



MINUTES

Tuesday, February 2, 2016

5:30 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 AND SUCCESSOR AGENCY OF THE FORMER MARINA REDEVELOPMENT AGENCY

Council Chambers
211 Hillcrest Avenue
Marina, California

1. CALL TO ORDER

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

MEMBERS PRESENT: Nancy Amadeo, David W. Brown, Gail Morton, Mayor Pro-Term Vice Chair Frank O'Connell, Mayor/Chair Bruce C. Delgado

3. CLOSED SESSION: *As permitted by Government Code Section 54956 et seq., the (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency Members) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Milias-Brown Act representative.*

a. Real Property Negotiations

- (1) Property: 2660 5th Avenue, Marina, CA 93933
Negotiating Party: David Moon
Property Negotiator: City Manager
Terms: All terms and conditions

b. Labor Negotiations

- L Marina Employee Association
- II. Marina Management Employees Association
- III. Marina Public Safety Officers Association
- IV. Marina Public Safety Manager's Association
- V. Marina Professional Firefighters Association

- c. City Negotiators: Layne P. Long, City Manager and Employee Relations Officer

6:50 PM - RECONVENE OPEN SESSION AND REPORT ON ANY ACTIONS
TAKEN IN CLOSED SESSION

Assistant City Attorney Robert Rathie reported out closed session: Council met at 5:30pm and discussed the two matters listed on the agenda. For both items council received information, provided direction and no reportable action was taken

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

5. SPECIAL PRESENTATIONS:

- a. Recreation Announcements

6. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR: *Any member of the Public or the City Council may make an announcement of special events or meetings of interest as information to Council and Public. Any member of the public may comment on any matter within the City Council's jurisdiction which is not on the agenda. Please state your name 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 a future agenda. City Council 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 City Council.*

- Patti Bradshaw – Asked council if the city was planning on honoring or doing a special recognition for Ron Vierra, Carolina Panther's (Super Bowl Team) Coach local native of Marina; also wondered if the city is doing anything to advertise the Marina Airport for private plane flying in for the Super Bowl?
- Marilyn Lidyoff – Presented the Council with the 2016 Visitors Guide put out by the MCCVB showcasing Marina on page 31; on February 16, 2016 at 5:30 PM the Marina Chamber is sponsoring the International Flavor of Marina being held at the Carpenters Union Hall, advanced tickets \$35 and \$45 at the door.
- Dan Presser – On August 19-21, 2016 is the Veterans Stand Down at the Fort Ord Motor Pool location. Great event helps homeless veterans and their families with shelter, medical, dental, pet service and even court issues. Looking for monetary donations and clothing and also seeking volunteer for this 3-day event. If interested please contact the Veterans Transition Center or the United Veterans Council.
- Mike Owen – questioned if the city has a policy that requires a majority of landscape planning to be native, if not is such a policy worthwhile of considering? If so, how would that happen, what would the step be for something like that to be a policy of the city?
- Margaret Davis – Public is urged to become informed on a subject of concern to everyone and that is sand mining considered globally and also specifically in our area the sand mining operation at CEMEX site and how it effect the Monterey Bay coastline and Marina. Join the discussion by attending a movie and lecture on Tuesday, February 23, 2016 at 6:00 at the Marina Library Community Room. The movie is called Sand Wars.
- Mayor Pro-Tern O'Connell – Announced Town Hall Meeting on February 18th at the Marina Library Community Room starting at 6:30 PM, slide presentation relating to the Marina Police Department and the Marina Fire Department.
- Council Member Amadeo -Marina Youth Arts & Los Arboles Middle School Drama program will be doing Pert Pan Jr. on March 9th at 6:00pm; Marina Youth Arts Tea Party in February to help raise money for matching grants, which we were just warded again a matching grant of \$10,000. Looking for more prominent males of the community for servers. If you know of someone who would be interested have them call Lenore Masterson at 883-3968; Commented on the Zika virus transmitted by a mosquito called the Aedes Aegypti. We have

one case in the US, it was here in California and was imported. The mosquito that carries the disease is a mosquito that is found all over the world including here in California. The Mosquito District is going to do a campaign, an advertising campaign to better inform the public about the seriousness of the health problems associated with this particular mosquito. If you are bit by a mosquito please contact the Northern Salinas Valley Mosquito Abatement District and they will come out and set traps to monitor if we are being impacted by these diseases. Requested that Council have the Mosquito Abatement District manager come out and give a presentation to the council at an upcoming meeting.

