



AGENDA

Thursday, October 13, 2016

6:30 P.M.

REGULAR 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)
Katherine Biala, David Bielsker, David Burnett, Margaret Davis, Tim Ledesma, Virgil Piper, Adam Urrutia
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 of the September 8 and September 22, 2016 regular meetings.
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.
 - a. Consider adopting Resolution No. 2016- , approving Use Permit UP 2016-03 to exceed a density of twenty-five units per acre to allow a 6-unit apartment proposal on an 8,800 square foot R-4 zoned parcel, resulting in a density of 29.7 units per acre, located at 353 Carmel Avenue, (APN 032-221-057-000), 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. DISCUSSION ITEMS:
 - a. Discussion of Planning Principles – Lots and Buildings
9. 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
10. CORRESPONDENCE:
 - a. None
11. 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, October 10, 2016.

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, September 8, 2016

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)
Katherine Biala, David Bielsker, David Burnett, Margaret Davis, Tim Ledesma, Virgil Piper,
Adam Urrutia

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:

John Murray, representing the Armstrong Family Trust, inquired about future plans for the airport runway extension project. Staff replied that once the project is identified, the environmental studies would be required.

Mike Owen discussed the different methods of electing the mayor in many other California cities. This was in response to Measure V on the November ballot that would extend the Mayor's term to 4 years with no term limits.

Commissioner Biala commented on the August 3 City Council meeting where there was discussion of proposals to develop the Cypress Knolls property. She encouraged participation in any upcoming presentations by the potential developers.

Vice-Chair Davis announced the upcoming 7th Annual Veterans Day celebration at the Equestrian Center on November 12 from 10:30 am to 1:00 pm.

Chair Burnett introduced Fred Aegerter, newly hired Community Development Department Director attending his first Planning Commission meeting.

5. CONSENT AGENDA:

- a. Minutes for the June 9, 2016 meeting

Commissioner Ledesma made a motion to approve the minutes for the June 9, 2016 meeting. The motion was seconded by Commissioner Piper and passed by a 7-0-0-0 vote.

6. PUBLIC HEARINGS:

- a. Consider adopting Resolution No. 2016- , approving Conditional Use Permit UP2016-04 to allow use of the former Veterans of Foreign Wars Hall (VFW) as a church at 3131 Crescent Avenue (APN: 032-171-021), subject to conditions.

Mr. Kinison Brown gave a staff report. He described the proposed church use and noted that Condition # 4 limiting the use permit to 5 years would need to be removed in order to comply with the federal Religious Land Use and Institutionalized Persons Act.

Commissioners asked for clarification from staff and the applicant for items including adequate parking and traffic control, building capacity, exemptions from fees and taxes, revenue generation.

The floor was opened for public comment.

Paula Pelot commented on future plans for the downtown revitalization and whether this project was the best use.

Noel McNamee, representing Compass Church, addressed concerns about fire capacity, and issues with parking. He indicated their final occupancy would be based on the Fire Department's recommended occupancy and that they provide on-site traffic control during services.

The public hearing was closed.

Commissioners wanted to encourage the applicants to be mindful of any potential parking issues and to take a proactive approach in addressing them.

Vice-Chair Davis made a motion to adopt the resolution approving Conditional Use Permit UP2016 04 to allow use of the former Veterans of Foreign Wars Hall (VFW) as a church at 3131 Crescent Avenue (APN: 032-171-021), subject to conditions, and with the elimination of Condition #4 that limited the use to 5 years.

The motion was seconded by Commissioner Ledesma and passed by a 7-0-0-0 vote.

7. OTHER ACTION ITEMS:

- a. Consider adopting Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the proposed architectural designs of Marina Heights/Sea Haven housing units without the observation deck options (DR 2016-07) (Marina Heights Specific Plan Area), subject to conditions.

- b. Consider adopting Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the proposed architectural designs of Marina Heights/Sea Haven housing units with the observation deck options (DR 2016-07) (Marina Heights Specific Plan Area), subject to conditions.

Mr. Kinison Brown gave the staff report describing the Design Review Board/s previous action and recommendations, and provided a summary of their actions prepared by Commissioner Biala, a Design Review Board member. At issue and to be considered separately, are the proposed housing units with an option for an observation deck.

Josh Peterson of Wathen & Costanos Builders and Don Ricci, architect with the Dahlin Group were available to answer commissioners questions and concerns.

Chair Burnett opened the public hearing.

Paula Pelot expressed opposition to the observation decks.

Mr. Peterson and Mr. Ricci addressed questions about the number and size of the observation decks, the various architectural styles of the housing units, street widths and the landscape palette.

The public hearing was closed.

Commissioner Biala made a motion to adopt Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the proposed architectural designs of Marina Heights/Sea Haven housing units without the observation deck options (DR 2016-07) (Marina Heights Specific Plan Area), subject to conditions. The motion was seconded by Commissioner Piper and passed by a 6-1 (Ledesma)-0-0 vote.

Discussion continued to Item 7b.

Commissioner Biala shared the Design Review Board's discussion of the proposed observation decks. She suggested a process that would allow a variation from the Specific Plan, such as a variance or an amendment. It was noted that the Design Review Board voted 3-1 in favor of the observation decks.

Chair Burnett opened public hearing.

John Murray suggested that the deck size could be used to define whether it was considered a story.

Paula Pelot echoed Commissioner Biala's suggestion that there should be a process to allow the variation from the Specific Plan.

Josh Peterson and Don Ricci addressed the Commission's concerns about the observation decks being inconsistent with the Marina Heights Design Guidelines, pointing out the guidelines were not a literal set of rules for the design of the houses.

The public hearing was closed and discussion returned to the dais.

Commissioner Ledesma made a motion to adopt Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the proposed architectural designs of Marina Heights/Sea Haven housing units with the observation deck options (DR 2016-07) (Marina Heights Specific Plan Area), subject to conditions. The motion failed due to a lack of a second.

Chair Burnett moved to not adopt Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the proposed architectural designs of Marina Heights/Sea Haven housing units with the observation deck options (DR 2016-07) (Marina Heights Specific Plan Area), subject to conditions.

The motion was seconded by Vice-Chair Davis and passed by a 6-1 (Ledesma)-0-0 vote.

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

Mr. Kinison Brown mentioned that he would like to have a public outreach meeting on a Saturday regarding the Housing Element update. He also suggested a field trip to identify opportunity sites that could also include the public.

9. CORRESPONDENCE:

- a. None

10. ADJOURNMENT

The meeting was adjourned at 9:15 p.m.

ATTEST:

David Burnett, Chair

Judy Paterson,
Planning Services
Administrative Assistant

DATE



MINUTES

Thursday, September 22, 2016

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)
Katherine Biala, David Bielsker, David Burnett, Margaret Davis, Adam Urrutia

MEMBERS ABSENT: Virgil Piper (excused), Tim Ledesma

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:

Mike Owen urged a no vote on Measure V, which proposes a 4-year mayoral term with no limits.

Paula Pelot announced that the Marina Democratic Club will host an informational forum on local ballot measures on October 5 from 6:30 – 8:30 p.m.

Karyn Wolfe announced Citizens for Sustainable Marina will have a planting work day at Locke-Paddon Park on Saturday, November 19 beginning at 9:00 a.m.

Vice-Chair Davis announced the 7th Annual Veteran's Day celebration honoring Viet Nam era veterans on Saturday, November 12 at the Marina Equestrian Center.

5. CONSENT AGENDA:

a. None

6. PUBLIC HEARINGS:

a. None

7. OTHER ACTION ITEMS:

a. None

8. DISCUSSION ITEMS:

a. Discussion of Planning Principles

Chair Burnett introduced the Community Development Director, Fred Aegerter.

Mr. Aegerter began his discussion of traditional community planning principles by describing community identity, which includes the physical setting, the built environment, and human activity. Focus of tonight's discussion was on the built environment.

He further described the importance of developing block standards; street inter-connection, street function and size, and properly sized blocks surrounded by public streets. He explained how neighborhood density affect block length.

Chair Burnett opened the floor for public comments/questions.

Paula Pelot wondered how much of the discussion was intended for new development or the remediation of existing Marina streets.

Karyn Wolfe asked whether there had been careful analysis of block lengths when approving the new development projects already in progress.

Steve Hanley asked what could the City do to incentivize adjoining property owners to work together to accomplish a common vision.

Mike Owen commented that the discussion seemed more appropriate for the Design Review Board.

The discussion returned to the dais.

Chair Burnett commented that the role of the Commission was as a voice of the community and keeping the vision for the City. He suggested they draft a letter to the City Council asking for their vision for Marina's future identity.

Mr. Aegerter continued the discussion with pedestrian sidewalks and park strips.

Following commissioner comments and questions, the floor was opened again for additional public comments.

Mr. Kinison Brown, Planning Services Manager, mentioned that in addition to the discussions of planning principles, he had invited Coastal Commission staff to come speak to the commission about the Coastal Act and that there would be continuing public outreach as the Housing Element Update continued.

Additional questions and comments were received from Paula Pelot, Steve Hanley and Karyn Wolfe.

9. 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

10. CORRESPONDENCE:

- a. None

11. ADJOURNMENT

The meeting was adjourned at 8:08 p.m.

ATTEST:

David Burnett, Chair

Judy Paterson,
Planning Services
Administrative Assistant

DATE

October 7, 2016
Honorable Chair and Members
Of the Marina Planning Commission

Item No. _____
Planning Commission Meeting
of October 13, 2016

REQUEST FOR THE PLANNING COMMISSION TO OPEN A PUBLIC HEARING, TAKE TESTIMONY FROM THE PUBLIC AND CONSIDER ADOPTING RESOLUTION NO. 2016- , APPROVING USE PERMIT UP2016-03, TO ALLOW A 6-UNIT APARTMENT PROPOSAL ON AN 8,800 SQUARE FOOT PARCEL, EXCEEDING A DENSITY OF 25 UNITS PER ACRE (29.7 UNITS PER ACRE) AT 353 CARMEL AVENUE (APN: 032-221-057-000), SUBJECT TO CONDITIONS.

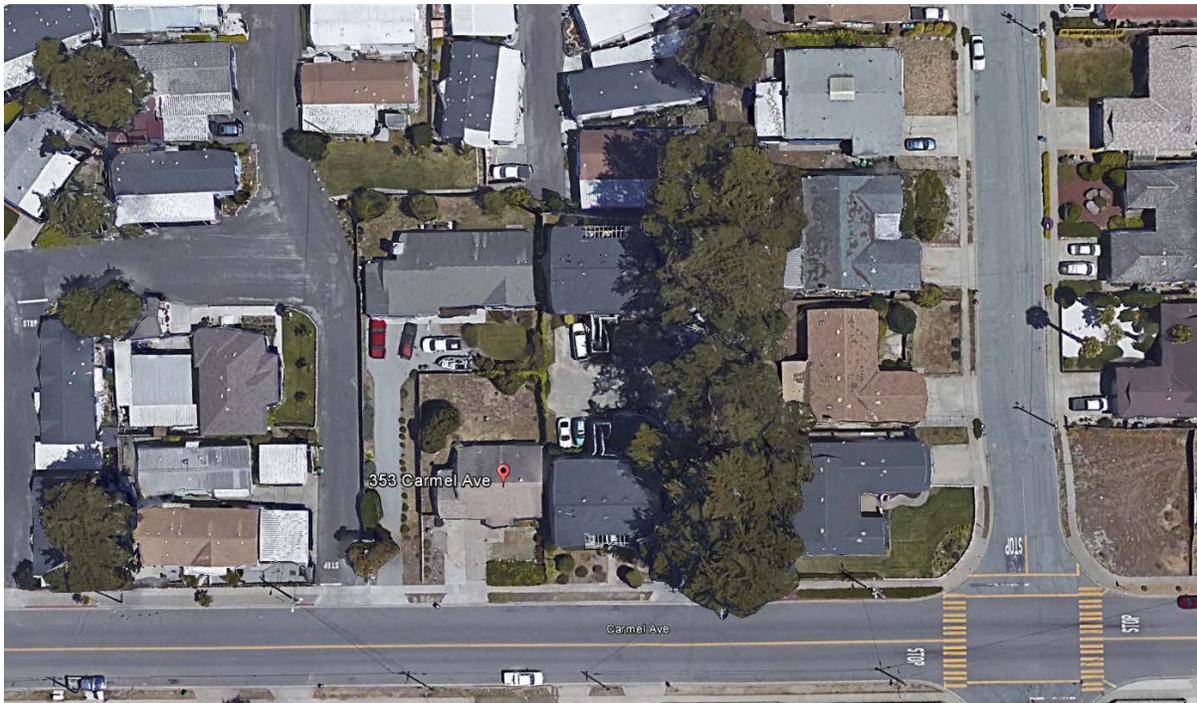
REQUEST:

It is requested that the Planning Commission:

1. Open a public hearing, take testimony from the public, and;
2. Consider adopting Resolution No. 2016- , approving Use Permit UP2016-03 to allow a 6-unit apartment proposal on an 8,800 square foot parcel, exceeding a density of 25 units per acre (29.7 units per acre) at 353 Carmel Avenue (APN: 032-221-057-000), subject to conditions.

BACKGROUND:

On April 7, 2016 a Use Permit and Site Plan and Architectural Design Review proposal was submitted by Aaron Tollefson of the AST Design Group on behalf of Luna Wang to demolish an existing 1,082 square foot single family dwelling and to construct a 6-Unit apartment building.



Location and Vicinity. The subject property is an 8,800 square foot (0.20 acre) parcel along the east side of Carmel Avenue, between Vaughn Avenue and Everett Circle. To the north of the property is the Cypress Square Mobile Home Park and to the east, south and west are apartments and single family homes.

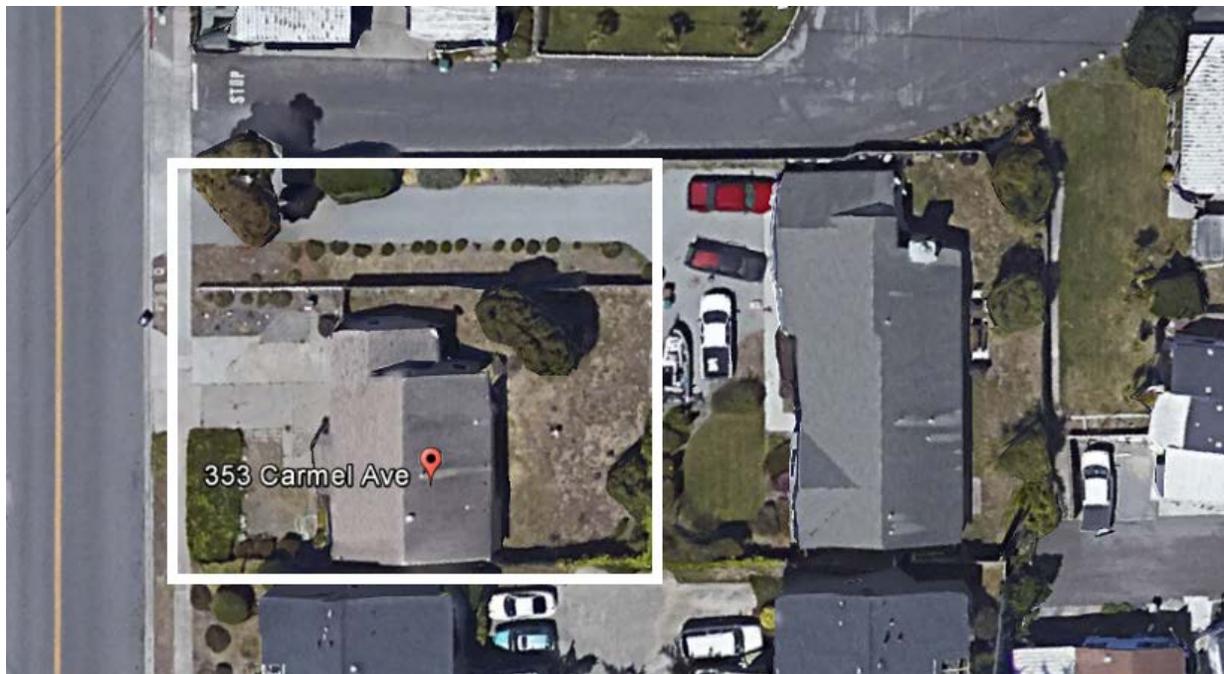
While the property is developed in flag-lot fashion, 353 Carmel Avenue is a square property that includes a drive way (easement) to an independent parcel in the rear, 351 Carmel Avenue.

General Plan and Zoning. The General Plan Land Use Designation for the property is Multi-Family Residential, allowing 15-35 dwelling units/acre. The Zoning Designation is R-4 Multiple Family Residential. Multiple dwellings and dwelling groups not exceeding twenty-five units per acre are permitted uses in this district and 26-35 units per acre can be conditionally permitted.



The Site Plan and Architectural Design Review application was reviewed by the DRB on August 17, 2016 and was approved 5-0.

As the property is 0.20 acres in size and the applicant has proposed 6 units, the proposed density is 29.7 units per acre requiring a Use Permit from the Planning Commission. The property is not located within the Downtown Vitalization Area subject to specific plan requirements.



ANALYSIS:

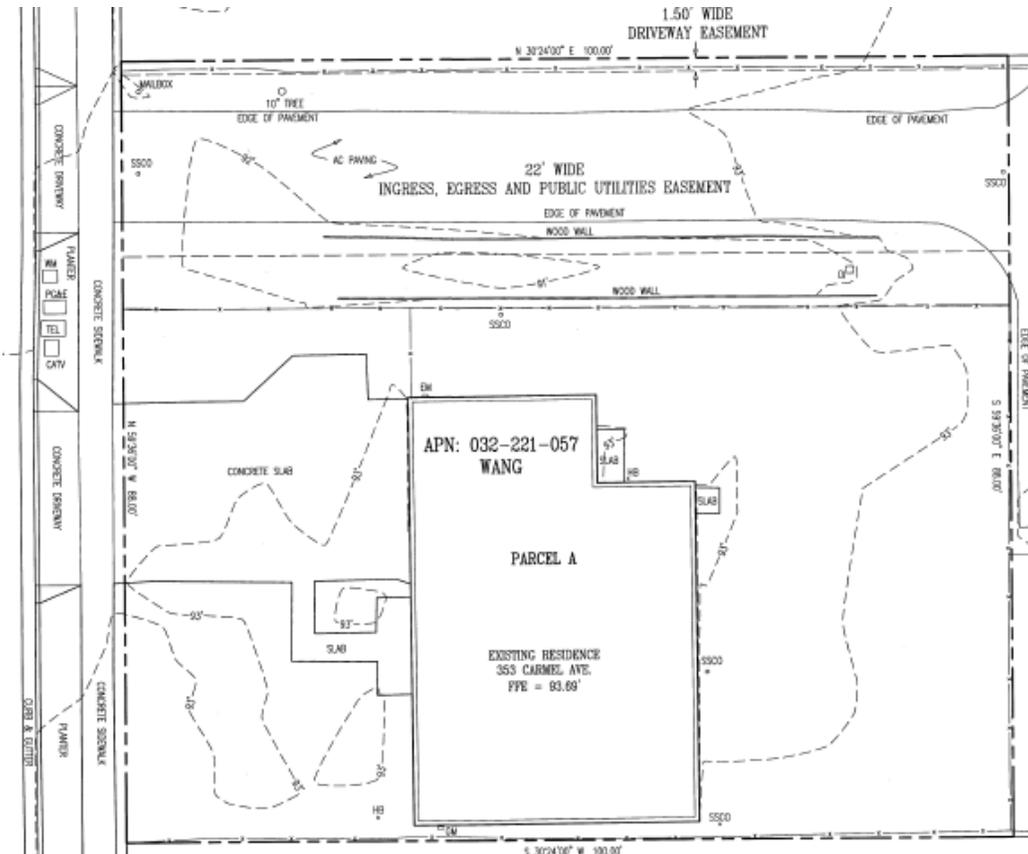
Compliance with Development Standards for the R-4 Zoning District. Please see the attached Planning Department worksheet verifying that the proposed project is consistent with the Development Standards of the R-4 Zoning District, subject to the Planning Commission granting a Use Permit for the density above 25 units per acre.

Scope of Work. The scope of work includes demolition of an existing 1,082 square foot single family dwelling, construction a new 6-unit two-story apartment building, and the addition of seven solar panel-covered parking stalls.

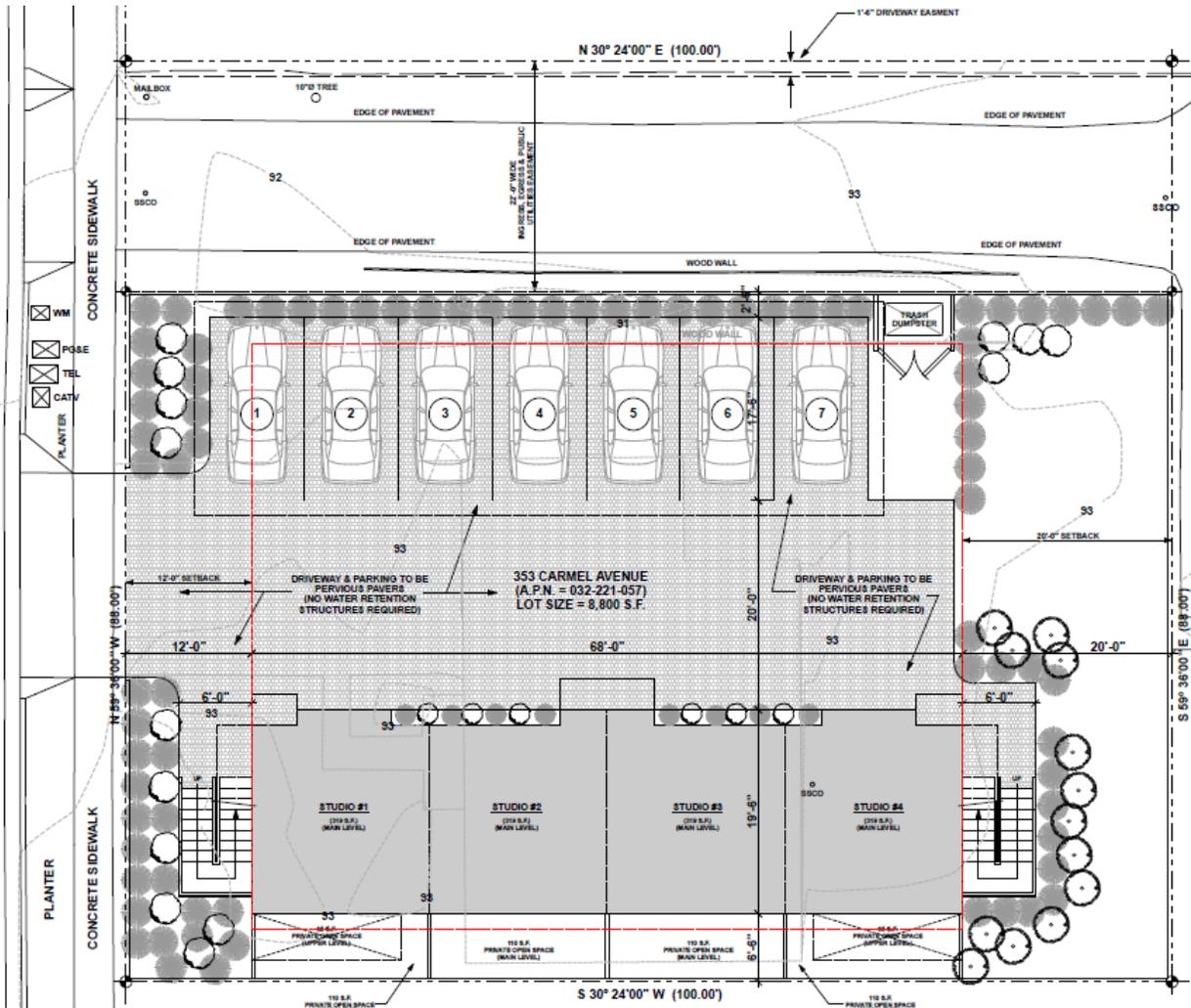


Site Plan

The Existing Site Plan. The 88-foot wide parcel is encumbered by a 22-foot wide Ingress, Egress and Utilities Easement that serves the rear residence at 351 Carmel Avenue. The large tree, driveway, low bushes and dried grasses that lead to 351 Carmel Avenue will remain largely unchanged. The balance of the property including the white picket fence, surrounding fences, flat work, street-front shrubbery and the house will be removed to prepare the site for new construction.



The Proposed Site Plan. The proposed apartment building will include four studio apartments at ground level at 319 square feet each (1,276 square feet). The second floor will also be 1,276 square feet but will be divided into two units at 638 square feet each. The driveway and seven-space carport areas will be covered with pervious pavers. A trash and recycling enclosure will be placed adjacent to the seventh space.



Consideration of the Increased Density. In the R-4 Multi-Family Residential Districts, no less than 15 units per acre have been a requirement for new development density since January 1, 2005. A maximum density limitation has been established at 35 units per acre, subject to issuance of a Use Permit by the Planning Commission.

Neither the City of Marina General Plan nor Zoning Code establish additional criteria or considerations for increased residential densities subject to the issuance of a Use Permit (26-35 dwelling units per acre). Therefore, the test to be used are the policies of the General Plan and the findings for acting on a Use Permit.



Findings for Action by the Planning Commission (17.48.040 Action by the appropriate authority.)

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

B. The appropriate authority may designate such conditions in connection with the use permit as it deems necessary to secure the purposes of this title. Such conditions may include, but are not limited to, architectural and site approval, time limitations, street dedication, and street and drainage improvements. The appropriate authority may also require such bonds and guarantees as it deems appropriate to assure the compliance of the conditions. (Zoning ordinance dated 7/94 (part), 1994)”

As the project has demonstrated compliance with the development standards of the R-4 Zoning District, and multiple dwellings and dwelling groups exceeding a density of twenty-five units per acre are permitted subject to first securing a use permit, the proposed use (the additional density) conforms to the use and development policies and standards of the General Plan land use designation and zoning district.

As the 29.7 units per acre proposal is a multifamily structure proposed within a multifamily residential district at a density anticipated by the City of Marina General Plan and Zoning Code (15 to 35 dwelling units per acre), as conditioned, the establishment, maintenance and operation of the use (the additional density) will not be detrimental to the health, safety, peace, morals comfort and general welfare of persons residing or working in the neighborhood of the proposed use.

As the project has demonstrated compliance with the development standards of the R-4 Zoning District, and the Site and Architectural Design Review Board has reviewed the design review proposal and has found the site plan, architecture and landscaping satisfactory and complementary to the neighborhood and the City of Marina, subject to conditions, the establishment, maintenance and operation of the use applied for (the additional density) will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Staff has included these findings and suggested justification statements in the attached draft resolution for Planning Commission action to approve the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project is categorically exempt from environmental review in accordance with Section 15303. New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

CONCLUSION:

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

Respectfully submitted,

Taven M. Kinison Brown
Acting Planning Services Manager
City of Marina

Planning Review Attachment

353 Carmel Avenue – Wang Property 6-Unit Apartment - Work Plan and Development Review Comments City of Marina File Numbers: UP 2016-03, DR 2016-06

Scope of Work

DEMOLITION OF EXISTING 1,082 S.F. SINGLE FAMILY DWELLING.
NEW (6) UNIT APARTMENT BUILDING, 2-STORIES (2,552 S.F. TOTAL)

Main level (4) studios:	1,276 total sf
Main level studio size:	319 sf each (4 units)
Upper level (2) studios:	1,276 total sf
Upper level studio size	638 sf each (2 units)
Total:	2,552 sf

NEW (7) PARKING STALLS W/ COVERING FOR SOLAR PANELS.

Planning Department Review

Document Context for Review	Project Information	
<ol style="list-style-type: none"> 1. General Plan Review <ol style="list-style-type: none"> a. Designated MF Multiple Family – Orange 2. Zoning Code Review – MF 3. Design Guidelines for Landscape, Lighting, Site and Parking Lot Design. 4. CEQA Review and Scoping 5. Letter of Guidance to applicant 	<p>PARCEL NUMBER: 032-221-057</p> <p>MARINA ZONING: R-4</p> <p>SITE AREA: 8,800 S.F.</p> <p>CONSTRUCTION TYPE: V-B</p> <p>OCCUPANCY TYPE: R-3</p> <p>STORIES: TWO (2)</p> <p>SEWER SYSTEM: PUBLIC SEWER</p> <p>REQUIRED SETBACKS:</p> <p>FRONT YARD SETBACK: 12'-0"</p> <p>SIDE YARD SETBACK: 5'-0"</p> <p>REAR YARD SETBACK: 20'-0" (PROPERTY BUTTS UP TO R-1)</p> <p>SQUARE FOOTAGE:</p> <p>MAIN LEVEL (4) STUDIOS: 1,276 S.F.</p> <p>UPPER LEVEL (2) STUDIOS: 1,276 S.F.</p> <p>TOTAL: 2,552 S.F.</p> <p>MAIN LEVEL STUDIO SIZE: 319 S.F. EACH (4 UNITS)</p> <p>UPPER LEVEL STUDIO SIZE: 638 S.F. EACH (2 UNITS)</p> <p>SITE COVERAGE:</p> <p>MAIN LEVEL APARTMENTS: 1,276 S.F.</p> <p>TOTAL SITE COVERAGE: 1,276 S.F.</p> <p>PARKING REQUIREMENTS:</p> <p>(1) SPACE PER STUDIO: 6 PARKING STALLS (1 PER STUDIO)</p> <p>(1) VISITOR SPACE: 1 PARKING STALL</p> <p>TOTAL PARKING REQUIRED: 7 TOTAL PARKING STALLS REQ.</p> <p>OPEN SPACE REQUIREMENTS:</p> <p>300 S.F. PER STUDIO 1,800 S.F. (6 UNITS x 300)</p> <p>80 S.F. PRIVATE SPACE PER STUDIO (MAIN LEVEL): 320 S.F. (4 UNITS x 80) (COMBINED)</p>	
<p>Zoning Code R-4 Section 17.20</p> <ol style="list-style-type: none"> 1. Open Space Requirement: 17.20.040 <ol style="list-style-type: none"> a. Three hundred fifty square feet per one-bedroom unit. (Project requires 2,100 sf: project provides 1,800 sf common yard area and 570 sf private OS {2,370 sf} OK) b. Minimum Private Open Space Required. Eighty square feet for ground floor units and forty square feet for second story units. (Each ground floor unit provides 110 sf 		

<p>OK) (Each Upper floor unit provides 65 sf. OK)</p> <ol style="list-style-type: none"> 2. Height: 42 feet max and three stories (Project height is 25'7" maximum OK.) 3. Site Area: site width 6,000 sf minimum. Site has 8,800 sf OK) 4. Density Limitations: 15 – 35 units per acre. Project proposes 30 units per acre with a Use Permit. (OK if approved by PC) 5. Site Width 60 feet. 88 feet OK 6. Site Depth Not to exceed 3 x site width 100 ft. OK) 7. Site Coverage 60 % allowed – 14.5 % proposed 8. Front Yard - 12 min required. 12 feet shown for main with stairways encroaching 6 feet. (Open stairway may encroach up to 6 ft in front yard per Section 17.06.070C) OK. 9. Side yard – 5 feet min. 6'6" on residential side with balcony encroachments <ol style="list-style-type: none"> a. (Solar panels and parking appear to be within setback, yet are 22 feet from pl across driveway to rear parcel (OK)) b. East side uncovered porches / balcony may encroach too far. Only 3 feet extension allowed per Section 17.06.070 C) 10. Rear Yard. 10 feet (Property surrounded by R-4 zoning) except across Carmel. 20 ft rear building setback with 6 foot stairway encroachment) <ol style="list-style-type: none"> a. Open stairway may encroach up to 6 ft in rear yard per Section 17.06.070C) OK. 11. Special Yards: No Special Yards. OK. 12. Inclusionary Housing: 20 units is the trip wire. 6 units proposed. OK. 13. 17.21.160 Density Bonus. Must be requested/ applied for and concessions asked for. (None requested None Necessary. OK) 	<p>40 S.F. PRIVATE SPACE PER STUDIO (UPPER LEVEL): TOTAL COMBINED OPEN SPACE REQUIREMENT: FIRE SPRINKLER REQUIREMENT:</p> <p>MAXIMUM HEIGHT ALLOWED:</p> <hr/> <p>R-4 Zone 17.20.030 Conditional Uses E. Multiple dwellings and dwelling groups exceeding a density of twenty-five units per acre;</p> <p>Project Requires</p> <ul style="list-style-type: none"> • Use permit to exceed twenty units per acre. Project = 30 d/u/acre • DRB Review required for “more than one dwelling unit on a single parcel 	<p>80 S.F. (2 UNITS x 40) (COMBINED) 1,800 S.F. OPEN SPACE</p> <p>REQUIRED FIRE SPRINKLERS REQUIRED</p> <p>42'-0" MAX. ALLOWED HEIGHT</p> <hr/> <p>Other considerations</p> <p>Park Dedication and In-lieu Fee</p> <p>Impact Fees: Schools, Roads, etc.</p> <p>Solar: State and Local Requirements</p> <p>Fire and Irrigation Backflows</p> <p>On site drainage</p>												
	<p>Parking: Chapter 17.44</p> <p>(6) studios (1 + 1/5)</p> <table border="1" data-bbox="1187 1394 1479 1583"> <tr> <td>6</td> <td>(.2) 1</td> <td>7</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td>1</td> <td>7</td> </tr> <tr> <td></td> <td></td> <td>Total</td> </tr> </table> <p>Project requires 7 parking spaces, 6 of those need to be covered. (Covered OK, 7 shown covered with solar.) One needs to be for visitors.</p>		6	(.2) 1	7				6	1	7			Total
6	(.2) 1	7												
6	1	7												
		Total												

RESOLUTION NO. 2016-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARINA APPROVING USE PERMIT UP2016-03, TO ALLOW A 6-UNIT APARTMENT PROPOSAL ON AN 8,800 SQUARE FOOT PARCEL, EXCEEDING A DENSITY OF 25 UNITS PER ACRE (29.7 UNITS PER ACRE) AT 353 CARMEL AVENUE (APN: 032-221-057-000), SUBJECT TO CONDITIONS.

WHEREAS, on April 7, 2016 a Use Permit and Site Plan and Architectural Design Review proposal was submitted by Aaron Tollefson of the AST Design Group on behalf of Luna Wang to demolish an existing 1,082 square foot single family dwelling and to construct a 6-unit apartment building, and;

WHEREAS, the subject property is an 8,800 square foot (0.20 acre) parcel along the east side of Carmel Avenue, between Vaughn Avenue and Everett Circle, and;

WHEREAS, the General Plan Land Use Designation for the property is Multi-Family Residential, allowing 15-35 dwelling units per acre, and;

WHEREAS, the property is not located within the Downtown Vitalization Area subject to specific plan requirements, and;

WHEREAS, the Zoning Designation is R-4 Multiple Family Residential District. Multiple dwellings and dwelling groups of 26-35 units per acre can be conditionally permitted, and;

WHEREAS, as the property is 0.20 acres in size and 6 units have been proposed, the density is 29.7 units per acre, requiring a Use Permit from the Planning Commission, and;

WHEREAS, Site Plan and Architectural Design Review is required for projects that include more than one dwelling unit on a single parcel, and;

WHEREAS, the Site and Architectural Design Review Board of the City of Marina, at a duly noticed public meeting, considered all public testimony presented at the meeting, and received and considered the recommendation of the staff report for the September 21, 2016 DRB meeting, and;

WHEREAS, on September 21, 2016 the Site and Architectural Design Review Board of the City of Marina found:

- The project consistent with the development standards of the R-4 Zoning District,
- The elevations, materials and colors satisfactory, and
- The applicant's conceptual landscape/hardscape plan satisfactory, and;

WHEREAS, the project is categorically exempt from environmental review in accordance with Section 15303. New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. In urbanized

areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units, and;

WHEREAS, the Planning Commission, at a duly noticed public hearing, considered all public testimony presented at the hearing, and received and considered the recommendation of the staff report for the October 13, 2016 hearing.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby approves Use Permit UP 2016-03, to allow a 6-unit apartment proposal on an 8,800 square foot parcel, exceeding a density of 25 units per acre (29.7 units per acre) at 353 Carmel Avenue (APN: 032-221-057-000), based on the following findings and subject to the following conditions of approval:

Findings

1. The proposed use conforms to the use and development policies and standards of the General Plan land use designation and zoning district, as the project has demonstrated compliance with the development standards of the R-4 Zoning District, and multiple dwellings and dwelling groups exceeding a density of twenty-five units per acre are permitted subject to first securing a use permit.
2. That, as conditioned, the establishment, maintenance and operation of the use applied for will not be detrimental to the health, safety, peace, morals comfort and general welfare of persons residing or working in the neighborhood of the proposed use, in that the proposal is a multifamily structure proposed within a multifamily residential district at a density (29.7 units per acre) anticipated by the City of Marina General Plan and Zoning Code (15 to 35 dwelling units per acre).
3. 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 project has demonstrated compliance with the development standards of the R-4 Zoning District, and the Site and Architectural Design Review Board has reviewed the design review proposal and has found the site plan, architecture and landscaping satisfactory and complementary to the neighborhood and the City of Marina, subject to conditions.

Conditions of Approval

1. Substantial Compliance – All construction, colors and materials shall be accomplished in substantial accordance with the Site and Architectural Design Review Board's review and approval as contained in DRB Resolution No. 2016-10.
2. 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.

3. Prior to occupancy of the first unit, contact the Planning Services Division staff to arrange for a walk-through for final inspection and approval.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 13th day of October, 2016, 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:

Taven M. Kinison Brown
Acting Planning Services Manager
City of Marina