



DRAFT

Agenda Item **8b(2)**
City Council Meeting of
April 19, 2016

MINUTES

Tuesday, March 22, 2016

6:30 P.M.

SPECIAL JOINT MEETING OF CITY COUNCIL AND PLANNING COMMISSION

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 Redevelopment Agency Members) and Marina Planning Commission

Council Members Present: Gail Morton, David W. Brown, Mayor Pro Tem/Vice Chair Frank O'Connell

Council Members Absent: Nancy Amadeo, Mayor/Chair Bruce C. Delgado

Planning Commission Present: Katherine Biala, David Bielsker, Tim Ledesma, Adam Urrutia, Vice Chair Margaret Davis, Chair David Burnett

Planning Commissioners Absent: Virgil Piper (Excused)

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

4. SPECIAL ANNOUNCEMENTS: *Announcements of special events or meetings of interest as information to Council and Public.*

- Mike Owen – Marina In Motion Forum on Saturday, April 2, 2016 in the Council Chamber from 10:00am-12:00pm for the 4th District Supervisors Candidates and 20th Congressional District Candidate from 1:00-3:00pm. Public is invited and will be aired on Channel 25. Commented on Ken Gray memorial service last year and the planting of his favorite tree the California Live Oak outside the Council Chambers and bench with a plaque will be presented as well.
- Commission Davis – Mark your calendars for Saturday, May 7th for the 6th Warhorse Day starting at 11:00am. Volunteer meeting on Monday, March 28th at 6:00 pm at the Starbucks in the Target in The Dunes.

5. 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.*

- Paula Pelot – commented on the large contingent of speakers at the last council meeting that dealt with labor negotiations. There was a ruling that the point of order that was raised by the Mayor Pro-tem was not in fact founded and I’m quite sorry to tell you it was founded. That the time to speak should have been before the closed session, that that item was on the agenda. So I hope going forward the council will really take particular care to follow those rules.
- Planning Chair Burnett – Welcome to our new commissioner David Bielsker.

6. SPECIAL PRESENTATION/STUDY SESSION:

- a. City Council and Planning Commission to receive a presentation of the 2015-2023 Housing Element Update Process Moving Forward.

2015-2023 Housing Element Update presented by Taven Kinison Brown and Veronica Tam of Veronica Tam & Associates and Rincon

Housing Element Update - Staff/Consultant Presentation: Overview of Housing Element Requirements - Process of Updating - Marina Today

What is the Housing Element?

Policy document to plan for existing and projected housing needs of all economic segments of the community.

CA State requirement; required chapter of General Plan - Must be reviewed by the State Dept. of Housing and Community Development

Statutory Deadline – December 15, 2015

Four-Year Update for Marina - Next Update – December 15, 2019

Why Update the Housing Element?

Finding Substantial Compliance = Legally adequate General Plan; Presumption of validity in case of lawsuit; Priority for housing and related funds; State CDBG and HOME funds; CalHFA, CalHOME, BEGIN loans; Affordable Housing and Sustainable Communities (AHSC) Program

Housing Element Requirements: Provide a variety of housing types for all income levels; Assist in the development of lower and moderate income housing; Remove constraints to housing; Conserve and improve existing housing; Promote fair housing

Components of the Housing Element: Housing Plan = Needs Assessment (General and Special Needs), Constraints (Governmental, Market, Environmental), Resources (Financial, Land Administrative), Public Input (Residents, Stakeholders)

How are Future Housing Needs Defined? - State requirement for every region to accommodate “fair share” of future housing; AMBAG calculates targets for every city in region with **projection of new housing** units needed; Housing targets at all income levels: very low income, low income, moderate income, and above moderate

Regional Housing Needs Allocation (RHNA) = RHNA is NOT a production obligation; Must demonstrate adequate sites, with appropriate zoning and development standards:

Income Level	RHNA Units	Housing Types
Very Low Income	315	State-Mandate Default – 20 du/ac
Low Income	205	State-Mandate Default – 20 du/ac

Moderate Income	238	Small-Lot Subdivision, townhome, Condos
Above Moderate	550	Single Family Homes
Total	1,308	

Potential Strategies for Meeting the Housing Targets - Sites identified in current Housing Element mostly still available - Central Marina/Downtown Specific Plan; Marina Station; South Marina – Former Fort Ord

Availability of Water vs. Housing Element Requirements - No construction obligation; only to facilitate and encourage; Recognized water shortage is often beyond local control; Water/sewer service providers must adopt a policy to provide priority allocation to affordable housing projects (SB 1087)

Key Existing Housing Programs and Anticipated Changes:

Adequate Sites = Rezone with Downtown Specific Plan Area – for RHNA shortfall of 532 units; Marina Transit Station (55 units) *Changes/Comments: Rezoning did not occur – must demonstrate adequate sites were available or the 532 units would roll over to new cycle*

Mobile Home Park Zoning = Rezone existing MHP with Residential zoning to allow only MHP use *Changes/Comments: Is this program still appropriate?*

Redevelopment-Related = Use of set-aside funds to facilitate affordable housing; Offer Agency-owned properties for affordable housing; Pursue new Mortgage Revenue Bonds; Continue Rehab Assistance; Establish First-Time Homebuyer Program *Changes/Comments: Revised housing programs to pursue affordable housing funds, Remove MRB and First-Time Homebuyer Programs*

Removal of Governmental Constraints = Adopt a Reasonable Accommodation Ordinance; Amend Zoning Ordinance to allow emergency shelters in R-4 and C-R zones; Amend Zoning Ordinance to address provision of transitional and supportive housing *Changes/Comments: Zoning for emergency shelters must be completed prior to adoption of Housing Element*

Housing Element Process:

Tentative Schedule = CC/PC Study Session, March 2016; Draft Housing Element, May/June 2016; Mandatory State Review (60-day), June/July 2016; Environmental Clearance, July/August, 2016; Adoption, August 2016

Marina Today:

Demographics = Population Characteristics 43% Owners vs. 57% Renters; 11.4% Seniors (65+); 24% Children (under 18); Median Age: 34 – **Household Characteristics** = 68% Family-Households; 32% Families with Children; 14% Large Households (5+ members); 23% Singles Living Alone; 8% Seniors Living Alone; Average Household Size: 2.75

Planning Commission Questions

Is there a database or statistics on what kind of housing stock the city currently has? Could council focus on over the next few months what its priorities are in terms of policy changes or where you’re looking to address some of these items outlined; example of “environmental” constraint; RHNA Targets & designated areas; Potential strategies for meeting Housing Target, if we resurrected the Downtown Specific Pan does that alleviate some of the pressures to conform to the new standards of the RHNA? Can the units be simply intrinsically be affordable because it’s small? Would developing small units meet the demand, would it count? Financial resources, will the analysis include whether or not there are any zones in the city eligible for maybe AB2 funding to help support affordable housing? RHNA Targets, are moderate income and above moderate income units

necessarily units for sale? Does the Cypress Knolls development, has it been counted in any of our years, past years Housing Element and if not will the redevelopment of that specific Cypress Knolls property bring us up to par with our Housing Element needs/requirements? Clarification on emergency shelters, are these existing homeless populations or the designation emergency as in the event of an emergency, emergency housing would have to be constructed?

Council Questions

Mobile Home Park Zoning, the area where our five mobile home parks are located are zoned single family such that at any time a park owner can propose demolition of all mobile homes and put in condos? If the city had met the December 2015 deadline our allocation would have been 1308 homes? If we had met the deadline would we in the next 8 years be required to have this 1308 or in 2019 is there going to be an additional sum to the zoning requirements? Marina did not meet our target and 500 more units are needed, what was the 1 year grace period measured from, what date? Count starts from when it was permitted, that it had to be permitted as of January 1, 2014, so any of our projects count (Promontory, Seacrest Property)? Does the housing at The Dunes on Ninth Street count? Water limitations, what is our responsibility? Do we need to make sure they have a policy in place? Who determines the percentages of the 1,308 units? Can we as a city challenge AMBAG's findings as to the 1,308 and as the percentage breakdown? Once a jurisdiction is completely built out, does that jurisdiction get zero requirement or do they have to rezone, say a park and make it residential? How frequently is AMBAG required to give the arena number? When is the next time AMBAG will have to update the arena number for Marina?

Public Comments:

- Paula Pelot – Income designation, what are the percentages of the median income levels? Will these be percentages of median income at the State level or local County level? Mobile Home Park Zoning, why this was singled out for the Housing Element? Key Existing Programs, what the offer agency owned properties for affordable housing, what are the “agency owned properties”? Removal of governmental constraints, does the VA Transition Center count towards this? Concerned about the time constraint on this. Demographic, decrease in population but an increase in units, who can this be? Population Characteristics, what was the data source used for this? Why in 2015 there was a jump up in the 5 units or more category?
- Karen Wolfe – What are our plans for obtaining public comment and involvement? Our income and rental costs and figures have greatly changed from 2010, what sources are going to be used for “current” market conditions for the new tables? Disturbing to read that this is just an exercise, away to show the state that we’re making space for affordable housing but there is no requirement, there’s no way to compel anyone to do it, there’s no production requirements. What is in the heart of the City Council and Staff in terms of building affordable housing?
- Mike Owen – what would be the obstacles or problems with just making Marina Station zoned to meet this requirement? Of the different cities list not meeting this requirement, where there any others besides Marina that didn’t meet this and which cities might they be? Is there a Census number for homeless people in Marina?
- Terry Bear, Executive Director VTC, great to get insight into the Housing Element planning. We have part of the solution to the requirements you need meet under the RHNA. We have a few acres that was set aside for permanent housing, for affordable housing and for the last 15 years we have not been able to develop that parcel. Now we have a golden opportunity. We have \$6 million from the state to develop a 70 unit affordable and permanent supportive housing unit in Marina, on VTC property which is designated for this type of us. Hopes council will continue supporting this.

- Jay Fagan – thanks for having this meeting, agrees it should have been more publicized. Affordable housing and workforces housing is probably the single most important issue facing the peninsula and certainly Marina. VTC has a huge opportunity in supporting the Housing Element. Would like to see Marina view the VTC model as how we can not only see that model succeed but us that level of service and integration and planning for other project within the city.
- Kevin P. Saunders – Commented on rent control needed in Marina. COLA has not increase and CIP wipes out rent.
- Denise Turley – Housing Stock slide, it goes from 1992-2000. It goes by 10’s and then by 5’s and then back to 10’s needs to be one or the other not both.

Planning Commission Motion

BURNETT/DAVIS: THAT WE RECEIVE THE PRESENTATION TO CITY COUNCIL/PLANNING COMMISSION 2015-2023 HOUSING ELEMENT UPDATE PROCESS MOVING FORWARD. 6-0-0-1(Piper) Motion Passes

City Council Motion

BROWN/MORTON: TO RECEIVE THE PRESENTATION TO COUNCIL AND THE PLANNING COMMISSION OF THE HOUSING ELEMENT PRESENTATION PRESENTED THIS EVENING. 3-0-0-2(Amadeo/Delgado) Motion Passes.

Public Comments: None

7. ADJOURNMENT: The meeting adjourned at 8:57 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Frank O’Connell, Mayor Pro-Tem