

RESOLUTION NO. 2015-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MARINA RECEIVING REPORT OF ISSUANCE OF AN
ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT (CD 2015-
02) FOR THE SR-1 & IMJIN PARKWAY RAMPS IMPROVEMENT
PROJECT, IN ACCORDANCE WITH MARINA ZONING CODE
SECTION 17.41.200 (G)(14)

WHEREAS, at the regular meeting of May 31, 2005, the Marina City Council adopted Resolution No. 2005-127, certifying the final Environmental Impact Report (FEIR) (SCH. No. 2004091167) for University Villages Specific Plan (now known as the “Dunes” development) project in accordance with the California Environmental Quality Act and state and local guidelines, making certain findings and determinations thereto, adopting a statement of overriding considerations, and adopting a mitigation monitoring and reporting program;

WHEREAS, Traffic Impact Mitigation Measure TR-1.3 of the Dunes FEIR requires signalization at the intersection of SR1 and Imjin Parkway, and;

WHEREAS, the proposed improvements are located within existing State and City rights-of-way and no land acquisition is necessary to accommodate the project. As proposed, improvements to the southbound ramp intersection include adding a traffic signal and associated striping. Improvements to the northbound ramp intersection include the removal of the existing merge lane onto Imjin Parkway and the expansion of the existing northbound lane to accommodate a through/left-turn lane and two dedicated right turn lanes. The drainage system will tie into the existing system. The drainage runoff generated from the improvement project is expected to decrease with the removal of the existing merge lane, and;

WHEREAS, all points of the project 100 yards (300 feet) west of the center line of SR 1 are within the Coastal Zone, and;

WHEREAS, the Local Coastal Land Use Plan acknowledges the existence of SR 1 but there are no policies within this document that are applicable to the project area, and;

WHEREAS, MMC Section 17.41.200 (F) authorizes the Community Development Director to determine whether or not any development proposed in the Coastal Zone is exempt from a CDP issued by the Planning Commission, and to administratively issue a CDP for certain projects, to become effective once its issuance is reported to the City Council, AND;

WHEREAS, one such exemption is for safety improvements on public roads and traffic-control devices that do not result in an addition to, or enlargement or expansion of the object of such repair or maintenance activities (MMC Section 17.41.200 (G) (14)), and;

WHEREAS, the project is categorically exempt under CEQA Section 15301, as it is new construction or conversion of new structures, and;

WHEREAS, on September 10, 2015, the Acting Community Development Director approved issuance of an Administrative CDP (CD 2015-02) for the SR-1 & Imjin Parkway Ramps Improvement Project, based on the following findings and subject to the following conditions of approval:

Conditions of Approval

1. Landscape Plans for the area of removed asphalt at the northbound off ramp shall be submitted for review and consideration of the Site and Architectural Design Review Board.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby receives report of issuance of an Administrative Coastal Development Permit (CD 2015-02) for the SR-1 & Imjin Parkway Ramps Improvement Project, in accordance with Marina Zoning Code Section 17.41.200 (G)(14).

PASSED, APPROVED, AND ADOPTED by the Marina City Council at their regular meeting held on the 15th day of September 2015, by the following vote:

AYES: COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Delgado

NOES: COUNCIL MEMBERS: None.

ABSENT: COUNCIL MEMBERS: Brown

ABSTAIN: COUNCIL MEMBERS: None.

Bruce C. Delgado, Mayor

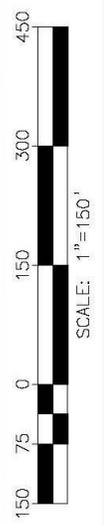
ATTEST:

Anita Flanagan, Deputy City Clerk



**STATE ROUTE 1 & IMJIN PARKWAY
IMPROVEMENT PROJECT
MARINA, CALIFORNIA**

EXHIBIT A



August 28, 2015

Item No. **8f(1)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of September 15, 2015

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO 2015 - ,
RECEIVING REPORT OF ISSUANCE OF AN ADMINISTRATIVE
COASTAL DEVELOPMENT PERMIT (CD 2015-02) FOR THE SR-1 &
IMJIN PARKWAY RAMPS IMPROVEMENT PROJECT, IN
ACCORDANCE WITH MARINA ZONING CODE SECTION 17.41.200
(G)(14)**

REQUEST:

It is requested that the City Council:

1. Consider adopting Resolution No. 2015- , receiving report of issuance of an Administrative Coastal Development Permit (CD 2015-02) for the SR-1 & Imjin Parkway Ramps Improvement Project, in accordance with Marina Zoning Code Section 17.41.200 (G)(14).

BACKGROUND:

At the regular meeting of May 31, 2005, the Marina City Council adopted Resolution No. 2005-127, certifying the final Environmental Impact Report (FEIR) (SCH. No. 2004091167) for University Villages Specific Plan (now known as the “Dunes” development) project in accordance with the California Environmental Quality Act and state and local guidelines, making certain findings and determinations thereto, adopting a statement of overriding considerations, and adopting a mitigation monitoring and reporting program.

Traffic Impact Mitigation Measure TR-1.3 of the Dunes FEIR requires signalization at the intersection of SR 1 and Imjin Parkway.

The proposed improvements are located within existing State and City rights-of-way and no land acquisition is necessary to accommodate the project (“**EXHIBIT A**”). As proposed, improvements to the southbound ramp intersection include adding a traffic signal and associated striping. Improvements to the northbound ramp intersection include the removal of the existing merge lane onto Imjin Parkway and the expansion of the existing northbound lane to accommodate a through/left-turn lane and two dedicated right turn lanes. The drainage system will tie into the existing system. The drainage runoff generated from the improvement project is expected to decrease with the removal of the existing merge lane.

ANALYSIS:

According to the Coastal Zone boundary map (March 1, 1977), “Where the Coastal Zone boundary follows road rights-of-way...the boundary of the Coastal Zone shall be the inland boundary of the improved right-of-way...provided that it shall not be more than 100 yards inland from the center line.” Therefore, all points of the project 100 yards (300 feet) west of the center line of SR 1 are within the Coastal Zone. The Local Coastal Land Use Plan acknowledges the existence of SR 1 but there are no policies within this document that are applicable to the project area.

MMC Section 17.41.200 (F) authorizes the Community Development Director to determine whether or not any development proposed in the Coastal Zone is exempt from a CDP issued by the Planning Commission, and to administratively issue a CDP for certain projects, to become effective once its issuance is reported to the City Council.

One such exemption is for safety improvements on public roads and traffic-control devices that do not result in an addition to, or enlargement or expansion of the object of such repair or maintenance activities (MMC Section 17.41.200 (G) (14)).

On September 10, 2015, the Acting Community Development Director approved issuance of an Administrative CDP (CD 2015-02) for the SR-1 & Imjin Parkway Ramps Improvement Project, based on the following findings and subject to the following conditions of approval:

FINDINGS

In accordance with Marina Municipal Code Section, (17.41.200 E.3.), the project shall:

- a. Not impair major view corridors towards the sea from SR 1 parallel to the sea, including the Planning Guidelines listed in the Local Coastal Land Use Plan (LCLUP).
Not applicable as the project is east of SR 1. The project will result in reduced asphalt surface and landscape enhancements at the removed northbound off ramp to the west of SR 1.
- b. Be subject to the approval of the Site and Architectural Design Review Board (DRB), including the Planning Guidelines listed in the LCLUP.
Landscape Plans shall be submitted for review and consideration by the Site and Architectural Design Review Board. The planning guidelines listed in the LCLUP are not applicable to this project.
- 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 Local Coastal Implementation Plan (LCIP) 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.
Not applicable as the site is not situated at the coast.
- 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 the need for shoreline protection structures.
Not applicable as the site is not situated at the coast.
- 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.
The project is located entirely within existing road right-of-way and not within habitat areas.
- f. Be consistent with beach parking standards, as established in the LCLUP access component
Not applicable as the site does not include any structures or parking and is not on or near the beach.

- g. Include feasible mitigation measures which substantially reduce significant impacts of the project as prescribed in any applicable EIR.
This project is a mitigation measure required by the Dunes FEIR.
- h. Not interfere with public access along the beach.
Not applicable as the site is not near the beach.
- i. Comply with the access, shoreline structure and habitat protection standards include in the local coastal land use and implementation plans.
Not applicable as the site is not situated at the coast and there is no habitat involved.
- j. Comply with the Housing Element and housing recommendations of the LCLUP and LCIP.
Not applicable as there is no housing proposed.
- 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.
Not applicable as there are no residential structures being demolished.
- 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.
Not applicable as this is not a surf zone or beach sand mining operation.

Conditions of Approval

1. Landscape Plans for the area of removed asphalt at the northbound off ramp shall be submitted for review and consideration of the Site and Architectural Design Review Board.

California Environmental Quality Act

The project is categorically exempt under CEQA Section 15301, as it is new construction or conversion of new structures.

CONCLUSION:

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

Respectfully submitted,

Edrie Delos Santos, P.E.
Senior Engineer, Engineering Division
Community Development Department
City of Marina

REVIEWED/CONCUR:

Nourdin Khayata, P.E.
Acting City Engineer
City of Marina

Theresa Szymanis, AICP CTP
Acting Director
Community Development Department
City of Marina

Layne P. Long
City Manager
City of Marina