inc. During the site visit, staff observed 16 parking spaces, including two (2) ADA spaces, occupied by Ross Roofing trucks and equipment. Additional items were stored in the parking area adjacent to the fence line and in the pedestrian circulation areas. Stored items include five (5) flatbed trucks, one (1) trailer, two (2) asphalt roofing machines, one (1) portable toilet, articulating ladders, propane tanks, wood pallets, barrels of roofing tar, dozens of full pallettes of roofing tiles and various other items associated with a roofing business.



On May 15, 2014, Mr. Michael Ross representing Ross Roofing & Construction, Inc. submitted a complete application to amend the previously issued Conditional Use Permit to allow for parking of motor vehicles over 20 feet in length and an asphalt kettle within the designated parking area, and to allow for a gated, outdoor storage area to store pallettes of roofing materials associated with the service commercial use in accordance with the attached Site Plan (“**EXHIBIT B**”).

On June 9, 2014 staff inspected the site and found that the majority of the construction materials had been removed from the parking area.

ANALYSIS:

The property is designated for ‘Light Industrial/Service Commercial’ uses on the General Plan Land Use Map and it is within the ‘Airport (A-2) Zoning District’.

General Plan Policy 2.76 allows construction-related commercial services use of the subject site and acknowledges that both enclosed and outdoor, truck access and loading areas and on-site storage of motor vehicles and equipment are commonly required.

Marina Municipal Code Section 17.28.020(C) allows for construction services uses within the ‘Airport (A-2) Zoning District’ with issuance of a Conditional Use Permit. Review and consideration of UP 2007-15 with its conditions, was integral to the entitlement process during construction of the DBO industrial complex.

Condition of Approval #1 of UP 2007-15, which would be modified by the request, requires:

“That all motor vehicles in excess of 20 feet in length, trailers, construction materials, supplies, and equipment associated with the construction services business shall be stored inside the 6,553 square foot tenant space and only inside said tenant space”.

The rationale within the April 10, 2008 staff report for restricting parking and storage in the Conditional Use Permit to the area within the enclosed structure is as follows:

“The possible outdoors storage of construction materials and equipment would adversely impact other businesses in the vicinity of the construction services business. This would include the loss of required off-street parking available for the common use of all businesses on the site. This potential problem is addressed by a recommended condition approval that prohibits outdoor storage of construction materials and equipment.”

Parking of Motor Vehicles in Excess of 20 Feet in Length

At the time of application for construction of the three industrial buildings, it was identified that there would be an estimated 72 employees within the three buildings that total $\pm 35,000$ square feet of space.

The April 10, 2008 staff report described parking calculations as follows:

“MMC Section 17.28.040 requires parking for non-aviation related uses to be provided as specified in MMC Chapter 17.44. MMC Section 17.44.060 requires parking at the ratio of one parking space for each 1,000 square feet of shop space and one parking space for each 200 square feet of associated office use. A total of 71 parking spaces are required based upon a total of 26,331 square feet of shop space and 8,789 square feet of office space. A total of 71 parking spaces are provided.”

Actual use of the three buildings has deviated from the projections with almost 22,000 square feet of industrial tenant space currently occupied, and another 8,400 square feet of industrial tenant space vacant and available for lease for a total of 30,400 square feet of industrial space. Industrial space typically has a lower parking requirement than office space.

Site visits corroborated with a 2014 Google Earth image of the site show that there is currently ample available parking at the subject site to accommodate Ross Roofing trucks and one kettle (which by law cannot be stored within an enclosed structure) within the designated parking area.