- Mayor Delgado – Monterey County Fire Chiefs Association had their annual awards lunch held in Castroville and Engineer Anthony Prado was awarded the Firefight of the Year. Pleased at how much of a leadership role our Fire Chief has in that organization and in that ceremony. Conveyed his thanks and appreciation to our Fire Chief Doug McCoun for nominating one of our firefighters successfully and also for being such a leader in that organization. MPUDES is proposing what might be a game changer for Marina High School, a new academy called Early College & Career Program. Whereby ambitious scholars who are graduating from our high school can do so with an Associates of Art degree (AA); Thanked Mayor Pro-Tern O'Connell for all the work he does for our community whether it be sitting on boards and committees or reporting graffiti and shopping carts; On February 13th, 27th and March 12th volunteer planting events with live music out on the Fort Ord National Monument, starts at 10:00 am and end at 1:00 pm.

7. 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. 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 the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda for Successor Agency to the former Marina Redevelopment Agency and placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*
8. CONSENT AGENDA: *Background information has been provided to the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency 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. Prior to such a motion being made, any member of the public or the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.*
 - a. ACCOUNTS PAYABLE:
 - (1) Accounts Payable Check Numbers 77785-77891, totaling \$288,473.58 Wire transfers totaling: \$66,527.12
 - b. MINUTES:
 - (1) January 20, 2016, Regular City Council Meeting
 - c. CLAIMS AGAINST THE CITY: None
 - d. AWARD OF BID: None
 - e. CALL FOR BIDS: None

f. ADOPTION OF RESOLUTIONS:

- (1) City Council consider adopting **Resolution No. 2016-12**, receiving and filing information on elements pertaining to terms of loan agreement between the City of Marina and Interim Inc./Rockrose Gardens Housing Project; and Compensation to R.L. Hastings & Associates, LLC, of Placerville, California in the amount of four thousand dollars (\$4,000) for Administrative Subcontractor Services to perform required monitoring/reporting of project for compliance with requirements of the HOME Program to support the Rockrose Gardens Project.

g. APPROVAL OF AGREEMENTS:

- (1) City Council consider adopting Resolution No. 2016-13, authorizing the City Manager to execute a Master Intergovernmental Cooperative Purchasing Agreement and join the U.S. Communities Government Purchasing Alliance.

h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None

i. MAPS: None

J. REPORTS: (RECEIVE AND FILE):

- (1) Monterey-Salinas Transit Onboard January 22, 2016 Newsletter

k. FUNDING & BUDGET MATTERS: None

l. APPROVE ORDINANCES (WAIVE SECOND READING): None

m. APPROVE APPOINTMENTS:

- (1) City Council consider appointment to Planning Commission: David Burnett, Tim Ledsma and David Bielsker: Seats expiring February 2018.
- (2) City Council consider appointments to Public Work Commission: Demetrius Flewellen, Michael Owen: Seats expiring 2018.

Council Member Morton – on 8b(1) requested that Mayor Pro-Tern O'Connell's draft ordinance be attached to the minutes as an exhibit as the motion on page five of the minutes reference the changes made to the urgency ordinance passed on January 20, 2016 so that the public can see what was put forward.

Mayor Delgado – on 8g(1), is this a way that we can avoid going out to bid for certain services and product that have already been vetted through a national bidding process? What kind of services are there?

DELGADO/O'CONNELL: TO APPROVE THE CONSENT AGENDA WITH THE ADDITION OF THE DOCUMENT ATTACHMENT TO AGENDA ITEM 8bCII AS SUGGESTED BY COUNCIL MEMBER MORTON. 5-0-0-0 Motion Passes