A Condition of Approval has been added to the draft Resolution requiring that prior to final approval of tenant improvements and issuance of a business license for the next and any subsequent tenant spaces at 740, 742 or 744 Neeson Road, the property owner shall submit an analysis of parking demand generated by existing uses within the buildings on the entire site, in conjunction with the proposed use. The parking analysis shall include, but not be limited to, the time, day and number of employees at the site at the time of study and be based on Marina Municipal Code parking standards. Should the parking analysis submitted show that there would be a greater parking demand than supply, parking requirements shall be met through a reduction or discontinuance of parking of the Ross Roofing trucks over 20 feet in length and one asphalt kettle within the parking area. Thus, the Conditional Use Permit would be time limited to such a time that the parking is required to accommodate full occupancy of the available tenant spaces.

Additional Conditions of Approval have been added to ensure that the trucks are parked at the rear of the property only and are not located where they obstruct the 20 foot minimum access for fire trucks (away from the corners of the drive aisle).

Storage of Construction Materials, Supplies, and Equipment

The applicant has also requested that a gated, outdoor storage area for palettes of roofing materials associated with the service commercial use be permitted, and has identified the parking spaces to the rear of the central building for this proposed use. One rolling gate would be provided with a fence blocking through access on the opposite side of the storage area.

Based upon a site visit on June 9, 2014, and review of the site plan for the industrial complex, the Marina Fire Chief determined that the drive aisles cannot be gated to create a storage area as it would impede site circulation around the buildings for fire truck access. There is a limitation of 150 feet depth of property after which through-circulation for fire trucks must be maintained or an approved 75-foot diameter or hammerhead turnaround be designed. The property is 206 feet deep and there is a limitation on available space to provide a turnaround. Also, the installation of fencing and rolling gates across the drive aisle would not leave the required minimum of 20 foot wide gate and drive aisle access needed for fire trucks. Therefore staff is not recommending approval of an outdoor storage area.

California Environmental Quality Act

This project is categorically exempt from further environmental review in accordance with Section 15301 of the California Environmental Quality Act (CEQA) applicable to the operation, repair, maintenance or minor alteration of existing structures or facilities not expanding existing uses.

CONCLUSION:

The request is submitted for Planning Commission consideration and possible action.

Respectfully submitted,

Theresa Szymanis, AICP
Planning Services Manager
City of Marina

Concur:

Christine di Iorio
Director, Community Development Department
City of Marina

RESOLUTION NO. 2014-

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF MARINA APPROVING AN AMENDMENT TO
CONDITIONAL USE PERMIT UP 2007-15, TO ALLOW FOR
PARKING OF MOTOR VEHICLES OVER 20 FEET IN LENGTH
ASSOCIATED WITH A SERVICE COMMERCIAL USE WITHIN
THE DESIGNATED PARKING AREA, ON A ±1.85 ACRE
PROJECT SITE AT 742 NEESON ROAD (APN 031-112-034),
SUBJECT TO CONDITIONS

WHEREAS, the Planning Commission of the City of Marina conducted a duly noticed public hearing regarding an amendment to Conditional Use Permit UP 2007-15, to allow for parking of motor vehicles over 20 feet in length associated with a service commercial use within the designated parking area on a ±1.85 acre project site at 742 Neeson Road (APN 031-112-034), considered all public testimony, written and oral, presented at the public hearing, received; and considered the written information and recommendation of the staff report for the June 19, 2014 meeting related to the proposed use, and;

WHEREAS, the project site is located at 742 Neeson Road, on the south side of Neeson Road, west of Imjin Road at the Marina Municipal Airport, and;

WHEREAS, the applicant's construction services business (Ross Roofing and Construction, Inc.) is located within an existing ±6,553 square foot tenant space, in the central of the three industrial buildings constructed in 2009, and;

WHEREAS, at the regular meeting of April 10, 2008 the Marina Planning Commission adopted Resolution No. 2008-16, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for construction of the DBO development project, and Resolution No. 2008-18, approving Site and Architectural Design Review DR 2007-16 for the construction of three (3) buildings totaling approximately 35,000 square feet and associated development of a vacant ±1.85 acre parcel located at 740 Neeson Road (APN 031-012-034), and;