9. PUBLIC HEARINGS:

- a. City Council open a public hearing, take any testimony from the public and consider adopting Resolution No. 2016-, approving the Mitigated Negative Declaration of environmental impact and the associated Mitigation Monitoring and Reporting Program (MMRP) for demolition of an existing single family dwelling and duplex and construction of sixteen (16) new townhomes and two (2) apartments on a ±0.8 acre project site located at 3033-3039 Marina Drive (APN 033-171-002); Resolution No. 2016- , approving General Plan Land Use Map amendment GP 2014-01 to change the land use designation from "Single Family Residential" to "Multi-Family Residential" for a ±0.8 acre project site located at 3033-3039 Marina Drive (APN 033-171-002); Introducing Ordinance No. 2016- , approving Zoning Map amendment ZM 2014-01 to change the Zoning District from "Multiple Family Residential (R-4)" to "Specific Plan (SP)" for a ±0.8 acre project site located at 3033-3039 Marina Drive (APN 033-171-002); Resolution No. 2016- , approving Specific Plan SP 2014-01, including Site and Architectural Design Review DR 2014-01 for the Site Plan, Building Elevations, Conceptual Landscape Plan, and colors and materials for demolition of an existing single family dwelling and duplex and construction of sixteen (16) new townhomes and two (2) apartments, and Tree Removal Permit TP 2014-01 for the removal of seven (7) trees on a ±0.8 acre project site located at 3033-3039 Marina Drive (APN 033-171-002), subject to conditions; Resolution No. 2016-, approving an Affordable Housing Plan and an Affordable Housing Agreement.

Staff report presented by Megan Jones, Rincon Consulting and Theresa Szymanis

Council Questions/Comments:

Present width of San Pablo traffic wise (no sidewalks); covered parking spaces, guest parking, visitor parking markings; Fire Department review and comfortable with San Pablo Ct access; what was done differently for this project that wasn't with the usual realm of development tasks; sidewalk spacing of 4ft. vs. 5ft. widths; legal way of modifying the 30ft. width right-of-way on Marina Drive; parking on west side; no parking signs; cost of project for Downtown Vitalization; revised landscaping pallet to include more natives both in the tree category and other categories; trash enclosure sizing; street striping to define travel lanes, legal minimum for travel lane width; Monterey Cypress choice and location of trees; Specific Plan requirements vs. General Plan/Municipal Code requirements; zoning requirement FAR for the project; perc pond pocket site maintenance; reasons to deviate from required parking spaces on this project.

Mayor opened the public hearing for public comments:

- Dusan Tatomirovic, President Home Owners Association for 189 San Pablo Ct – Development at Marina Drive will directly impact Marina Drive and San Pablo Court, 25 existing single family homes and townhouses along San Pablo already. Proposed development will double the number of units in that area. The width of Marina Drive at San Pablo Court is 17 feet. Marina Drive is prone to flooding, showed short video of Marina Drive flooding on Jan 22"d, concerned about future flooding. Requirement for Marina Dr. type is to be 11 feet per direction plus parking space and sidewalks. None of that is possible in the current configuration unless the city's planning on redeveloping that entire section of Marina Dr. to satisfy that. None of that is possible. San Pablo Ct. at the point that was addressed earlier is only 14 feet. The only way to actually widen San Pablo Ct. would be take the space away from the property across the street from the new development in order to widen the street to get to 30 feet. Commented on the tight parking on Marina Dr. during school activities.

Asked Council to not allow the zoning changes, not allow the requested changes to the general plan use, and not to approve the project as it's presented to the city.

- Mike Owen – can't see how this is not a positive improvement for the city of marina when you look at what's there and what's proposed. See's it's a big improvement and supports it almost 100%. Recommends that along with your 65% of native specific plan requirement that you council might give direction to also add a requirement prohibiting state listed invasive plants; sidewalks, not practical where a person is going to walk all the way down to Palm Ave and then cross over when they can just straight across to the railroad tracks. Commented on the old perc pond fencing behind the proposed project. Commented on the Lift Station as sore thumb. Cypress Trees by the school have been artificially trimmed, agrees replace the trees with California Oaks would be less intrusive.
- Alex Vasquez – thinks this is a great project, but it's too big. There are 6 existing unit there that they're going to doctor up to match the new. Commented on the cost of renting the new units would require two incomes and that usually mean two drivers driving somewhere and that means two cars totaling 48 parking spaces. It's too big, great project. You have kids playing in that area and when there is soccer the cars park along Marina Dr. as well, leaving one way in or out.
- Rebecca McCallon – Thinks project is to big as well. How much of the property is on, by the railroad tracks, that's not Marina's property? That's a very narrow road, two cars cannot pass safely. Commented on the extra parking that will take place along Marina Dr. Questioned if the current residents have an opinion about the extra traffic and trash associated with this? Too big for such a small place. Coming out of Marina Dr. on to Palm, it's a very busy intersection just to get to the light, especially when the light is red.

Mayor closed public comment period

AMADEO/DELGADO: TO ADOPT RESOLUTION NO. 2016-, APPROVING THE MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND THE ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING AND DUPLEX AND CONSTRUCTION OF SIXTEEN (16) NEW TOWNHOMES AND TWO (2) APARTMENTS ON A ±0.8 ACRE PROJECT SITE LOCATED AT 3033-3039 MARINA DRIVE (APN 033-171-002); RESOLUTION NO. 2016- , APPROVING GENERAL PLAN LAND USE MAP AMENDMENT GP 2014-01 TO CHANGE THE LAND USE DESIGNATION FROM "SINGLE FAMILY RESIDENTIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A ±0.8 ACRE PROJECT SITE LOCATED AT 3033-3039 MARINA DRIVE (APN 033-171-002); INTRODUCING ORDINANCE NO. 2016- , APPROVING ZONING MAP AMENDMENT ZM 2014-01 TO CHANGE THE ZONING DISTRICT FROM "MULTIPLE FAMILY RESIDENTIAL (R-4)" TO "SPECIFIC PLAN (SP)" FOR A ±0.8 ACRE PROJECT SITE LOCATED AT 3033-3039 MARINA DRIVE (APN 033-171-002); RESOLUTION NO. 2016- , APPROVING SPECIFIC PLAN SP 2014-01, INCLUDING SITE AND ARCHITECTURAL DESIGN REVIEW DR 2014-01 FOR THE SITE PLAN, BUILDING ELEVATIONS, CONCEPTUAL LANDSCAPE PLAN, AND COLORS AND MATERIALS FOR DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING AND DUPLEX AND CONSTRUCTION OF SIXTEEN (16) NEW TOWNHOMES AND TWO (2) APARTMENTS, AND TREE REMOVAL PERMIT TP 2014-01 FOR THE REMOVAL OF SEVEN (7) TREES ON A ±0.8 ACRE PROJECT SITE LOCATED AT 3033-3039 MARINA DRIVE (APN 033-171-002), SUBJECT TO CONDITIONS; RESOLUTION NO. 2016-, APPROVING AN AFFORDABLE HOUSING PLAN AND AN AFFORDABLE HOUSING AGREEMENT. 2-3(Brown, Morton, O'Connell)-0-0 Motion Fails

BROWN/DELGADO: TO RECONSIDER VOTE. 5-0-0-0 Motion Passes

Council discussed the reasoning for the reconsidering of the vote.

Is San Pablo Court going to be widened from what it is today and can emergency vehicles currently access San Pablo Ct.? What is the current width of San Pablo Ct.? Would the situation be worse or improved by the improvements that would be instituted through this project? How much width is needed for emergency vehicles standards? What kind of information does the Fire Chief need before you weighing in on whether this is acceptable? Concerns with access on both San Pablo and Marina Drive and the safety of the people. Suggested that this item be continued for 2 weeks so that answers to council's questions can be clearly addressed.

MORTON/AMADEO: TO CONTINUE THIS ITEM UNTIL MARCH 1, 2016 5-0-0-0 Motion Passes

Public Comments:

- Mike Owen – Support the motion and I think the extremely high regard that you all have and former chief Kelley's professionalism, dedication, expertise will be borne out with a positive vote when this is considered again.
- Dusan Tatomirovic – Thanked council for considering this alternate motion because this is a very serious issue that needs to be addressed on many levels. As we've heard tonight the rest of Marina Drive will come in for potentially reconstruction further down the road.
- Alex Vasquez – Thank you for reconsidering this and getting some more facts. This got changed in 2000 and because the city is growing I think that whoever was up here (on dais) looked at the whole thing and said "hmm we have to make a change because this could possibly happen", so I think they changed the zoning to single family to avoid this because of all these issues, because of the street, because of the in and out. If you're going to consider this I think we have to look at again the size.
- Rebecca McCallon – Thank you for reconsidering this. When you're reconsidering this also consider what would be the exception to this apartment building to all the others in Marina? If you drive around Marina our streets are actually parking lots. Why would this one be any different?