WHEREAS, also at the April 10, 2008 meeting, the Marina Planning Commission adopted Resolution No. 2008-17, approving Conditional Use Permit UP 2007-15 (“**EXHIBIT A**”), to allow a construction services business (Ross Roofing) to use a 6,553 square foot tenant space in one of the three buildings on the 80,952 square foot project site located at 740 Neeson Road (APN 031-012-034) in the A-2 Zoning District pursuant to Section 17.28.020 of the Marina Zoning Ordinance, and;

WHEREAS, during investigation of a complaint regarding a separate issue at the Neeson Road complex, planning staff observed an outdoor storage yard and on April 18, 2014, sent a courtesy notice of violation of the Conditional Use Permit 2007-15 to Ross Roofing and Construction, Inc., and;

WHEREAS, on May 15, 2014, Mr. Michael Ross representing Ross Roofing & Construction, Inc. submitted a complete application to amend the previously issued Conditional Use Permit to allow for parking of motor vehicles over 20 feet in length and an asphalt kettle within the designated parking area, and to allow for a gated, outdoor storage area to store palettes of roofing materials associated with the service commercial use in accordance with the attached Site Plan, and;

WHEREAS, on June 9, 2014 staff inspected the site and found that the majority of the construction materials had been removed from the parking area, and;

WHEREAS, the property is designated for 'Light Industrial/Service Commercial' uses on the General Plan Land Use Map and it is within the 'Airport (A-2) Zoning District' and General Plan Policy 2.76 and Marina Municipal Code Section 17.28.020(C) allow for construction services uses with issuance of a Conditional Use Permit, and;

WHEREAS, review and consideration of UP 2007-15 with its conditions, was integral to the entitlement process during construction of the DBO industrial complex, and;

WHEREAS, the April 10, 2008 identified that the possible outdoors storage of construction materials and equipment would adversely impact other businesses in the vicinity of the construction services business, including the loss of required off-street parking available for the common use of all businesses on the site and thus the potential problem was addressed by a Condition of Approval #1 of the use permit, prohibiting outdoor storage of construction materials and equipment, and;

WHEREAS, at the time of application for construction of the three industrial buildings, it was identified that there would be an 26,331 square feet of shop space and 8,789 square feet of office space with an estimated 72 employees within the three buildings and the actual use of the three buildings has deviated from the projections, and;

WHEREAS, there is almost 22,000 square feet of industrial tenant space currently occupied, and another 8,400 square feet of industrial tenant space vacant and available for lease for a total of 30,400 square feet of industrial space and industrial space typically has a lower parking requirement than office space, and;

WHEREAS, site visits corroborated with a 2014 Google Earth image of the site show that there is currently ample available parking at the subject site to accommodate Ross Roofing trucks and one asphalt kettle (which by law cannot be stored within an enclosed structure) within the designated parking area, and;

WHEREAS, based upon a site visit on June 9, 2014, and review of the site plan for the industrial complex, the Marina Fire Chief determined that the drive aisles cannot be gated to create a storage area as it would impede site circulation around the buildings for fire truck access. There is a limitation of 150 feet depth of property after which through-circulation for fire trucks must be maintained or an approved 75-foot diameter or hammerhead turnaround be designed. The property is 206 feet deep and there is a limitation on available space to provide a turnaround. Also, the installation of fencing and rolling gates across the drive aisle would not leave the required minimum of 20 foot wide gate and drive aisle access needed for fire trucks, and therefore staff is not recommending approval of an outdoor storage area; and

WHEREAS, the project is categorically exempt from further environmental review in accordance with Section 15301 of the California Environmental Quality Act (CEQA).

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby approves an amendment to Condition #1 of Conditional Use Permit UP 2007-15 as follows:

“That all ~~motor vehicles in excess of 20 feet in length~~, trailers, construction materials, supplies, and equipment associated with the construction services business, with the exception of eight (8) motor vehicles in excess of 20 feet in length and one (1) asphalt kettle shall be stored inside the 6,553 square foot tenant space and only inside said tenant space”,

making the following findings and subject to the following conditions of approval:

Findings

1. That, as conditioned, the establishment, maintenance and operation of the use applied for will not be detrimental to health, safety, peace, morals comfort and general welfare of persons residing or working in the neighborhood of the proposed use.
2. That the establishment, maintenance and operation of the use applied for will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City, in that, the proposed use is compatible with the ‘Light Industrial/Service Commercial’ uses on the General Plan Land Use Map and the ‘Airport (A-2) Zoning of the site and surrounding land uses.

Conditions of Approval

1. All Conditions of Approval (Conditions #2 through #5) of Conditional Use Permit UP 2007-15 shall remain unaltered in their entirety.
2. Any construction materials, supplies, or equipment associated with the construction services business other than eight (8) motor vehicles in excess of 20 feet in length and one (1) asphalt kettle shall be removed from within the designated parking and circulation areas, and these areas shall be kept free and clear at all times.
3. All construction services motor vehicles and one asphalt kettle shall be parked at the rear of 742 Neeson only, and shall not be parked where they obstruct the 20 foot minimum access required for fire trucks (i.e. shall be parked away from the corners of the drive aisle).
4. Prior to final approval of tenant improvements and issuance of a business license for the next and any subsequent tenant spaces at 740, 742 or 744 Neeson Road, the property owner shall submit an analysis of parking demand generated by existing uses within the buildings on the entire site, in conjunction with the proposed use. The parking analysis shall include, but not be limited to, the time, day and number of employees at the site at the time of study and be based on Marina Municipal Code parking standards. Should the parking analysis submitted show that there would be a greater parking demand than supply, parking requirements shall be met through a reduction or discontinuance of parking of the Ross Roofing trucks over 20 feet in length and one asphalt kettle within the parking area.

Resolution No. 2014-
Page 4.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 19th day of June, 2014, by the following vote:

AYES, PLANNING COMMISSION MEMBERS:
NOES, PLANNING COMMISSION MEMBERS:
ABSENT, PLANNING COMMISSION MEMBERS:
ABSTAIN, PLANNING COMMISSION MEMBERS:

David Burnett, Chair
Marina Planning Commission

ATTEST:

Christine di Iorio, AICP
Director, Community Development Department
City of Marina

RESOLUTION NO. 2008-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARINA APPROVING USE PERMIT UP 2007-15 TO ALLOW A CONSTRUCTION SERVICES BUSINESS (ROSS ROOFING) TO USE A 6,553 SQUARE FOOT TENANT SPACE IN ONE OF THREE BUILDINGS ON THE 80,952 SQUARE FOOT PROJECT SITE LOCATED AT 740 NEESON ROAD (APN 031-012-034) IN THE A-2 DISTRICT PURSUANT TO SECTION 17.28.020 OF THE MARINA ZONING ORDINANCE

WHEREAS, the Planning Commission of the City of Marina conducted a duly noticed public hearing on Use Permit UP 2007-15 to allow a construction services business (Ross Roofing) to use a 6,553 square foot (5,241 sq. ft. ground level and 1,312 sq. ft. mezzanine level) tenant space in one of the three buildings on the 80,952 square foot (1.858 acre) parcel located at 740 Neeson Road (APN 031-012-034) in the A-2 District pursuant to Section 17.28.020 of the Marina Zoning Ordinance, considered all public testimony, written and oral, presented at the public hearing, received and considered the written information and recommendation of the staff report for the April 10, 2008 meeting related to the proposed use; and

WHEREAS, the Planning Commission finds that the proposed use and development are in the public interest, conform with use and development policies and standards of the Marina Municipal Code Chapter 17.28 (Airport District Regulations), MMC Section 17.48 (Use Permits), and other applicable Municipal Code requirements, applicable sections of the Marina General Plan including Sections 2.75 through 2.78, and City of Marina Municipal Airport & Business Park Guide for Development and Marina Municipal Airport Comprehensive Land Use Plan; and

WHEREAS, the environment review of this project was accomplished by the preparation of an initial study and a mitigated negative declaration and the Planning Commission adopted a mitigated negative declaration.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby approves Use Permit UP 2007-15 to allow a construction services business (Ross Roofing) to use a 6,553 square foot (5,241 sq. ft. ground level and 1,312 sq. ft. mezzanine level) tenant space in one of the three buildings on the 80,952 square foot (1.858 acre) parcel located at 740 Neeson Road (APN 031-012-034) in the A-2 District pursuant to Section 17.28.020 of the Marina Zoning Ordinance, attached hereto as "Exhibit A", subject to the following findings and conditions of approval:

Findings

1. That, as conditioned, the establishment, maintenance and operation of the use applied for will not be detrimental to health, safety, peace, morals comfort and general welfare of persons residing or working in the neighborhood of the proposed use, in that, the site has been adequately designed for safe and secure use and that the proposed use, is compatible with surrounding uses and development.
2. That, as conditioned, the establishment, maintenance and operation of the use applied for will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City, in that, the proposed use is

compatible with the general light industrial and commercial/service commercial zoning and General Plan designations of the site and the surrounding land uses.

Conditions of Approval

1. That all motor vehicles in excess of 20 feet in length, trailers, construction materials, supplies, and equipment associated with the construction services business shall be stored inside the 6,553 square foot tenant space and only inside said tenant space.
2. That the use permit shall be valid for a period of two (2) years from the date of approval action and shall become null and void thereafter unless the following are accomplished no later than April 10, 2010; (a) the site is developed as required by environmental mitigations and conditions of approval of Planning Commission's action upon associated Mitigated Negative Declaration and Site and Architectural Design Review, respectively, (b) the Building Division has approved the 6,553 square foot tenant space for occupancy, and (c) the construction services business is occupying the tenant space. The Community Development Director may extend this deadline for a period not to exceed twelve (12) months, if applicant submits an application and application fee for an extension prior to the expiration date.
3. That the project site shall be maintained in accordance with environmental mitigations and conditions of approval of Planning Commission's action upon associated Mitigated Negative Declaration ND 2008-01 and Site and Architectural Design Review DR 2007-15, respectively.
4. That the applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold the City harmless from any liability, and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of the project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition.
5. That within five (5) days from the date of action upon this project by the Planning Commission the applicant shall submit to Planning staff (a) a check payable to the "California Department of Fish and Game" in the amount of \$1,876.75 for filing the Notice of Determination where a Negative Declaration was prepared and a check payable to the "Monterey County Clerk" in the amount of \$50.00 for processing the Notice of Determination.

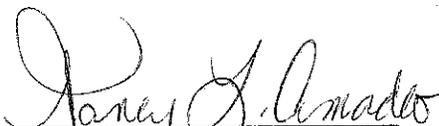
PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 10th day of April 2008, by the following vote:

AYES, COMMISSION MEMBERS: Amadeo, Bradshaw, Daniels, Myong, O'Connell, Post, Turgen

NOES, COMMISSION MEMBERS: None

ABSENT, COMMISSION MEMBERS:

ABSTAIN, COMMISSION MEMBERS:

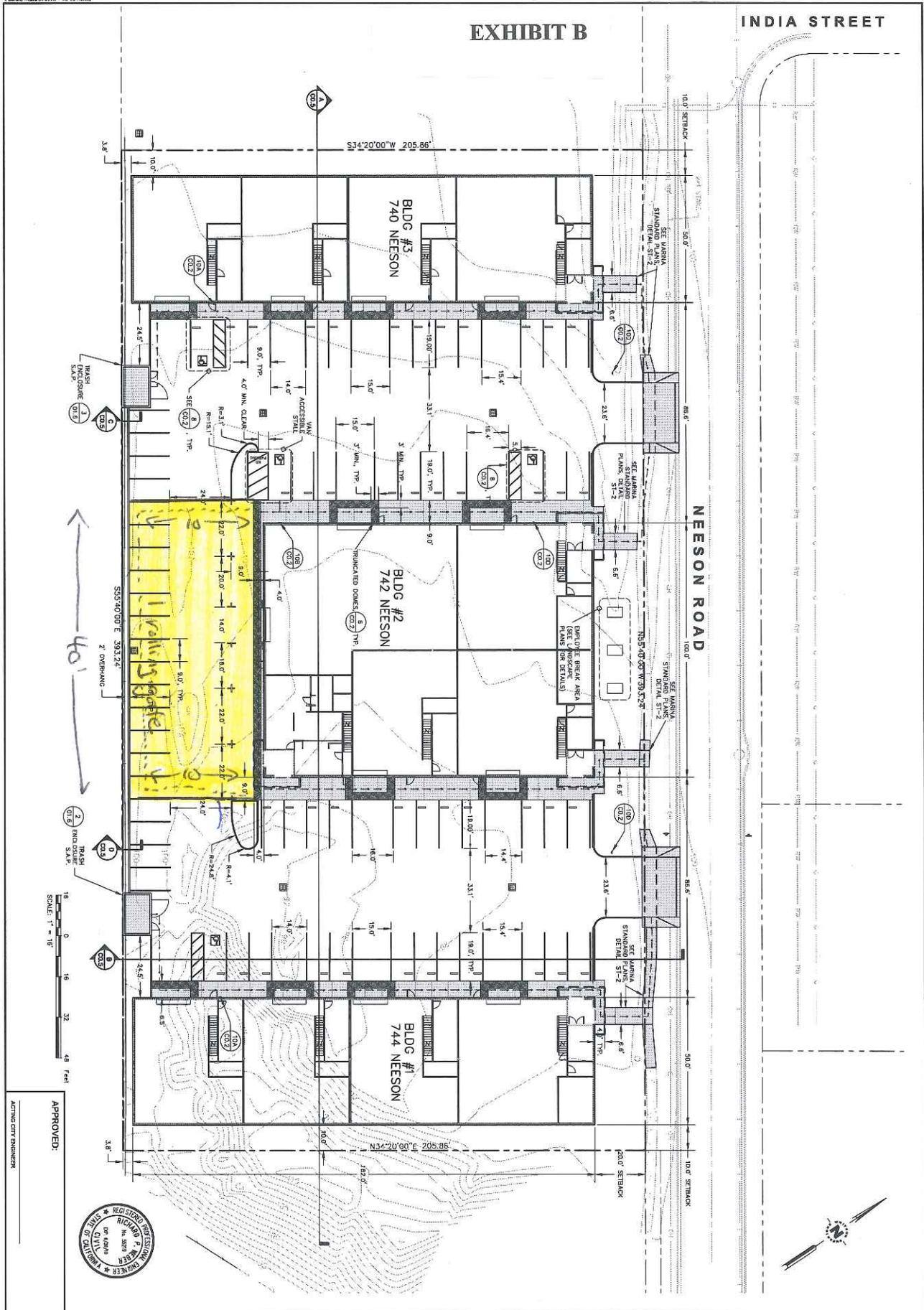

Nancy Amadeo, Chairman

ATTEST:


Christine di Iorio, AICP, Director
Community Development Department

EXHIBIT B

INDIA STREET



SCALE 1" = 16'

APPROVED:
 ACTING CITY ENGINEER



REVISIONS:	
NO.	DESCRIPTION
1	
2	
3	
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10	

NEESON ROAD PROPERTY
 MARINA, CALIFORNIA
CIVIL SITE PLAN

DATE: JULY 28, 2006
 SCALE: 1/16" = 1'-0"
 DRAWN BY: JFB
 JOB #: 1618.01

WE WHITSON ENGINEERS
 600 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
 831 648-5225 • Fax 831 373-5065
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