9:58 PM

O'CONNELL/MORTON: TO CONTINUE THE MEETING UNTIL THE COMPLETION OF AGENDA ITEM 11a. 5-0-0-0 Motion Passes

10. 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. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*
11. 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. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

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. City Council to receive presentation by the Transportation Agency for Monterey County on the three-eighths % tax; provide comments and direction.

Presentation by Todd Muck, Deputy Executive Director TAMC

Transportation Investment Plan - Keep Monterey County Moving

Our Roads and Sidewalks Are Crumbling, +\$2 Billion Safety, Congestion Relief and Repair Needs

It's time to help ourselves - Self Help = Local Control – we decide, State can't take the money, Leverages matching funds

Local Revenues for Local Projects -3/8% = a fraction of a penny = \$600 Million over 30 years

Balanced Transportation Investment Plan = 50% Local Road Repairs/50% Regional Safety & Mobility

Marina Benefits - *Local projects*: \$12 Million over 30 years; Road repairs; Sidewalks; Path repairs; Storm Drainage - *Road Safety & Traffic Flow*: Multimodal Corridor – Imjin Road; Highway 1 Busway; Senior Transportation Services; Safe Routes to Schools; Downtown Safety and Walkability -

Taxpayer Safeguards - Annual Audits; Citizens' Oversight Committee; Transportation Projects only; Maintenance of Effort; Finn Sunset Date; State Cannot Take Money!

Timeline – Jan/Feb Public and City Review; TAMC Adopts Plan – March/April Cities Adopt Plan – August, Place on Ballot.

Keep Monterey County Moving - Local Money for Local Projects; Repairs, Safety and Congestion Relief; Working together, we can help ourselves!

Regional Projects: \$300 M – Highway 68 - Monterey to Salinas - safety & traffic \$45M; Castroville Blvd /Blackie Road 156 Interchange \$35M; US 10'1 – So. Salinas interchange, So. Co. Frontage Rds; \$30M; Safe Routes to Schools \$25M; Commuter Buses Vanpools, Salinas Valley Bus Facilities \$25M; Recreational Trails, Fort Ord Trail and Greenway \$25M; Marina - Salinas Multimodal Corridor (Imjin Road) \$25M; River Road - safety and bike lanes \$20M; Senior Transportation Services \$1SM; Highway I Traffic Relief – Busway \$ISM; Downtown Safety & Walkability \$15M; Highway 68 - Monterey to Pacific Grove – Safety \$IOM; Del Monte/Lighthouse Corridor – Safety \$10M; Habitat Preservation/ Advance Mitigation \$5M

Local Road Repairs: \$300 Million

Jurisdiction	50% Pop - 50% Lane
Carmel	\$ 3,576,000
Del Rey Oaks	\$ 1,305,000
Gonzales	\$ 3,655,000
Greenfield	\$ 7,609,000
King City	\$ 6,748,000
Marina	\$ 11,975,000
Monterey	\$ 18,869,000
Pacific Grove	\$ 10,262,000
Salinas	\$ 76,152,000
Sand City	\$ 488,000
Seaside	\$ 18,494,000
Soledad	\$ 10,496,000
County Unincorporated	\$ 130,370,000
Total	\$ 300,000,000

O'CONNELL/BROWN: GIVE DIRECTION TO THE CITY'S REPRESENTATIVE, MAYOR DELGADO AND ALTERNATE IF NECESSARY, TO STATE THAT THE CITY COUNCIL'S AGREEABLE TO A 50/50 SPLIT AND TO MAKE CERTAIN THAT THE MAYOR PROMOTES THE LIST AS WE'RE LOOKING AT TONIGHT. 5-0-0-0 Motion

Passes

- b. ~~City Council consider adopting Resolution No. 2016-, changing the term for election of the mayor to four (4) years commencing with the 2018 election results placing this matter on the 2016 election ballot; or a separate or different process for selection of the mayor; and request that the city staff and/or the city attorney provide the city council with the information and time schedule to complete this process. Continued to February 17, 2016~~

12. COUNCIL & STAFF INFORMATIONAL REPORTS:

- a. Monterey County Mayor's Association [Mayor Bruce Delgado]
- b. Council and staff opportunity to ask a question for clarification or make a brief report on his or her own activities as permitted by Government Code Section 54954.2.

13. ADJOURNMENT: 10:30 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor