

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject:	Administrative Consistency Determination for Entitlement: City of Marina's Dunes Specific Plan Fast Casual Restaurant Project	
Meeting Date:	February 12, 2016	INFORMATION/ACTION
Agenda Number:	10h	

RECOMMENDATION(S):

- i. Receive a report from the Executive Officer regarding the City of Marina's (Marina's) Dunes Specific Plan Fast Casual Restaurant Project Consistency Determination per Section 8.02.030 of the Fort Ord Reuse Authority (FORA) Master Resolution; OR
- ii. Conduct a hearing and consider the Executive Officer's concurrence in Marina's development entitlement consistency determination if:
 - a. An appeal is received within the 10-day (Master Resolution Section 8.01.050) or 15-day (Master Resolution Section 8.03.070) appeal response terms; OR
 - b. A Board member requests that a hearing be conducted on this project within the 35-day response term (Master Resolution Section 8.01.040).

BACKGROUND:

The City of Marina submitted a Development Entitlement consistency determination packet for the Dunes Fast Casual Food Project on Tuesday, February 9, 2016. (**Attachments A-C**). Marina requested FORA staff review the submittal and add this item to the February 12, 2016 FORA Board meeting. Staff prepared this report **conditional on the project receiving Marina Planning Commission approval at their February 11, 2016 meeting**.

As described in the submittal packet, the project is a ±40,300 square-foot shopping center located on a ±3.7 acre site within the Dunes on Monterey Bay (formerly University Villages) Specific Plan area (APNs 031-282- 024 through-027, formerly the northern portion of APN 031-282-012).

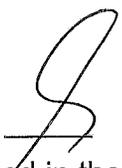
The Dunes Specific Plan and EIR (State Clearinghouse No. 2004091167) were adopted by the Marina City Council on May 31, 2005 to streamline permitting and facilitate redevelopment of the former Fort Ord. On May 31, 2005, Marina City Council also adopted Resolution No. 2005 - 134 finding the legislative land use approvals for the University Villages project consistent with the 1997 Fort Ord Reuse Plan.

On June 30, 2005, the FORA Board of Directors concurred with the Marina City Council finding, and adopted Resolution # 05-6 deeming the University Villages Specific Plan, General Plan amendments, Zoning Amendments and Disposition and Development Agreement consistent with the Fort Ord Reuse Plan.

In reviewing Development Entitlement consistency determination submittals, FORA staff ensures the City of Marina has a certified Fort Ord Reuse Plan consistent legislative land use decision for the project area and that the submittal is in compliance with FORA Master Resolution Section 8.01.030. Marina staff provided a completed Consistency Determination checklist in their submittal that finds the project consistent with the Fort Ord Reuse Plan and

Master Resolution. FORA staff reviewed the submittal and made concurrence findings (Attachment D).

FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time for this item is included in the approved annual budget.

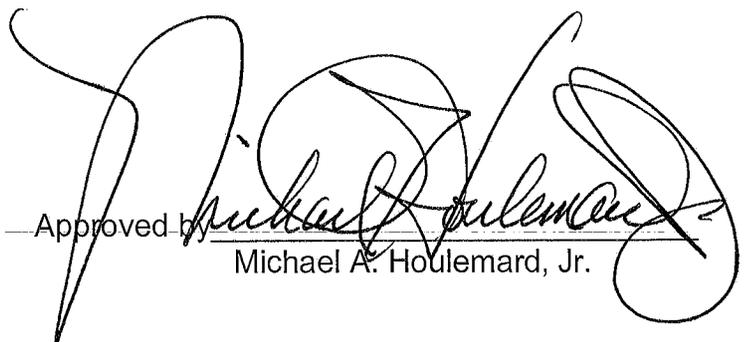
COORDINATION:

City of Marina

Prepared by


Josh Metz

Approved by


Michael A. Houlemard, Jr.



Mr. Michael Houlemard
Assistant Executive Officer
Fort Ord Reuse Authority
920 2nd Ave., Suite A
Marina, CA 93933

February 8, 2016

RE: FORA Consistency Determination for Dunes Casual Fast Food Project (APNs 031-282-024 through -027)

Dear Mr. Houlemard:

This letter is a formal request to the Fort Ord Reuse Authority (FORA) for a consistency determination for the Dunes Casual Fast Food Project, to be reviewed by the FORA Board of Directors on February 12, 2016.

Two hard copies of the entire package are enclosed for your use. A link to a PDF copy will be provided separately.

The project is the Dunes Casual Fast Food Project, a ±40,300 square-foot shopping center located on a ±3.7 acre site within the Dunes on Monterey Bay (formerly University Villages) Specific Plan area (APNs 031-282-024 through -027, formerly the northern portion of APN 031-282-012).

Dunes Specific Plan Consistency Determination

The Dunes Specific Plan and EIR (State Clearinghouse No. 2004091167) were adopted on May 31, 2005 to streamline the permitting process and facilitate redevelopment of this part of the former Fort Ord.

On May 31, 2005, Marina City Council also adopted Resolution No. 2005 –134 finding the legislative land use approvals for the University Villages project consistent with the Fort Ord Reuse Plan. On June 30, 2005 the Fort Ord Reuse Authority Board of Directors concurred with this finding, and adopted Resolution # 05-6 deeming the University Villages Specific Plan, General Plan amendments, Zoning Amendments and Disposition and Development Agreement consistent with the Fort Ord Reuse Plan.

Contents of Submittal

The following materials are included in this submittal:

- Staff Report for the Planning Commission meeting of February 11, 2016;
- Draft Resolution No. 2016- , approving Site and Architectural Design Review DR 2016-01;
- Exhibit A - Plan Set including Site Plan, Elevations, Colors and Materials, Conceptual Grading Plan, Schematic Planting Plan and Lighting Plan for the project;
- Exhibit B – Consistency with General Plan Goals and Policies;
- Exhibit C – Design Concept;
- Exhibit D – 2005 Approved Plans and Elevations for the Village Promenade;

- Exhibits E & F – Consistency with Specific Plan Development Standards for Multiple Use;
- Exhibit G – Public Comments;
- Draft Resolution No. 2016- , finding that the proposed project is consistent with the Fort Ord Base Reuse Plan; and
- Exhibit A – FORA Consistency Determination.

An advisory recommendation of the Site and Architectural Design Review Board was considered during Planning Commission review of the project.

Forthcoming Submittal Materials

At the regular meeting on February 11, 2016, the City of Marina Planning Commission will consider adopting Resolution No. 2016- , approving (1) Site and Architectural Design Review DR 2016-01 for the Site Plan, Elevations, Colors and Materials, Conceptual Grading Plan, Schematic Planting Plan and Lighting Plan for a proposed project of ±40,300 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the Dunes on Monterey Bay (formerly University Villages) Specific Plan area (APNs 031-282-024 through -027, formerly the northern portion of APN 031-282-012), subject to conditions, and; adopting Resolution No. 2016- , finding a proposed project (DR 2016-1) is consistent with the Fort Ord Base Reuse Plan.

The final actions of the Planning Commission will be forwarded to FORA after the meeting on the night of February 11, 2016, for inclusion on the Board of Directors agenda on February 12, 2016.

California Environmental Quality Act

Technical studies for water demand prepared by Brezack and Associates Planning and a traffic impact analysis prepared by Higgins Associates Civil and Traffic Engineers substantiated that the proposed project does not involve: (1) substantial changes to the project analyzed in the EIR which would involve new effects on the environment or increase the previously identified impacts; (2) substantial changes with respect to the circumstances under which the project is being undertaken which would involve new effects on the environment not analyzed in the EIR or increase the severity of previously identified impacts or; (3) new information of substantial importance which would involve new effects on the environment not analyzed in the EIR or increase the severity of previously identified impacts.

As the proposed project uses were fully contemplated within the Dunes on Monterey Bay Specific Plan and analyzed within the Specific Plan EIR, no further environmental review for the construction of the proposed project is necessary.

Thank you in advance for your expedited review and consideration. Please contact me at (831) 884-1289 if you have questions or if you need additional information.

Sincerely,



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

Layne P. Long, City Manager
Justin Meek, AICP, Senior Planner

February 4, 2016

Item No:

Honorable Chair and Members
of the Marina Planning Commission

Planning Commission Meeting
of February 11, 2016

PLANNING COMMISSION CONSIDER: (1) ADOPTING RESOLUTION NO. 2016-, RECOMMENDING PLANNING COMMISSION APPROVAL OF DR 2016-01 FOR THE SITE PLAN, ELEVATIONS, COLORS AND MATERIALS, CONCEPTUAL GRADING PLAN, SCHEMATIC PLANTING PLAN AND LIGHTING PLAN FOR A PROPOSED PROJECT OF ±40,300 SQUARE-FEET OF NEW BUILDINGS ON UP TO FOUR DEVELOPMENT PADS LOCATED ON A ±3.7 ACRE SITE WITHIN THE DUNES ON MONTEREY BAY (FORMERLY UNIVERSITY VILLAGES) SPECIFIC PLAN AREA (APNS 031-282-024 THROUGH -027, FORMERLY THE NORTHERN PORTION OF APN 031-282-012), SUBJECT TO CONDITIONS; AND (2) ADOPTING RESOLUTION NO. 2016-, FINDING A PROPOSED PROJECT (DR 2016-1) IS CONSISTENT WITH THE FORT ORD BASE REUSE PLAN

REQUEST:

It is recommended that the Planning Commission consider:

1. Adopting Resolution No. 2016- , approving DR 2016-01 for the Site Plan, Elevations, Colors and Materials, Conceptual Grading Plan, Schematic Planting Plan and Lighting Plan for a proposed project of ±40,300 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the Dunes on Monterey Bay (formerly University Villages) Specific Plan area (APNs 031-282-024 through -027, formerly the northern portion of APN 031-282-012), subject to conditions, and;
2. Adopting Resolution No. 2016- , finding a proposed project (DR 2016-1) is consistent with the Fort Ord Base Reuse Plan.

BACKGROUND:

The subject property is located within the Dunes on Monterey Bay Specific Plan (DSP) area. The site is in-between the Dunes Shopping Center and the planned Village Promenade, and is bounded by 2nd Avenue to the east, General Stillwell Drive to the north and west, and an unnamed access road to the south (APNs 031-282-024 through -027, formerly the northern portion of APN 031-282-012). The site is approximately 280 feet in width and 630 feet in length on ±3.7 acres. There are several documents governing land development on this site. These include the City of Marina entitlements, the Shopping Center's Operation and Easement Agreement¹ and the Best Buy lease terms, described as follows in chronological order of effective date.

¹ Operation and Easement Agreement between Target Corporation, Shea Marina Village, LLC and Marina Community Partners, LLC for Marina University Villages Shopping Center (Title Document 2007014247, February 16, 2007).

City of Marina Entitlements

At a special meeting of May 31, 2005, the Marina City Council adopted the following Resolutions:

- Resolution No. 2005-127 certifying the final Environmental Impact Report (EIR) (SCH No. 2004091167) for the DSP project in accordance with the California Environmental Quality Act (CEQA) and state and local guidelines;
- Resolution No. 2005-128 approving, as recommended by the Planning Commission, a general plan amendment, revising the Marina General Plan Map, amending sections 1.16 (2), 2.16(3), table 2.4b, 2.34(5)(6), 2.46,(1), 2.47, 2.48, 2.57(12), 2.60, 3.35, 4.36(1)(2)(3), 4.47, 4.42, 4.51, figure 4.15, 4.52, 4.53, 4.56, 4.57, 4.58, 4.59, 4.60, 4.61, 4.62, 4.63, 4.64, 4.65, 4.67, 4.68, figure 4.16, 4.69 and 4.128(2);
- Resolution No. 2005-129 making findings and determinations pursuant to California Water Code section 10911 (c) and California Government code section 66473 (B) (3);
- Resolution No. 2005-130 approving the DSP containing planning principles, development standards and design guidelines for the redevelopment of 420 acres within South Marina;
- Resolution No. 2005-131 approving the University Village Tentative Map. The Tentative Map Conditions of Approval are intended to assure the timely provision of adequate infrastructure and services, including but not limited to water supplies, sewer, stormwater drainage, and streets, including pedestrian and bicycle access;
- Resolution No. 2005-132 approving site plans, landscaping and lighting plans, building elevations, and sign programs for the Regional Retail and Village Promenade project components; and
- Resolution No. 2005-134 finding that the legislative land use approval for the DSP project is consistent with the Fort Ord Reuse Plan.

Operation and Easement Agreement

On February 16, 2007, an Operation and Easement Agreement (OEA) for the Shopping Center was executed and recorded by Target Corporation, Shea Marina Village, LLC and Marina Community Partners (Series No. 2007-14247 of Official Records, Monterey County). The OEA established a non-exclusive easement for passage and parking of vehicles over and across the parking and driveway areas, including the subject site which is referred to as "MCP Tract Phase B2." The OEA also states "...the parking area on the Target Tract, the Kohl's Tract, the Developer Tract and Phase B2 shall contain sufficient ground level... parking spaces, without reliance on parking spaces that may be available on another portion of the Shopping Center..." (Article 3 Construction, Section 3.2.5, p. 17). It further establishes minimum parking requirements that differ from the DSP and that require, in effect, additional parking spaces for retail and restaurant uses beyond the minimum parking standards in the DSP.

Best Buy Lease Agreement

In 2007, Marina Community Partners (MCP) entered into a lease agreement with Best Buy that limits the location, size and height of development on the subject property. In short, the Best Buy lease restricts the use of the subject property to not more than 21,000 square-feet of development on three-7,000 square-foot building pads, one of which, at the corner of 2nd Avenue and General Stillwell Drive, may be 22 feet in height and the other two, at either end of the unnamed access road, may be two-stories up to 40 feet in height. The Best Buy lease further indicates that any building or improvement

shall have a “self-contained parking field...” as if it were a “...free-standing site without benefit of cross-parking rights as to the balance of the Shopping Center.”

Subsequent City of Marina Entitlements

At the regular meeting of October 21, 2008, the Marina City Council adopted Resolutions No. 2008-208 through 2008-210 taking the following actions: certifying an addendum to the EIR for the DSP Project; approving an amendment to the University Village Tentative Map; and revising the site plan for Phase 1B and tenant sign criteria for retail Phases 1A and 1B for the DSP development, subject to conditions. The site plan modifications affected the Village Square, such as changing traffic around the square from one- to two-way. Two additional conditions were added to the amended Tentative Map resolution conditions of approval, one designating reciprocal parking in all non-residential areas on the Map and the other requiring a submittal parking demand management plan prior to issuance of any building permit.^{2,3}

On November 1, 2012, a Parcel Map was recorded subdividing the subject site into four lots totaling ±160,679 square-feet. The Parcel Map states that the rights of ingress and egress and overall use of the subject property are governed by the aforementioned Shopping Center OEA.

Previous Project Application, Review and Denial

On January 29, 2015, the applicant, Scott Negri, on behalf of SKN Properties, filed an application for Site and Architectural Design Review (DR 2015-03) for a project consisting of ±30,994 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the DSP area.

It was determined that a project size of ±40,300 was required to meet the minimum Floor Area Ratio (FAR) of 0.25.

As the proposed project intensity did not fall within the acceptable range of the General Plan, a General Plan text amendment was determined necessary to remove the minimum FAR for projects within areas designated “Multiple Use” on the General Plan Land Use Map and located within Multiple Use designated areas in existing and subsequent Specific Plans. The General Plan text amendment would have been applicable citywide, but affected properties only within the DSP area.

At the special meeting of April 29, 2015, the Site and Architectural Design Review Board adopted Resolution 2015-01, recommending Planning Commission consideration of DR 2015-03, allowing up to ±30,994 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the DSP area, subject to conditions. Condition No. 2 required a General Plan amendment to provide flexibility for the project to have a development intensity less than 0.25 FAR and allow for a finding of General Plan consistency.

At the regular meeting of May 28, 2015, the Marina Planning Commission adopted Resolution No. 2015-01, recommending City Council consideration of DR 2015-03, allowing up to ±30,994 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the DSP area, subject to conditions.

² Condition no. 9: Parking on all non-residential parcels shall be designated on the Final Map as reciprocal parking easements for all other non-residential parcels within the boundary of the approved Tentative Map. The form of the designation shall be to the satisfaction of the City Engineer and City Attorney. (Resolution 2008-209).

³ Condition no. 10: Prior to issuance of any Building Permit, a Parking Demand Management Plan shall be submitted by the developer and approved by the City. The Parking Demand Management Plan shall identify specific parking spaces to be shared, the times of the day and days of the week each parking space will be available for each use to be served, and the proximity and ease of access of shared parking spaces to uses to be served. (Resolution 2008-209).

Also at the regular meeting of May 28, 2015, the Marina Planning Commission adopted Resolution No. 2015-02, recommending City Council consideration of GP 2015-01, approving a text amendment to General Plan Policy 2.57 and Table 2.4 to remove the minimum FAR for projects within areas designated “Multiple Use” on the General Plan Land Use Map and located within Multiple Use designated areas in subsequent Specific Plans, to provide flexibility to be less than 0.25 FAR.

Upon further consideration by staff, in consultation with special legal counsel, of the potential for the proposed General Plan text amendment to result in a reduction of development intensity and thus walkability within areas not yet fully entitled, including the Village Promenade, it was determined that changing the language of the text amendment would mitigate these concerns. Therefore, new language was proposed to be added to General Plan Policy 2.40 and Table 2.4 to allow that the minimum FAR for projects within Specific Plan areas designated “Retail/Service” on the General Plan Land Use Map may be less than 0.25 FAR; and a change to the General Plan Land Use Map was proposed whereby the text would be applicable to sites designated as “Retail/Service” rather than “Multiple Use.” This General Plan text and map amendment would have repealed and replaced the recommended text amendment described in Planning Commission Resolution No. 2015-01.

At the special meeting of August 4, 2015, the Marina Planning Commission adopted Resolution No. 2015-03, denying consideration of the new text amendment and change to the General Plan Land Use Map. Therefore, by default, the Planning Commission recommended General Plan amendment would reflect the May 28, 2015 advisory recommendation. Also, at the August 4, 2015 Planning Commission meeting, several Commissioners inquired about the ability to repeal, rescind or reconsider the May 28, 2015 Resolutions. The Commission was unable to take action as the request was not noticed for the meeting agenda and timelines for reconsideration had lapsed.

On August 12, 2015, the applicant announced to staff that he now had approvals of Best Buy to build the fourth building (Building C at 9,994 square-feet) on the subject site.

On August 13, 2015, the applicant filed a written appeal of the Planning Commission’s decision to deny the text amendment to General Plan Policy 2.40, Table 2.4 and other applicable General Plan policies, and the map amendment to change the General Plan Land Use Map from “Multiple Use” to “Retail/Service” for the subject property, and not modify Planning Commission Resolution No. 2015-02 Condition of Approval No. 2 to be consistent with the aforementioned General Plan text amendment language.

The publicly noticed August 18, 2015 City Council meeting to consider approving Site and Architectural Design Review DR 2015-03, consider *de novo*, i.e., as if no other hearing had been held, an appeal of Planning Commission Resolution 2015-03, and consider approving a General Plan text amendment GP 2015-01 was continued to the regularly scheduled meeting of September 1, 2015.

At the regular meeting of September 1, 2015, the City Council of the City of Marina opened a public hearing and took testimony from the public considering the Site and Architectural Design Review DR 2015-03; however, the meeting concluded before public testimony was completed, and the item was continued to a future meeting for the City Council to take an action.

At the regular meeting of October 20, 2015, the City Council of the City of Marina opened a public hearing, took testimony from the public, denied Site and Architectural Design Review DR 2015-03 due to the inconsistency of the project with the General Plan minimum requirements of floor area ratio of at least 0.25, and suggested that a modification to the project be made to be consistent with the General Plan, development agreement and prior project approvals.

Revised Casual Fast Food Project

From November 2015 through January 2016, Scott Negri met with Planning and Engineering staff on several occasions to discuss design ideas for modifying the proposed project. During these meetings, Mr. Negri informed staff that he had received approval of Best Buy to build a second story on Building C, would remove the drive-through lane around Building D, provide a sidewalk along the north side of the unnamed access road, provide an additional pedestrian crossing towards the planned Village Promenade, and modify the grading plan for the site.

On January 19, 2016, the applicant, Scott Negri, on behalf of SKN Properties, filed a new application for Site and Architectural Design Review (DR 2016-01) for the Site Plan, Elevations, Colors and Materials, Conceptual Grading Plan, Schematic Planting Plan and Lighting Plan for a proposed project of ±40,300 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the DSP area. The proposed project is shown on the attached Plan Set (“**EXHIBIT A**”).

At the special meeting of February 3, 2016, the Site and Architectural Design Review Board adopted Resolution 2016-01, recommending Planning Commission approval of DR 2016-01 for the Site Plan, Elevations, Colors and Materials, Conceptual Grading Plan, Schematic Planting Plan and Lighting Plan for a proposed project of ±40,300 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the DSP area, subject to conditions.

ANALYSIS:

CONSISTENCY WITH MARINA GENERAL PLAN

Planning Principle and Policies

The General Plan includes framework goals that provide the overall direction necessary to ensure that, as the Marina grows, the City will be well functioning and attractive; that it will balance the needs of residents and business; and that appropriate use will be made of its natural, human and economic resources. The proposed project would provide retail spaces and casual fast food restaurants conveniently located next to the exiting Dunes Shopping Center and near to residential development currently under construction in the DSP area. These businesses would provide retail and restaurant employment opportunities and generate sales tax revenue that adds to the City’s fiscal base. For a more detailed discussion of project consistency with General Plan Goals and Policies, see “**EXHIBIT B.**”

Permitted Land Use and Form

The subject property is designated “Multiple Use” on the General Plan Land Use Map and is within the “Dunes on Monterey Bay Specific Plan” Zoning District with a Specific Plan land use of “Multiple Use.” Multiple-use development consistent with General Plan Policy 2.57 may take the form of a single building containing two or more permitted uses or two or more buildings (each occupied by different types of use) on a site. Permitted uses include “Retail and Personal-Service” uses, such as retail shops and eating establishments. Thus, the proposed retail and restaurant uses in multiple tenant spaces in four buildings on the project site are permitted on properties designated “Multiple Use.”

Land Use Intensity

General Plan Table 2.4 and Policy 2.57 identify a low end range for land use intensity at 0.25 FAR, with the precise upper limit to be determined by subsequent specific plans. Table 5.4 of the DSP sets this maximum at 3.0 FAR. As the proposed project would result in a 0.25 FAR, it is consistent with

the minimum FAR for land designated “Multiple Use.”⁴ As such, no legislative actions are required as part of project approvals.

CONSISTENCY WITH THE DUNES ON MONTEREY BAY SPECIFIC PLAN

Design Concept

The DSP provides the development standards and design guidelines for the creation of the Dunes community.

As shown on the Artist’s Conceptual Illustrative Plan, the subject site is located within the Village Center adjacent to the Village Square and Village Promenade. The Village Square forms the “heart” of the Village Center and is the focal point for the planned Village Promenade. Surrounding the Village Square and Village Promenade are buildings that are planned to house specialty retail, restaurant and residential uses.

As described on page 27 of the DSP, the Village Promenade is intended to expand over time to the north and incorporate the subject site. The DSP includes a sketch to illustrate conceptually how this could occur (“**EXHIBIT C**”). As stated on page 22, final street patterns, site and building locations shall be determined at the time of site and architectural design review.

The development conceptually would start with three building pads; orientation is not specified. General Stillwell Drive, to the north and west of the subject site, was strategically placed to allow the continuation, with strong pedestrian connections, of the Village Promenade towards the existing Dunes Shopping Center as market conditions demand. On the subject site in future phases, adjacent to General Stillwell Drive and the unnamed access road, ground floor shop fronts with mixed use above face the street, with surface parking located in the center of the site and behind buildings. This surface parking could later be converted to structured parking to satisfy parking requirements over time, if needed. This design concept is intended to allow infill development that further intensifies the area as a continuation and expansion of the adjoining Multiple Use parcels to the south (i.e., the Village Promenade).

The proposed project provides multiple retail tenant spaces located in four buildings. The retail buildings front the internal parking lot on the subject site, and the rear of the buildings front 2nd Avenue, General Stillwell Drive and the unnamed access road. Across General Stillwell Drive to the north of the site is the Dunes Shopping Center parking lot and a view of the front of the Shopping Center. To the south of the site and across the unnamed access road is the back of the planned Village Promenade, which will consist of a three-story, mixed-use structure with two residential floors over garages (“**EXHIBIT D**”).

“**EXHIBIT E**” demonstrates that the proposed project is consistent with the applicable development standards of the DSP. Further, “**EXHIBIT F**” demonstrates how the proposed project is consistent with the applicable design guidelines of the DSP.

SITE PLAN

The Site Plan (Sheet A-1 of “**EXHIBIT A**”) indicates that the proposed project would:

- Provide three single-store buildings and one two-story building ranging in size from 7,000 to 14,761 square-feet that cover 22 percent of the site with a combined FAR of 0.25 (these buildings are inside the “building limit line” established by the Best Buy lease terms).

⁴ Calculation: 40,300 square-feet enclosed building floor area ÷ 161,172 square-feet project site = 0.25

- Provide landscaping that covers 17 percent of the site.
- Provide asphalt paving and concrete walks on the remaining 61 percent of the site.
- Provide in the concrete walk areas a large plaza area next to the northwest extent of Building B, a 26' x 40' patio area in-between Buildings B and C, a 15' x 24' patio area next to the western edge of Building D, a 19' x 27' patio area next to the southwest extent of Building A, and a 22' x 32' patio area next to the southeast corner of Building A.
- Provide pedestrian access and paths of travel within and around the site via concrete walks across the parking lot, in front of buildings, and along adjacent streets.
- Provide 176 parking spaces, including 26 compact spaces, 8 accessible spaces and 6 electric vehicle charging stations.
- Provide one 12' wide drive-through lane to provide vehicle access to one retail business located at the western end of the north side of Building A.
- Allow for the construction of future stairs and elevator to the second story of Building C, if needed based on use and associated building code requirements.

The Site Plan has been reviewed by the Site and Architectural Design Review Board. Based on their deliberations and adoption of Resolution 2016-01, the following requirements have been added to the draft Resolution as Conditions of Approval:

- Provide enhanced pedestrian access to and materials at the plaza in front of Building B.

Please note that a condition to provide a stairway between Building D and 2nd Avenue was removed.

Vehicular Circulation

The project site has an existing driveway on General Stillwell Drive, across from the driveway to REI in the Shopping Center. The proposed project would provide two additional driveways, one ±200 feet west of the existing driveway on General Stillwell Drive and the other at the unnamed access road approximately in line with the existing driveway. Within the site, the proposed parking lot is designed with 26 to 27 feet wide drive aisles.

A raised island located in the existing driveway entrance is intended to force right-only turning movements into and out of the site and prevent left and through movements. Although this configuration does not allow for through vehicular movement across General Stillwell Drive to the Dunes Shopping Center, the City Engineer and members of the Site and Architectural Design Review Board have raised concerns about existing and future traffic movements (e.g., illegal left-turns and east-bound traffic queuing on General Stillwell Drive). The City Manager, City Engineer and Senior Planner met with the applicant and MCP's engineer, Karrie Mosca, PE, with Wood Rodgers, Inc., to discuss conceptual design alternatives, including a roundabout at the driveway entrance. City staff are continuing to work with the applicant and MCP to evaluate the feasibility of redesigning the driveway entrance. The City Engineer has proposed for MCP's consideration a modified entrance design on the REI side of the street, allowing right-turn (ingress) movements into the parking lot but removing out movements to ensure the second driveway ±200 feet west of this driveway is used for through, right-and/or left-turn (egress) movements. A Condition of Approval has been added to the draft Resolution to require the applicant to provide an entrance redesign for review and approval prior to issuance of a building permit.

Vehicular Parking

The Specific Plan parking standard is intended to promote efficient land use for "Multiple Use" areas by permitting a shared parking program, and the Tentative Map Condition of Approval No. 9 requires shared parking in all non-residential areas (i.e., the Shopping Center, Village Promenade, and Village

Square). While the Shopping Center OEA establishes a non-exclusive easement for vehicle passage and parking in the Shopping Center, including the subject site, the OEA and Best Buy lease terms stipulate that the subject site shall not share the demand for parking with adjacent commercial properties.

The applicant has proposed 4.4 parking spaces per 1,000 square-feet of floor area (or 1 space per 229 square-feet) for a total of 176 parking spaces. The project does not rely on parking spaces that may be available on another portion of the Shopping Center.

Fire Truck Access

The access and parking configuration has been reviewed by the Marina Fire Chief. The Marina Fire Department standard conditions have been provided to the applicant for finalization of site circulation at the plan check phase for a building permit.

Pedestrian Access

As shown on the Site Plan and described in site notes #6, #11, #17 and #22, the proposed project would provide concrete paths, walks and sidewalks within and/or around the site. A concrete walk approximately 11 to 17 feet in width is provided in front of the proposed buildings. Paths 5 feet in width connect the concrete walk and building pads to the existing 6-foot wide sidewalk along General Stillwell Drive, the proposed 8.5-foot wide sidewalk along 2nd Avenue and the proposed 6-foot wide sidewalk along the unnamed access road. The proposed paths are the same width as the existing paths through the Shopping Center parking lot (5 feet). The proposed sidewalk connecting 2nd Avenue to General Stillwell Drive along the unnamed access road is the same width as the existing sidewalk along General Still Drive (6 feet). Although the sidewalk width along 2nd Avenue north of the site and adjacent to the Shopping Center is 10 feet in width, the proposed 8.5-foot wide sidewalk meets City standards for sidewalk widths in commercial areas.

The applicant has proposed providing pedestrian crossings of General Stillwell Drive and the unnamed access road to improve pedestrian access to and from the site. The two crossings of General Stillwell Drive at the site's existing driveway entrance and new driveway entrance would tie into the existing pedestrian paths in the Shopping Center. The two crossings of the unnamed access road at the site's southern driveway entrance and from a path in-between Buildings B and C would tie into the future Village Promenade. While the two mid-block crossings of the unnamed access road do not line up with those shown on the approved 2005 Layout Plan for the adjacent Village Promenade to the south, and are approximately 80 feet offset from the conceptual location of north-south pedestrian connections extending from the planned Village Promenade, the precise locations of said pedestrian connections have not been established because a development proposal for the Village Promenade has not yet been submitted for Site and Architectural Design Review.

Bicycle Access

The Specific Plan calls for a 12-foot multipurpose walk along General Stillwell Drive, which the Tentative Map reduced in width to 10 feet. General Still Drive, however, was developed as a 4-foot wide landscaping area and 6-foot wide sidewalk. As the multipurpose walk was intended to provide access to pedestrians and bicyclists, and the 6-foot wide sidewalk is sufficiently wide only for pedestrians, there are presently no accommodations for bicyclists along General Stillwell Drive. A Condition of Approval has been added to the draft Resolution requiring a 7-foot wide buffered bicycle lane along both directions of General Stillwell Drive.

Bicycle Parking

The applicant has proposed providing two bike racks at either end of the site, one next to the patio for Building A and the other next to the plaza in front of Building B.

Public Transit

The project site is presently served by Marina-Salinas Transit (MST) local bus service (lines 12, 16, 17 and 18). The Transportation Agency of Monterey County (TAMC) is in the process of planning the Marina-Salinas Multimodal Corridor, which would provide Bus Rapid Transit (BRT) service operated by MST between the cities of Marina and Salinas. The BRT line is planned to run along 2nd Avenue, with a BRT stop proposed at or near the site. According to TAMC staff, up to ± 4.5 feet of right-of-way is needed to accommodate a BRT stop at the site along 2nd Avenue near the intersection with unnamed access road. Locating the TAMC BRT stop at this location would require modifying the sidewalk and landscape area between 2nd Avenue and Building D at a future date upon final BRT stop design.

CONCEPTUAL GRADING PLAN

The Conceptual Grading and Drainage Plan (Sheet C-2 of “**EXHIBIT A**”) indicates that the proposed project would:

- Provide finished floor elevations that closely match the existing grade of adjacent streets.
- Result in grades that gently slope across the site (e.g., 5 percent) and require retaining walls up to but not greater than 4 feet in height.

The proposed finished floor elevation of Building A (94.7 feet) is ± 0 to ± 2 feet below the ground elevation along 2nd Avenue. Two separate retaining walls varying in height from 2.5 to 4 feet border the drive-through lane adjacent to the building. As the retaining wall wraps around the parking lot to the west of Building A, it reduces in height to 1.5 feet.

The difference in elevation between Building D (98 feet) and 2nd Avenue is a little greater, at $\pm 3'$ to $\pm 5'$ below grade. Because of the setback of the building from 2nd Avenue and a 3-foot stem wall (terrace), the retaining wall adjacent to the building is only 2 feet in height.

Along the unnamed access road the building pads step down a total of 5 feet, from a high of 98 feet (Building D) to a low of 93 feet (Building B). The relative difference of the building pad elevations and the unnamed access road are shown in a series of sections and in profile on Sheet A-2.1. As Building D is ± 0 to ± 5 feet below grade, stem walls ranging in height from 1.5 to 3 feet and a 2-foot retaining wall are proposed. Building C is ± 0 to ± 1 feet below grade, requiring a 1- to 2-foot stem wall. A 3:1 slope from the back of curb is proposed up to Building B, as it is ± 1 to ± 3 feet above the ground elevation of the unnamed access road.

Fencing

The applicant has provided a fence detail to be constructed on top of the proposed retaining wall next to Building D and the path of travel from 2nd Avenue to Building D (Sheet C-2 of “**EXHIBIT A**”). The proposed fence is of similar design to the one on top of the retaining wall in front of REI’s parking lot (Sheet L-3 of “**EXHIBIT A**”).

ELEVATIONS, COLORS AND MATERIALS

The Plan Set includes elevations for the proposed four buildings (Sheets A-2.1 and A-5 through A-9 of “**EXHIBIT A**”). The proposed architectural design is compatible with the existing Shopping Center. It is simple in form and articulation with building materials consisting primarily of stucco. Wall cladding is located at primarily at building ends and along the rear of the buildings, consisting of wood siding, metal siding and deco tile. The predominantly flat building roofline varies in height between 20 and 24 feet. The northwest and southwest corners of Buildings B and D have pitched metal

roofs that reach 32 feet and 29 feet 10 inches in height, respectively. In between Buildings B and D, the second story roofline of Building C steps up to 35 feet in height.

The facades facing the internal parking lots provide the most interest and include various forms of articulation and a mix of windows, materials and colors. The end cap units have fenestrations on all three sides, and Buildings B, C and D have windows facing both the internal parking lot and unnamed access road. Building entries are defined by steel-framed windows and metal awnings.

The proposed trash enclosure is completely enclosed in a walled and gated structure using durable materials with a metal roof covering to match Building B (Sheet A-2 of “**EXHIBIT A**”).

The Site Plan indicates that the proposed 5-foot wide paths across the parking lot in-between buildings and sidewalks would be made as a “concrete walkway.” The existing paths through the Shopping Center are installed as stamped and colored concrete. Based on Site and Architectural Design Review Board deliberations and adoption of Resolution 2016-01, a Condition of Approval has been added to the draft Resolution to revise note #11 on the Site Plan to read, “5'-0" wide path of travel with scored, brush-finished concrete walkway to distinguish these paths from asphalt areas.”

The Plan Set does not indicate the materials for proposed retaining walls. Based on Site and Architectural Design Review Board deliberations and adoption of Resolution 2016-01, a Condition of Approval has been added to the draft Resolution to revise the Site Plan, Grading Plan and Landscape Plan for all retaining walls in-between buildings and roads and/or driveways to match the colors and material of the existing retaining wall to the parking lot across General Stillwell Drive and in front of REI. Keystone and other interlocking masonry walls will be allowed, provided that said walls are necessary for structural requirements and are screened with proposed plantings.

Paint colors and materials have been selected (Sheets A-5 through A-9 of “**EXHIBIT A**”). A colors and materials board will be provided at the Site and Architectural Design Review Board meeting.

The proposed exterior colors include four color schemes consisting of various groupings of Sherman Williams (SW) 7035 Aesthetic White, SW 7727 Koi Pond, SW 7728 Green Sprout, SW 6636 Husky Orange, SW 7738 Cargo Pants, SW 6374 Torchlight, SW 6431 Leapfrog, Cedar Wood Siding, Metallic Weathered Copper, Metallic Mill Finish, Metallic Silver, Metallic Colonial Red, and Daltile Franciscan Slate – Woodland Verde. As this color palette varies from the approved 2005 Exterior Color Palette for University Villages, the applicant is requesting an amendment to the approved colors, adding four new color schemes for Buildings A through D (see Table 1).

TABLE 1 Proposed Color Scheme for Buildings A-D

Material	Color	Building & Location			
		A	B	C	D
Stucco	SW 7035 Aesthetic White	“A”	“A”	“A”	“A”
Stucco	SW 7727 Koi Pond	“B”		“B”	
Stucco	SW 7738 Cargo Pants		“B”		“B”
Stucco	SW 7728 Green Sprout	“C”	“C”		
Stucco	SW 6374 Torchlight		“D”	“C”	
Stucco	SW 6431 Leapfrog				“C”
Stucco	SW 6636 Husky Orange	“D”		“D”	“D”
Wood siding	Cedar Wood Siding	“E”	“E”		
Metal siding	Weathered Copper	“F”		“F”	
Metal siding	Metallic Silver				“E”

Material	Color	Building & Location			
		A	B	C	D
Metal awning	Weathered Copper	“G”		“E”	
Metal awning	Mill Finish		“F”		
Metal awning	Colonial Red		“G”		
Metal awning	Metallic Silver				“F”
Glass mullions	Metallic Silver	“H”		“G”	“G”
Glass mullions	Mill Finish		“H”		
Deco tile	Daltile Franciscan Slate – Woodland Verde	“J”		“H”	“H”
Metal roof	Colonial Red		“J”		
Metal roof	Metallic Silver				“J”
Metal roll-up door	SW 6636 Husky Orange	“K”			
Metal roll-up door	SW 7728 Green Sprout		“K”		
Metal roll-up door	SW 7727 Koi Pond			“K”	
Metal roll-up door	SW 7738 Cargo Pants				“K”

SCHEMATIC PLANTING PLAN

The Plan Set includes a Landscape Plan (Sheet L-3 of “**EXHIBIT A**”) that provides the proposed plant mix and depicts the proposed location for trees, shrubs and groundcover plants. As shown in the Schematic Planting Plan, tree plantings are provided next the roadways, within the parking lot area, next to the trash enclosure, along internal paths, and to the side and rear of the proposed buildings, but not the front of said buildings. Flax leaf paperbark trees (*Melaeuca linarifolia*) border the proposed parking lot along General Stillwell Drive and a portion of 2nd Avenue. New Zealand Christmas trees (*Meterosideros excelsa*) frame the entrance to the site from General Stillwell Drive, and are located at the ends of landscaped areas in the parking lot and adjacent to a portion of 2nd Avenue. Catalina ironwood trees (*Lyonothamnus floribundus*) line the landscape areas within the parking lot and screen a portion of the rear facades to Buildings B, C and D. Red-flowering gum trees (*Eucalyptus ficifolia*) are proposed as a street tree along 2nd Avenue and would provide shade for the plaza in front of Building B. One boxed Monterey cypress (*Cupressus macrocarpa*) would be planted in the parking lot facing Building B.

Proposed shrubs and groundcover include foundation shrubs (e.g., Manzanita, bush anemone, wild lilac, sweet hakea, coffeeberry), medium shrubs (e.g., rockrose, fortnight lily, pride of Madeira, escallonia, hebe, sticky monkey flower, New Zealand flax, sage), accent shrubs (e.g., Santa Barbara daisy, red-hot poker), grasses (e.g., wild rye grass, blue fescue, creeping red fescue, Berkeley sedge), and groundcovers (e.g., common yarrow, groundcover Manzanita, wild lilac, Australian fuchsia, wild strawberry, statice). Many of the proposed shrubs and groundcover plants have been selected for drought tolerance and their ability to adapt to the unique climactic conditions of Marina. Save for dwarf flannel bush (*Fremontodendron C. “Ken Taylor”*), all proposed plants are on the approved plant list for the DSP area. The exact proportions are unknown at this time and percent native is indeterminate, because shrubs and groundcover plants are grouped as single symbol.

Based on Site and Architectural Design Review Board deliberations and adoption of Resolution 2016-01, a Condition of Approval has been added to the draft Resolution to amend the Schematic Planting Plan for consistency with the Specific Plan landscaping standards, to provide landscape plantings in front of the proposed buildings, and to use trees, shrubs and groundcover plants that constitute at least 65 percent California native plantings.

LIGHTING PLAN

Proposed lighting include parking lot and drive aisle lighting consisting of 2 single Gleon and 8 twin Gleon Galleon LED overhead lighting fixtures on a 25-foot pole. The plaza next to Building B is proposed to be lighted with 1 single Gleon Galleon LED overhead lighting fixture on a 25-foot pole. Additional pedestrian scale wall mounted lighting of unknown type are shown on the building elevations. Two Conditions of Approval have been added to the draft Resolution to (1) amend the Photometric Plan to provide overhead lighting fixtures and pole details for the plaza area to match the pedestrian-scale lighting approved and installed along paths and other pedestrian areas in the Village Square and Dunes Shopping Center and (2) amend the Photometric Plan, as necessary, to use 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.

PUBLIC COMMENT

Public comments received by staff regarding the project are attached (“**EXHIBIT G**”).

CONSISTENCY WITH THE FORT ORD BASE REUSE PLAN

Chapter 8 of the Fort Ord Reuse Authority (FORA) Master Resolution requires that all development entitlement decision affecting property in Former Fort Ord be submitted to FORA for a determination of consistency with the Fort Ord Base Reuse Plan and Master Resolution.

On May 22, 2001, the FORA Board of Directors adopted Resolution No. 01-05, including making the findings that the City has followed the procedures and fulfilled the requirements of the Implementation Process and Procedures of the Fort Ord Base Reuse Plan and the Master Resolution and has met the requirements of Government Code Section 67675 et seq. in updating its General Plan; and that the City has provided substantial evidence that the General Plan Amendments are consistent with the Fort Ord Base Reuse Plan; and further, that the City of Marina’s Amendments to its General Plan, as contained in Resolution No. 2000-95 will, considering all their aspects, further the objectives and policies of the Final Base Reuse Plan and are hereby approved and certified as meeting the requirements of Title 7.85 of the Government Code and are consistent with the Fort Ord Base Reuse Plan.

The DSP is within the boundaries of the former Fort Ord (and thus within the boundaries of the Fort Ord Base Reuse Plan). On July 8, 2005, the FORA Board of Directors adopted Resolution No. 05-6, determining consistency of the City of Marina’s DSP Project with the Fort Ord Base Reuse Plan.

The proposed project has been developed to be consistent with the DSP and implement the General Plan. The approval of the proposed project requires the Planning Commission to adopt a resolution making a determination of consistency with the Fort Order Base Reuse Plan. This action shall be forwarded to the FORA Executive Officer for review and processing, pursuant to Section 8.01.030 of the Master Resolution.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

On May 31, 2005, the Marina City Council adopted Resolution No. 2005-127, certifying the final EIR for the DSP project in accordance with the CEQA 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.

The project EIR anticipated and analyzed up to 750,000 square-feet of retail use within the DSP project area, including the project site. To date, approximately ±368,000 square-feet of retail development have been construction. The proposed project would not result in development exceeding the amount analyzed in the EIR.

Technical studies have been prepared by qualified professionals to determine whether the project falls within the parameters established by Section 15162(a)(3)(A) through (D) of the CEQA guidelines. These studies determined that the proposed project does not call for the preparation of a subsequent Environmental Assessment, Mitigated Negative Declaration, or Environmental Impact Report, as the proposed project uses were fully contemplated within the DSP and analyzed within the DSP EIR.

SUMMARY

The proposed project, as conditioned, demonstrates consistency with General Plan Goals and Policies and applicable development standards and design guidelines of the DSP. As such, findings may be made that the proposed project, as conditioned, has been designed and will be constructed, and so located, to not be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability of residence or investment or occupation in the city, limit the opportunity to obtain the optimum use and value of the land and improvements, impair the desirability of living conditions on or adjacent to the subject site, conform with the standards included in the local coastal land use plan and/or otherwise adversely affect the general welfare of the community.

As such, staff supports the project and recommend approval as conditioned.

CONCLUSION:

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

Respectfully submitted,

Justin Meek, AICP
Senior Planner
City of Marina

REVIEWED/CONCUR:

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

RESOLUTION NO. 2016 –

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARINA APPROVING DR 2016-01 FOR THE SITE PLAN, ELEVATIONS, COLORS AND MATERIALS, CONCEPTUAL GRADING PLAN, SCHEMATIC PLANTING PLAN AND LIGHTING PLAN FOR A PROPOSED PROJECT OF ±40,300 SQUARE-FEET OF NEW BUILDINGS ON UP TO FOUR DEVELOPMENT PADS LOCATED ON A ±3.7 ACRE SITE WITHIN THE DUNES ON MONTEREY BAY (FORMERLY UNIVERSITY VILLAGES) SPECIFIC PLAN AREA (APNS 031-282-024 THROUGH -027, FORMERLY THE NORTHERN PORTION OF APN 031-282-012), SUBJECT TO CONDITIONS

WHEREAS, at a special meeting of May 31, 2005, the Marina City Council adopted Resolution No. 2005-127 certifying the final Environmental Impact Report (EIR) (SCH No. 2004091167) for the Dunes on Monterey Bay Specific Plan (DSP) project in accordance with the California Environmental Quality Act (CEQA) and state and local guidelines, and;

WHEREAS, at a special meeting of May 31, 2005, the Marina City Council adopted Resolution No. 2005-128 approving, as recommended by the Planning Commission, a general plan amendment, revising the Marina General Plan Map, amending sections 1.16 (2), 2.16(3), table 2.4b, 2.34(5)(6), 2.46,(1), 2.47, 2.48, 2.57(12), 2.60, 3.35, 4.36(1)(2)(3), 4.47, 4.42, 4.51, figure 4.15, 4.52, 4.53, 4.56, 4.57, 4.58, 4.59, 4.60, 4.61, 4.62, 4.63, 4.64, 4.65, 4.67, 4.68, figure 4.16, 4.69 and 4.128(2), and;

WHEREAS, at a special meeting of May 31, 2005, the Marina City Council adopted Resolution No. 2005-129 making findings and determinations pursuant to California Water Code section 10911 (c) and California Government code section 66473 (B) (3), and;

WHEREAS, at a special meeting of May 31, 2005, the Marina City Council adopted Resolution No. 2005-130 approving the DSP containing development principles, development standards and design guidelines for the redevelopment of 420 acres within South Marina, and;

WHEREAS, at a special meeting of May 31, 2005, the Marina City Council adopted Resolution No. 2005-131 approving the University Village Tentative Map, and;

WHEREAS, at the special meeting of May 31, 2005, the Marina City Council adopted Resolution No. 2005-132 approving site plans, landscaping and lighting plans, building elevations, and sign programs for the Regional Retail and Village Promenade project components, and;

WHEREAS, at the special meeting of May 31, 2005, the Marina City Council adopted Resolution No. 2005-134 finding that the legislative land use approval for the DSP project is consistent with the Fort Ord Reuse Plan, and;

WHEREAS, on February 16, 2007, an Operation and Easement Agreement (OEA) for the Shopping Center was executed and recorded by Target Corporation, Shea Marina Village, LLC and Marina Community Partners (Series No. 2007-14247 of Official Records, Monterey County), and;

WHEREAS, in 2007, Marina Community Partners entered into a lease agreement with Best Buy that limits the location, size and height of development on the subject property, and;

WHEREAS, at the regular meeting of October 21, 2008, the Marina City Council adopted Resolution No. 2008-208 through 2008-210 taking the following actions: certifying an addendum to the EIR for The Dunes on Monterey Bay; approving an amendment to the University Village Tentative Map; and revising the site plan for Phase 1B and tenant sign criteria for retail Phases 1A and 1B for The Dunes on Monterey Bay development, subject to conditions, and;

WHEREAS, on November 1, 2012, a Parcel Map was recorded subdividing the subject site into four lots totaling ±160,679 square-feet. The Parcel Map states that the rights of ingress and egress and overall use of the subject property are governed by the aforementioned Shopping Center OEA, and;

WHEREAS, on January 19, 2016, the applicant, Scott Negri, on behalf of SKN Properties, filed an application for Site and Architectural Design Review (DR 2016-01) for the Site Plan, Elevations, Colors and Materials, Conceptual Grading Plan, Schematic Planting Plan and Lighting Plan for a proposed project of ±40,300 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the DSP area. The proposed project is shown on the attached Plan Set (“**EXHIBIT A**”), and;

WHEREAS, staff has reviewed the application according to the Marina General Plan, DSP Standards, and the Environmental Mitigation Monitoring Program, and;

WHEREAS, based on technical studies prepared by qualified professionals, staff have ascertained that the project does not fall within the parameters established by Section 15162(a)(3)(A) through (D) of the California Environmental Quality Act (CEQA), as the proposed project uses were fully contemplated within the DSP and analyzed within the DSP EIR, and;

WHEREAS, at the special meeting of February 3, 2016, the Site and Architectural Design Review Board adopted Resolution 2016-01, recommending Planning Commission approval of DR 2016-01 for the Site Plan, Elevations, Colors and Materials, Conceptual Grading Plan, Schematic Planting Plan and Lighting Plan for a proposed project of ±40,300 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the DSP area, subject to conditions, and;

WHEREAS, at a regularly scheduled meeting of February 11, 2016, the Planning Commission of the City of Marina of the City of Marina conducted a duly noticed public meeting to consider approving DR 2016-01 for the Site Plan, Elevations, Colors and Materials, Conceptual Grading Plan, Schematic Planting Plan and Lighting Plan for a proposed project of ±40,300 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the DSP area, considered all public testimony, written and oral, presented at the meeting, received and considered the written information and recommendation of the staff report for the February 4, 2016 meeting related to the proposed project.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby approves DR 2016-01 for the Site Plan, Elevations, Colors and Materials, Conceptual Grading Plan, Schematic Planting Plan and Lighting Plan for a proposed project of ±40,300 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the DSP area as shown on “**EXHIBIT A**” attached hereto, based upon the following findings, and subject to the following Conditions of Approval:

Findings

1. Consistency with Marina General Plan Goals and Policies – That, as conditioned, the proposed project is consistent with (a) the planning principles (aka goals) of the Marina General Plan (October 31, 2000), as more fully described in “**EXHIBIT B**” to the staff report, in that the project balances the needs of residents and business by providing retail spaces and casual fast food restaurants conveniently located next to the existing Dunes Shopping Center and near to residential development currently under construction in the DSP area; that the project provides retail and restaurant employment opportunities; and that the project is an appropriate land use that generates sales tax revenue which adds to the City’s fiscal base; and (b) permitted uses in areas designated on the General Plan Land Use Map as either “Multiple Use” or “Retail/Service”, in that the project proposes uses such as retail shops and eating establishments in multiple tenant spaces.

3. Consistency with Dunes on Monterey Bay Specific Plan – That the proposed project, as conditioned, is consistent with the development standards and design guidelines within the DSP (May 31, 2005), as more fully described in “**EXHIBITS E and F**” to the staff report.

4. Site and Architectural Design Review DR 2016-01 – That, as conditioned, the proposed project has been designed and will be constructed, and so located, to not:
 - a. Be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the City, in that the project is compatible with the existing nearby Shopping Center and the design is consistent with the DSP design guidelines.
 - b. Impair the desirability of residence or investment or occupation in the City, in that project will develop a vacant property in Phase 1B of the DSP area, and improve and add value to the nearby Phase 1C residential portion of the DSP area and to the City as a whole.
 - c. Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the project is consistent with the minimum floor area ratio for land designated “Multiple Use” on the General Plan Land Use Map.
 - d. Impair the desirability of living conditions on or adjacent to the subject site, in that the design of the structures is similar to the design of the existing Dunes Shopping Center in terms of materials, colors, and architectural features such as articulation, fenestrations, height and roofline variation.
 - e. Otherwise adversely affect the general welfare of the community, in that the project will provide convenient retail and restaurant uses and have an overall positive effect on the general welfare of the community.

Conditions of Approval

1. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Division prior to project construction.

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. Fire Department – Marina Fire Department standard conditions shall be implemented to the satisfaction of the Fire Chief.
4. Existing Entrance Redesign – The applicant shall revise the Site Plan and work with Marina Community Partners and the City Engineer to consider design alternatives for the General Stillwell Drive entry that reduces existing and future potential turning movement conflicts. The revised Site Plan shall be submitted to the Community Development Director for review and approval prior to issuance of a building permit.
5. Pedestrian Plaza Enhancements – The applicant shall revise the Site Plan to (a) provide an enhanced pedestrian connection to/from the plaza and the sidewalk at the intersection of General Stillwell Drive and the unnamed access road (e.g., stairway, wider ramp) and (b) create distinctive sense of place in the plaza through the use of enhanced materials, such as field stamped, colored concrete. The revised Site Plan shall be submitted to the Community Development Director for review and approval prior to issuance of a building permit.
6. Bicycle Lanes along General Stillwell – The applicant shall revise the Site Plan and work with Marina Community Partners and the City Engineer to restripe General Stillwell Drive to provide a 7-foot wide buffered bicycle lane in either direction. The revised Site Plan shall be submitted to the Community Development Director for review and approval prior to issuance of a building permit.
7. Landscape Pedestrian Path between Buildings A and D – The applicant shall revise the Site Plan and Schematic Planting Plan to provide landscaping between the path and parking spaces that connects Buildings A and D. The purpose of the revision is to add a landscape buffer on either side of the path. The revised Site Plan and Schematic Planting Plan shall be submitted to the Community Development Director for review and approval prior to issuance of a building permit.
8. Final Landscape Plan – The applicant shall amend the Schematic Planting Plan and submit a Final Landscape Plan as follows:
 - a. The Final Landscape Plan shall show the location and proportion of individual shrub and groundcover plants.
 - b. Landscaping shall be provided in front of the buildings in landscape planters. Planters shall be in line with building elements and have a minimum size of 4x4 feet square.
 - c. Reduce the number of New Zealand Christmas trees (*Meterosideros excelsa*) adjacent to street trees along 2nd Avenue and replace them with appropriate California native tree species, such as coast live oak (*Quercus agrifolia*).

- d. The currently proposed number of trees, shrubs and groundcover plants shall not be reduced in number and shall constitute at least 65 percent California native plantings.
 - i. The box size for planted trees shall be a minimum of 15 gallons.
 - ii. Trees planted in areas of special interest, such as entries and plaza or patio areas, shall have a minimum tree size of 24-inch box.
 - iii. Trees shall be spaced about 30 feet from center for larger tree varieties and about 20 feet from center for smaller varieties. In addition, tree setbacks shall be a minimum of:
 1. 30 feet from street corners for sight line visibility (greater setback may be required as determined by the City Engineer);
 2. 10 feet from driveways;
 3. 15 feet from streetlights and traffic control signals;
 4. 5 feet from water, gas and fire service laterals; and
 5. 10 feet from sewer and gas laterals.
 - iv. The minimum size for planted shrubs shall be at 5 gallons for at least 50 percent of the shrubs and at 1 gallon for the remaining balance of shrubs.
 - v. Groundcover planting shall be installed at sizes and spacings to provide complete cover within one year of installation.
9. 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 10 percent of the actual or estimated costs of the installation accepted by the Planning Services Division. 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.
10. Concrete Walkway – The applicant shall revise note #11 on the Site Plan to read, “5'-0" wide path of travel with scored, brush-finished concrete walkway to distinguish these paths from asphalt areas.”
11. Retaining Wall Material – The applicant shall revise the Site Plan, Grading Plan and Landscape Plan for all retaining walls in-between buildings and roads and/or driveways to match the colors and materials of the existing retaining wall to the parking lot across General Stillwell Drive and in front of REI. Keystone and other interlocking masonry walls are allowed, provided that said walls are necessary for structural requirements and are screened with proposed plantings, as in the Final Landscape Plan.
12. Exterior Elevator/Stairwell Design – If an exterior elevator and/or stairs are needed to access the second story of Building C, based on use and associated building code requirements, the applicant shall submit a revised Elevation showing the elevator and/or stairs to the Community Development Director for review and approval prior to issuance of a building permit.

13. Rooftop Screening – Prior to issuance of a building permit, the applicant shall revise the Elevations to provide adequate screening of rooftop mechanical and/or other appurtenances equipment from view of pedestrians on 2nd Avenue. If additional rooftop screening is necessary because equipment is visible from 2nd Avenue, the applicant shall revise the Elevations and submit them to the Community Development Director for review and approval prior to issuance of a building permit.
14. Plaza Overhead Lighting Fixtures – The Photometric Plan and lighting specifications shall show overhead lighting fixtures and pole details for the plaza area that match the pedestrian-scale lighting approved and installed along paths and other pedestrian areas in the Village Square and Dunes Shopping Center and shall be submitted to the Community Development Director for review and approval prior to issuance of a building permit.
15. Lighting – The Photometric Plan and lighting specifications shall show 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 and shall be submitted to the Community Development Director for review and approval prior to issuance of a building permit.
16. Signs – Sign locations and specifications are not part of this application and will require separate application(s), consistent with the adopted sign criteria approved for the DSP.
17. Substantial Compliance – Once the Plan Set has been revised to the satisfaction of the Community Development Director, development shall be accomplished in substantial accordance with the revised Plan Set.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 11th day of February, by the following vote:

AYES, PLANNING COMMISSION MEMBERS:

NOES, PLANNING COMMISSION MEMBERS:

ABSENT, PLANNING COMMISSION MEMBERS:

ABSTAIN, PLANNING COMMISSION MEMBERS:

David Burnett, Chairperson

ATTEST:

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

“EXHIBIT B”

Consistency with General Plan Goals and Policies

Goal (Section 1.18)	Dunes on Monterey Bay (formerly University Villages) Specific Plan	Casual Fast Food Restaurant/Retail Proposal
<p>1. Housing within the means of households of all economic levels, ages and lifestyles, and, therefore, a diversified and integrated housing supply in which new residential development emphasizes a mix of housing types and lot sizes at the neighborhood level.</p>	<ul style="list-style-type: none"> • At University Villages a residential component that offers a range of housing types from vertically mixed-use town homes over Village Promenade and Village Square retail, apartments as part of the Village Center, live/work town homes along the greenbelt, beach boardwalk and transit corridor and a mixed type of housing units. This diversity in housing will in turn offer new homes at a wide range of housing choices and price levels. 	<ul style="list-style-type: none"> • While the project does not include housing, it also does not change the number of housing units within the Dunes on Monterey Bay (formerly University Villages) Specific Plan (DSP) area.
<p>2. Community development which avoids or minimizes to the greatest extent possible the consumption or degradation of non-renewable natural resources including natural habitats, water, energy, and prime agricultural land.</p>	<ul style="list-style-type: none"> • Per the chapter on Sustainability and Green Building, University Villages is being planned with a commitment to these concepts. 	<ul style="list-style-type: none"> • Creates a mix of restaurant and retail uses within the DSP area. • Incorporates native and drought tolerant landscaping. • Provides pedestrian connections to and from the site. • Required to provide a 7-foot wide buffered bicycle lane in either direction on General Stillwell Drive. • Provides bicycle racks onsite.
<p>3. A city within which the majority of the residences, businesses and community facilities are served by frequent, cost-effective transit.</p>	<ul style="list-style-type: none"> • University Villages planning area includes the General Plan designated Transit Corridor as an organizing element of the land plan. Parcels lying between University Villages and the Highway 1 corridor are owned by TAMC and MST respectively. 	<ul style="list-style-type: none"> • Project site is presently served by Marina-Salinas Transit (MST) local bus service (lines 12, 16, 17 and 18). • The Transportation Agency of Monterey County (TAMC) is in the process of planning the Marina-Salinas Multimodal Corridor (MMC), which would provide Bus Rapid Transit (BRT) service operated by MST between the Cities of Marina and Salinas. The BRT line is conceptually planned to run along 2nd Avenue, with a BRT stop at or near the site.
<p>4. A balance of jobs and housing that provides the greatest possible opportunity both to live and work in Marina.</p>	<ul style="list-style-type: none"> • University Villages Specific Plan incorporates a wide range of housing types, including Affordable and Workforce designated units. With the jobs created by the retail, hotel and office components located in the commercial and multiple use Districts, University Villages will make a major contribution to the balanced development and economic vitality of the City of Marina. 	<ul style="list-style-type: none"> • Provides retail and restaurant jobs in multiple use district. • Estimated sales taxes would contribute annual revenue to the City in the amount of \$290,000 to \$377,000, per the City’s sales tax consultant. • The proposed restaurant and retail uses may enhance the sales performance of the Dunes Shopping Center, which represents currently 41% of the City’s sales tax revenue.

Goal (Section 1.18)	Dunes on Monterey Bay (formerly University Villages) Specific Plan	Casual Fast Food Restaurant/Retail Proposal
<p>5. A city designed for and attractive to pedestrians, in which most of the housing, shops, businesses, and community facilities are within easy walking distance of each other.</p>	<ul style="list-style-type: none"> University Villages Plan incorporates a well designed and integrated system of walking and bicycle friendly elements and connections to the surrounding community. 	<ul style="list-style-type: none"> Pedestrian walks and links are provided in front of and between buildings. Pedestrian crossings are provided across General Stillwell Drive and the unnamed access road. Two bicycle racks are provided at either end of site, one next to the patio for Building A and the other next to the plaza in front of Building B. Condition of Approval #6 requires the provision of a 7-foot wide buffered bicycle lane in either direction on General Stillwell Drive.
<p>6. A balanced land use/transportation system which minimizes traffic congestion, noise, excessive energy consumption, and air pollution.</p>	<ul style="list-style-type: none"> Proposed is a transit corridor, lined in part with live/work housing linking future transportation of the project into a potential multimodal transit center. 	<ul style="list-style-type: none"> The DSP was designed to create a community that integrates proposed land uses and transportation network. For example, the DSP shows a transit corridor bordered by planned mixed use development along 9th Street. As mentioned in the response to Goal 1.18.3, the anticipated alignment for the transit corridor (i.e., Marina-Salinas MMC) is now along 2nd Avenue, not 9th Street. See response to Goal 1.18.5 regarding pedestrian and bicycle connections and facilities provided by the proposed project.
<p>7. A city that helps avoid sprawl in the region by making efficient use of lands designated for community development purposes.</p>	<ul style="list-style-type: none"> Redevelopment of land for University Village on the former Fort Ord is an ideal location for the City of Marina to expand without impacting its surrounding open lands. This kind of redevelopment serves the greater community by creating a vibrant new addition to the city as well as eliminating blight. 	<ul style="list-style-type: none"> The project's FAR of 0.25 meets the minimum land utilization standard of 0.25 FAR. The proposed project may allow development to continue as laid out initially in the Specific Plan concept and allow for more intense use as market conditions demand, subject to the Best Buy lease terms and Shopping Center OEA.
<p>8. A city physically and visually distinguish-able from the other communities of the Monterey Bay region, with a sense of place and identity in which residents can take pride.</p>	<ul style="list-style-type: none"> The architectural imagery for University Villages seeks to create a unique, memorable identity to reinforce the City of Marina as a destination coastal town. During the Specific Plan process this character will become more defined in that simple forms with an architectural palette appropriate to a beach town will be utilized. 	<ul style="list-style-type: none"> The proposed architectural design is compatible with the simple forms of the existing Dunes Shopping Center.

Goal (Section 1.18)	Dunes on Monterey Bay (formerly University Villages) Specific Plan	Casual Fast Food Restaurant/Retail Proposal
<p>9. A diversified and sound economic base that will permit the delivery of high-quality public services to city residents and businesses.</p>	<ul style="list-style-type: none"> • University Villages will create significant new employment opportunities. The retail sales and hotel activities will generate material levels of revenue to be retained by the City's general fund, helping to fund essential and discretionary City services. Over the life of the RDA Tax Increment will represent a large flow of funds for continuing redevelopment and renewal in the City. 	<ul style="list-style-type: none"> • See responses to Goals 1.18.4 and 1.18.7.
<p>10. A community responsive to the housing and transportation needs of Monterey County.</p>	<ul style="list-style-type: none"> • The residential component offers a range of housing types from vertically mixed-use town homes, live/work homes, homes with secondary dwellings and apartments. The various homes types are woven together within the neighborhood fabric. • University Villages responds to regional transportation needs through the provision of regionally serving roads, internal streets that form a network of connections to those roads, bicycle facilities that link to the regional network, and the provision of the right of way for the future regionally serving transit corridor. In addition, University Villages contains sites that provide future opportunities for MST and TAMC. 	<ul style="list-style-type: none"> • The project does not change the number of housing units within the DSP area. • The project does not change the road network within the DSP area.
<p>11. One or more centers which bring together commercial, civic, cultural and recreational uses and serve as a focus for community life.</p>	<ul style="list-style-type: none"> • A Village Square suitable for community events is proposed. This square forms the focal point for a new Village Promenade. Surrounding the Square and along the south side of Village Promenade are retail uses with housing or office on the 2nd and 3rd floors. 	<ul style="list-style-type: none"> • The project site is north of the planned Village Promenade. • Patios and a small plaza are provided next to restaurant uses for outdoor seating.
<p>12. A physically and socially cohesive community in which existing and future land uses, transportation facilities, and open spaces are well integrated.</p>	<ul style="list-style-type: none"> • The University Villages plan creates a vibrant place where regional shopping, Village Promenade casual shopping and dining, hospitality, employment, cultural, residential and recreational uses converge. 	<ul style="list-style-type: none"> • Small to medium size restaurant spaces (±1,300-2,500 sf) are provided, with likely casual fast food tenants such as Blaze Pizza, Teriyaki Madness and Chipotle . • Small to medium size retail spaces (±1,200-4,400 sf) are provided, which likely will be leased to haircut, mobile phone, mattress store and other similar retail companies.
<p>13. Ample opportunities for outdoor recreation for all residents, both within their immediate neighborhoods, elsewhere in the city, and in the immediate environs.</p>	<ul style="list-style-type: none"> • The park and open space system for University Villages is an integrated system with a wide variety of options for people to enjoy. Major components within the Specific Plan area include the three City of Marina public benefit conveyance parcels. Completing the system are the community greenbelts as well as a series of smaller parks 	<ul style="list-style-type: none"> • The park and open space system of the DSP is not located on the project site.

Goal (Section 1.18)	Dunes on Monterey Bay (formerly University Villages) Specific Plan	Casual Fast Food Restaurant/Retail Proposal
	within the neighborhoods.	
<p>14. Development which maintains continuity with the city's history and is responsive to the climate and the natural and scenic features of the local and regional setting, including the city's strategic position as the Monterey Peninsula's scenic entry.</p>	<ul style="list-style-type: none"> • University Villages will provide a new, distinctive and vital "Gateway to the Monterey Peninsula" and an attraction of multiple uses to encourage travelers to leave the Freeway and enjoy the many and varied attractions of the Villages and their connection to the State Dunes Park and the ocean. Views of the beauty of Monterey Bay and the Peninsula will abound from many locations within University Villages. • University Villages also preserves and adaptively reuses two existing chapel buildings and a brick and hollow clay tile building. University Villages is developing a public arts and commemorative program celebrating the history of Fort Ord. 	<ul style="list-style-type: none"> • The project provides restaurant and retail options to visitors.
<p>15. Attractive, distinctive residential neighborhoods and commercial districts which contribute to the overall vitality, image and identity of the city.</p>	<ul style="list-style-type: none"> • University Villages' residential districts will be an eclectic mix of architectural styles incorporated into modern construction standards and neo-urban principles of higher density single-family homes. The well-integrated mix of styles will be distinctive and well differentiated from conventional suburban single-family subdivisions. • University Villages integrates regional serving retail, Village retail, a Village Square, residential and office uses into a true mixed use district that will be distinctively unique in the area. 	<ul style="list-style-type: none"> • The proposed architectural design is compatible with the simple forms of the existing Dunes Shopping Center. • The project provides a mix of restaurant and retail uses in four buildings north of the planned Village Promenade.
<p>16. Prevention of threats to life and property from flooding, slope failure, and seismic activity.</p>	<ul style="list-style-type: none"> • Appropriate studies will be prepared and analyzed under the Environmental Impact Report (EIR) per the California Environmental Quality Act (CEQA) if necessary mitigation measures may be required. 	<ul style="list-style-type: none"> • According to the DSP EIR, an Initial Study determined that either a less-than-significant impact or no impact would occur as a result of project development with respect to Geology and Soils, which analyses the potential impacts associated with flooding, slope failure and seismic activity.
<p>17. Equitable distribution of responsibilities and benefits between existing and future residents and businesses.</p>	<ul style="list-style-type: none"> • University Villages will complement the economic vitality of the downtown area. By reinforcing the establishment of Marina as a destination coastal town, the activity generated will support all areas of the existing City. 	<ul style="list-style-type: none"> • The proposed restaurant and retail uses may enhance the sales performance of the Dunes Shopping Center, which represents currently 41% of the City's sales tax revenue.

Policy No.	Policy	Casual Fast Food Restaurant/Retail Proposal
Relevant Community Land Use Element Primary Policies		
2.4	The intent of the Community Land Use Element is to help achieve the overall General Plan goals of providing a satisfying, safe and healthful living and working environment and promoting the economic well-being of city residents and businesses. To accomplish these ends, City planning, regulatory and development decisions shall be governed by the following policies which adhere to the goals in Chapter 1 ("Introduction").	
2.4.2	The City shall prevent under-utilization of land within its Urban Growth Boundary (UGB) that is appropriate for community development, in order to ensure that development proceeds in an orderly and consistent manner and to minimize the dispersal of future growth in Monterey County to outlying areas with potentially higher natural resource value. With respect to phasing and timing, whenever feasible, the City shall encourage new development to locate within the existing developed portion of Marina and Marina's former Fort Ord in preference to the development of currently vacant, undeveloped lands located within the City's UGB.	<ul style="list-style-type: none"> • The project's FAR of 0.25 meets the minimum land utilization standard of 0.25 FAR. • The proposed project may allow development to continue as laid out initially in the Specific Plan concept and allow for more intense use as market conditions demand, subject to the Best Buy lease terms and Shopping Center OEA.
2.4.5	Future land development, whether it involves development of new areas, infilling of existing neighborhoods or commercial areas, or redevelopment of former Fort Ord lands, shall be organized and have sufficient intensity to help ensure the longer-term feasibility of public transit for work and other purposes, and to create a pedestrian-oriented community.	<ul style="list-style-type: none"> • The DSP was designed to create a pedestrian-oriented community and ensure the long-term feasibility of public transit. • Pedestrian walks and links are provided in front of and between buildings. • Pedestrian crossings are provided across General Stillwell Drive and the unnamed access road. • The project site is presently served by Marina-Salinas Transit (MST) local bus service (lines 12, 16, 17 and 18). • TAMC is in the process of planning the Marina-Salinas MMC, which would provide BRT service operated by MST between the Cities of Marina and Salinas. The BRT line is conceptually planned to run along 2nd Avenue, with a BRT stop at or near the site.
2.4.7	Retail and personal-service uses shall be channeled into existing commercial areas and other identified commercial centers in the plan, and efforts shall be taken to avoid strip-type commercial development.	<ul style="list-style-type: none"> • The proposed project creates a mix of restaurant and retail uses south of and adjacent to the Dunes Shopping Center.
2.4.12	Land appropriate for community development shall be allocated and phased in a manner that enhances local employment and economic opportunities and provides the City with a strong economic and fiscal base.	<ul style="list-style-type: none"> • The proposed project provides retail and restaurant jobs. • The project's FAR of 0.25 meets the minimum land utilization standard of 0.25 FAR. • The proposed project may allow development to continue as laid out initially in the Specific Plan concept and allow for more intense use as market conditions demand, subject to the Best Buy lease terms and Shopping Center OEA.

Policy No.	Policy	Casual Fast Food Restaurant/Retail Proposal
		<ul style="list-style-type: none"> • Estimated sales taxes would contribute annual revenue to the City in the amount of \$290,000 to \$377,000, per the City's sales tax consultant. • The proposed restaurant and retail uses may enhance the sales performance of the Dunes Shopping Center, which represents currently 41% of the City's sales tax revenue.
Commercial Land Use Policies		
2.37	The intent of the General Plan's commercial land use policies is (1) to provide for the shopping and service needs of local residents, businesses, and persons employed within the City; (2) to attract commercial development that will strengthen the City's fiscal base; and (3) to enhance employment and other economic opportunities for local residents.	<ul style="list-style-type: none"> • See response to Primary Policies 2.4.12.
Policies Governing Retail and Personal Services		
2.38	The land use policies of this section serve to promote the development and location of retail and other commercial personal services which adhere to the General Plan's principal goals. This entails providing locations for retail and service uses that will permit capture of a significant share of locally and regionally generated sales. It also entails providing locations that make access to such uses by foot and public transit viable and attractive as an alternative to access by private automobile, especially in the case of multi-purpose trips. The Community Land Use Element Map designates 207 acres primarily for retail and other personal- and commercial-service uses.	<ul style="list-style-type: none"> • See response to Primary Policies 2.4.5 and 2.4.12.
2.40	Designated Retail and Service areas shall be developed to a minimum floor area ratio (FAR) of 0.25 to avoid economic under-utilization and to maintain sufficient intensity of use to promote a pedestrian-oriented pattern of development. A maximum FAR of 0.55 shall be established to ensure that transportation and other infrastructure requirements of such uses are consistent with their planned capacity.	<ul style="list-style-type: none"> • The project's FAR of 0.25 meets the minimum land utilization standard of 0.25 FAR.
2.41	Allowable uses in the "Retail and Personal Services" category include: stores and shops of a retail commercial character, eating establishments, motels, hotels, museums, art galleries, theaters, private schools, charter schools, instructional institutions.	<ul style="list-style-type: none"> • The proposed project provides a mix of restaurant and retail uses in multiple tenant spaces in four buildings.
2.42	Other allowances for retail, personal-service, and business-service uses are provided for in the Multiple-Use category. This allows and encourages the combination of retail uses with office, research-and-development, and light-industrial uses. Retail and service uses, such as restaurants, commercial recreation facilities, and specialty shops that serve visitors to the	<ul style="list-style-type: none"> • See response to Policy 2.41.

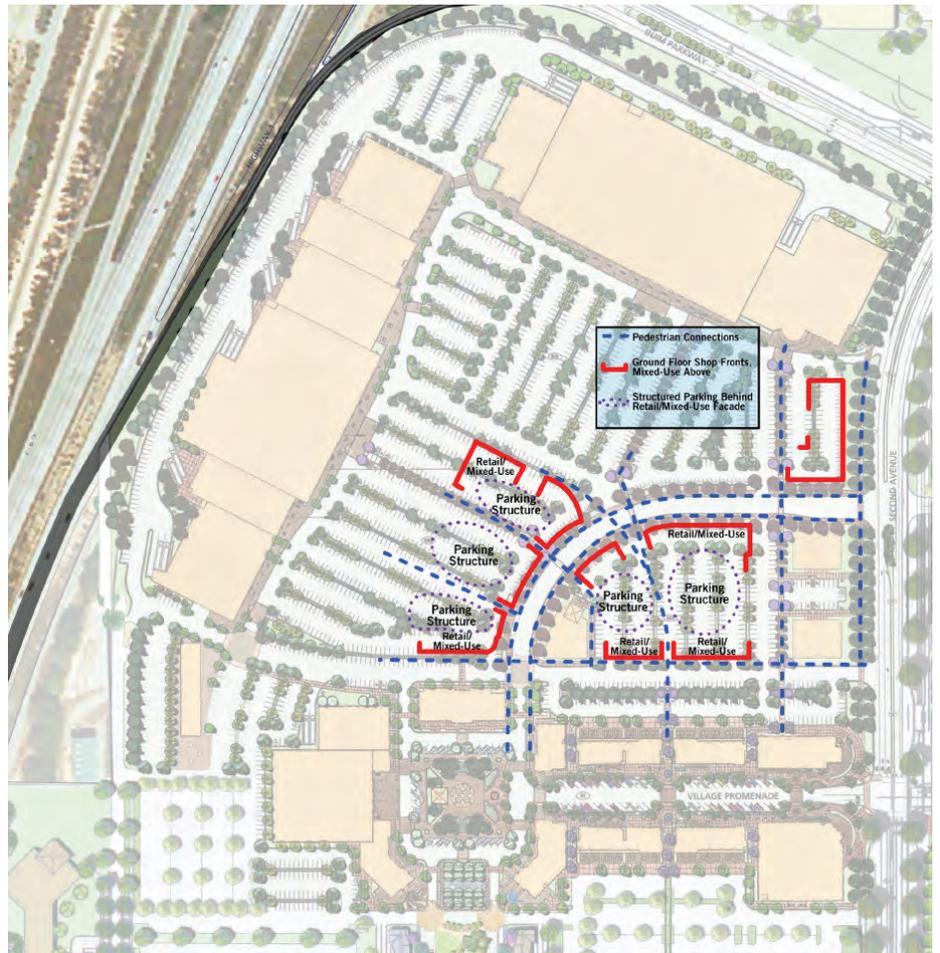
Policy No.	Policy	Casual Fast Food Restaurant/Retail Proposal
	Monterey Peninsula are also permitted within the area designated for Visitor-Serving uses.	
Policies Governing Local-Serving Retail and Personal Services		
2.43	At present, a major portion of Marina's population purchases everyday items such as food, drugs, and other sundries outside the City. The result is both a loss of sales tax revenue in support of City services and the generation of a greater number of vehicular trips by residents. In general, vehicular trips would be decreased both in length and number if everyday goods and services were more available locally.	<ul style="list-style-type: none"> • As discussed in response to Goal 1.18.12, the proposed project would provide restaurant and retail options within City limits. • As discussed in response to Primary Policies 2.4.12, the proposed project would provide sales tax revenue to the City and may enhance the sales performance of the Dunes Shopping Center.
Policies Governing Other Retail and Personal Service Areas		
2.47	The majority of retail and personal-service facilities shall be concentrated in the designated Multiple Use area to the west of 2nd Avenue, north of 8th Street. Provision for such uses on the CSUMB campus shall be limited to no more than 107,000 square feet of space.	<ul style="list-style-type: none"> • The project site is located west of 2nd Avenue and north of 8th Street.
Policies Governing Regional Retail Sales and Services		
2.48	Retail sales and services intended to serve the larger Monterey Peninsula shall be located in University Villages and Marina Landing Shopping Center. These areas are designated as Retail/Service and Multiple Use to take advantage of the proximity to Highway One and planned transit improvements and redevelopment opportunities provided by the decommissioning of former Fort Ord. (2005-128, 2005-265)	<ul style="list-style-type: none"> • The subject property serves as a bridge between the Dunes Shopping Center and the planned Village Promenade in the DSP. • The proposed project provides regional retail sales and services to serve the needs of regional visitors, CSUMB faculty and staff, and residents. • The alignment for the transit corridor (i.e., Marina-Salinas MMC) is conceptually planned to run along 2nd Avenue, with a BRT stop at or near the site. • According to TAMC staff, up to ±4.5 feet of right-of-way is needed to accommodate a BRT stop at the site, which would require modifying the sidewalk and landscape area between and 2nd Avenue and Building D.
Policies Governing Multiple Use Commercial		
2.56	The function of the Multiple-Use Commercial category is to permit and encourage a mix of different land use types in a planned and integrated manner. Intermixing uses serves a number of functions, including extending the hours of activity of an area (which increases surveillance and thus discourages crime), contributing to visual and economic vitality and interest, and reducing the total number of vehicular trips by encouraging multiple-purpose trips and access by foot to many destinations. The majority of the land assigned to the Multiple-Use category is concentrated in two areas described below.	<ul style="list-style-type: none"> • The proposed project provides a mix of restaurant and retail uses in multiple tenant spaces in four buildings. • The subject property serves as a bridge between the Dunes Shopping Center and the planned Village Promenade in the DSP.

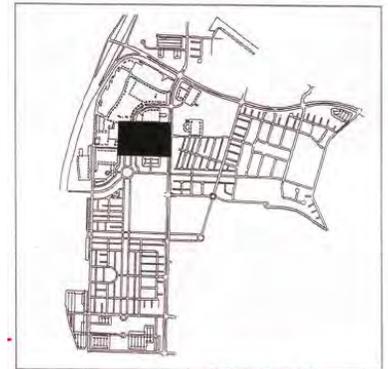
Policy No.	Policy	Casual Fast Food Restaurant/Retail Proposal
2.57	<p>A minimum FAR of 0.25 shall be required, and FAR's of up to 0.90 may be permitted for well-designed projects which achieve General Plan objectives such as effectively integrating two or more uses; providing for a pedestrian orientation, including landscaped courtyards, plazas and walkways; incorporating visually attractive or high-caliber architectural design, detail and materials; and providing for landscaping beyond the required minimum. The precise upper limit shall be determined by subsequent specific plans in areas subject to a specific plan requirement, and through discretionary project review in areas not subject to a specific plan requirement. Development in Multiple-Use Commercial areas may take any one of three forms:</p> <ol style="list-style-type: none"> 1. Individual sites may be developed for any of the permitted uses. 2. Two or more separate structures, each occupied by different types of use, may occupy the same site. 3. A building may contain two or more of the permitted uses. 	<ul style="list-style-type: none"> • The proposed project provides a mix of restaurant and retail uses in multiple tenant spaces in four buildings. • The project's FAR of 0.25 meets the minimum land utilization standard of 0.25 FAR. • The project includes provisions that enable walking, such as (a) pedestrian walks and links in front of and between buildings and (b) pedestrian crossings across General Stillwell Drive and the unnamed access road. • Patios and one plaza are provided next to the proposed buildings. • The plaza is shown on the project's landscape plan as being shaded by trees. • In addition, the project is required to provide additional trees along the pedestrian walk in front of the buildings either in tree wells in the walk or in landscape planters in the parking lot next to the walk. • Proposed landscape plants includes five tree species, numerous foundation, medium and accent shrubs, and a mix of grasses and groundcovers, many of which are California native.
2.58	<p>The following uses are permitted in the Multiple-Use Commercial category, subject to specific locational, proportional, and design requirements of this section and Chapter 4.</p> <ol style="list-style-type: none"> 2. Retail and personal-service uses. 	<ul style="list-style-type: none"> • The proposed project provides a mix of restaurant and retail uses.
Policies Governing University Villages		
2.60	<p>The intent in this area is to create a unique district that avoids the sterility often associated with single-use developments such as office parks. This designation offers opportunities for both new multiple-use development and creative reuse of existing former military buildings. The intent of the General Plan is that the area will become a lively place to work, live and recreate. The area's adjacency to the CSUMB campus and to planned transit accommodations lends additional support to this type of development.</p>	<ul style="list-style-type: none"> • The subject property serves as a bridge between the Dunes Shopping Center and the planned Village Promenade in the DSP, providing shopping and employment opportunities accessible to residents, regional visitors, and CSUMB students and faculty.

Policy No.	Policy	Casual Fast Food Restaurant/Retail Proposal
University Villages		
4.57	Development and design of pedestrian, transit, and vehicular corridors and adjacent property shall take into consideration and reflect the functional and aesthetic differences among these corridors. The general requirements and character of major corridors in University Villages project are shown in Figures 4.9, 4.10, 4.12 and 4.14.	<ul style="list-style-type: none"> • The design of 2nd Avenue was addressed in the DSP.
4.58	Development fronting on the transit corridor shall provide for a pedestrian-scale street wall defined by continuous building facades with ground-floor shops and other pedestrian-serving uses. Vehicular movements shall be limited to non-through-traffic, serving businesses along the street, and permit some short-term on-street parking and provision for drop-off and pick-up of transit riders, shoppers, and residents in adjacent mixed-use housing. Consistent with the desired pedestrian orientation of the village, drive-in facilities shall be prohibited within the portion of University Villages south of 8th Street.	<ul style="list-style-type: none"> • While the alignment for the transit corridor (i.e., Marina-Salinas MMC) is planned to run along 2nd Avenue, the project is not required to be consistent with Policy 4.58 because Policy 4.65 states that 9th Street shall serve as the major organizing feature for the transit guideway.
4.63	In areas of retail and commercial use, public parking should be provided on a consolidated basis.	<ul style="list-style-type: none"> • See response to Policy 2.40.
4.64	University Villages is intended to provide for shopping and housing needs generated by the CSUMB campus, as well as meet other community housing and commercial needs.	<ul style="list-style-type: none"> • The proposed project provides complimentary retail sales and services to the Dunes Shopping Center to serve the needs of residents, regional visitors, and CSUMB students and faculty .

DESIGN CONCEPT

Located within the regional retail portion of the Village Center is a public street that links 2nd Ave to the Village Square. This street is strategically placed to allow the retail and mixed-use buildings of the Village Promenade to expand over time as market conditions demand. As additional buildings are built along this street, structured parking may be created to satisfy parking requirements. The following sketch illustrates conceptually how this could occur.





Key Plan

APPROVED BY:
C. COOTS - 132

5/24/05
Date

Illustrative Town Square and Village Promenade Plan



Village Promenade Elevation

Scale: 1/8" = 1'-0"



Village Promenade Section

Scale: 1/8" = 1'-0"

“EXHIBIT E”

Consistency with Specific Plan Development Standards for Multiple Use

Development Regulation (section)	Standard	Casual Fast Food Restaurant/Retail Proposal
Site Development (5.3)		
FAR	0.25-3.0	0.25 FAR (4 pads)
Minimum street setback from public street right-of-way (ROW)	12'	Building A is set back > 12' from General Stillwell Drive Buildings A & D is set back > 12' from 2nd Avenue Buildings B, C & D are set back ±11' from the unnamed access road, which is not a public street
Maximum building height	55'	Maximum building elevations range from 22' to 35'
Parking (5.7)	The standards for parking facilities are intended to promote vehicular and pedestrian safety and efficient land use	
Minimum number of off-street parking spaces defined by land use.	<ul style="list-style-type: none"> • Multiple Use: shared parking program permitted • Retail & Personal Services: 1 space per 275 sf • Retail & Personal Services (sit down restaurant): 1 space per 200 sf 	Tentative Map requires shared parking; Shopping Center Operation and Easement Agreement (OEA) and Best Buy lease terms do not allow shared parking; Shopping Center OEA requires a greater number of parking spaces than the minimum standard for retail and sit-down restaurants; the applicant has provided 176 spaces, which is without benefit of a shared parking program and equivalent to 1 space per 229 sf (or 4.4 spaces per 1,000 sf) of floor area.
Shared parking program	Shared parking is encouraged based upon the concept of allowing several uses to share a parking area, especially when peak parking demands of those uses occurs at different times of the day or week	See response above
Standard parking space	9' x 19' with 2' overhang permitted	Standard parking spaces shown on Site Plan are at least 9' x 17' to 18' with a 1' to 2' overhang
Compact parking space	8.5' x 16' with a 2' overhang permitted Up to 15% of total spaces may be compact	Compact parking spaces are 8.5' x 14' with a 2' overhang and represent 14.8% of all spaces
Drive aisle widths for parking lots	24' minimum	Drive aisles are > 24' wide in length
Bicycle facilities	1 rack per building but are not required to be closer than 300'	The site is approximately 630' in length and 280' in width. Two bicycle racks are shown on Site Plan at either end of site, one next to the patio for Building A and the other next to the plaza in front of Building B

Landscaping (5.10)		
Plant sizes	The minimum size of trees is 15 gallon	Required in Final Landscape Plan Condition of Approval #7
	The minimum size of shrubs will vary by species. Shrubs should be 5 gallon where appropriate to common landscape standards	
	A minimum of 50% of shrubs shall be 5 gallon size. The balance of the shrubs should be 1 gallon size	
	Groundcover planting shall be installed at sizes and spacings to provide complete cover with one year of installation	
	Vines shall be installed in 5 gallon size typically	
	Tree size of 24" box is preferred where appropriate in areas of special interest such as key intersections or entries, or pedestrian plaza areas	
	Palm trees located at the Village Square and Promenade shall be a minimum of 20' in height	N/A
Tree location	30' minimum from street corners for sight line visibility (greater setback may be required at specific conditions, as determined by a traffic engineer)	Required in Final Landscape Plan per Condition of Approval #7
	10' setback from commercial driveways	
	15' setback from streetlights and traffic control signals	
	5' setback from water, gas and fire service laterals	
	10' setback from sewer and gas laterals	
Use of native plants	Include native plant species grown from on-site stock where inventory is available and where implementation is practical	Condition of Approval #7 requires that the currently proposed number of trees, shrubs and groundcover plants shall not be reduced in number and shall constitute at least 65 percent California native plantings
Walls (5.11)	Certain topographic circumstances may require the use of retaining walls	Proposed finished floor elevation of Building A is $\pm 0'$ to $\pm 2'$ below the ground elevation along 2nd Avenue. Building D is $\pm 3'$ to $\pm 5'$ below the ground elevation along 2nd Avenue
	The design of retaining walls over 6' in height shall endeavor to reduce their overall visual mass and scale through the use of landscaping elements and stepping of the walls where practical	Maximum height of proposed retaining walls is 4'

“EXHIBIT F”

Consistency with Specific Plan Design Guidelines for Multiple Use

Design Guideline (section)	Objectives/Features	Casual Fast Food Restaurant/Retail Proposal
Architecture (4.2)		
Public Street facing facades of all buildings should have the same level of articulation and quality of details and materials	<ul style="list-style-type: none"> • Where long expanses of blank wall are unavoidable, they should be articulated and softened with 3-dimensional details, planters, vines and other landscaping. • A composition of distinct but related forms should be used. • Loading and service areas should be integrated into the overall building composition and hidden from public view. • Architectural enclosures should be designed as integral elements of the building architecture. • Long unbroken forms and flat planes are discouraged. 	<ul style="list-style-type: none"> • All buildings provide end cap fenestrations on all three sides. • Buildings B, C and D provide windows facing both the internal parking lot and unnamed access road. • In addition to fenestrations, the long expanses of the rear of the buildings include some articulation, variation in materials, and landscaping to break up and soften its appearance. • Building entries are defined by steel-framed windows and metal awnings. • Buildings do not have designated loading areas.
Public street facing building facades should incorporate 3-dimensional facade elements that lend a pedestrian scale to the street level	<ul style="list-style-type: none"> • Trellises or permanent awnings should be occasionally incorporated where appropriate to serve as wind blocks. • Arcades, wide overhangs, deep reveals, permanent awnings, etc. should be used. • Main entries should be easily identifiable. • Flat unarticulated wall planes should not be used. 	<ul style="list-style-type: none"> • Applicant proposes end cap fenestrations, such as windows, on three sides to satisfy the design guidelines for building façades to incorporate 3-dimensional façade elements. • In addition to fenestrations, the long expanses of the rear of the buildings include some articulation, variation in materials, and landscaping to break up and soften its appearance. • Building entries are defined by steel-framed windows and metal awnings.
Roof design shall be integral to the overall building design	<ul style="list-style-type: none"> • Parapets shall screen rooftop mechanical equipment from adjacent ground level view. • Tower elements should be included at key locations to provide points of interest along the streetscape. • Roofline variation should be created by differing heights. 	<ul style="list-style-type: none"> • Condition of Approval #9 requires screening of roof-top mechanical and or other appurtenant equipment. • Tower elements included in building façades. • Predominantly flat building roofline varies in height between 20 and 24 feet, giving the appearance that it steps up and down. • Buildings B and D have pitched metal roofs that reach 32 feet and 29 feet 10 inches in height, respectively. • In between Buildings B and D, the second story roofline of Building C steps up to 35 feet in height.

<p>Materials should be appropriate to the building's style and character and suited to commercial construction</p>	<ul style="list-style-type: none"> • Materials such as shingle, lap siding, stucco, masonry, storefront glazing and well-detailed precast concrete may be used. • Accent materials such as brick, stone, tile, and anodized or patinaed metals may be used. • Any changes in materials should occur at inside corners where the building plane changes direction. • Mirror glazing should not be used. 	<ul style="list-style-type: none"> • Building materials consist primarily of stucco. Wall cladding is located at building ends and along the rear of the buildings. There is a unifying consistency of wood siding, metal siding and deco tile.
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Site Design (4.2)

<p>Create innovative spaces for large, medium and small retail stores that cause them to blend together into a cohesive environment. Create an environment where people are comfortable walking</p>	<ul style="list-style-type: none"> • Pedestrian scaled lighting fixtures should be provided. • Create a pedestrian oriented connection to the Village Square. • Outdoor seating should be provided to include both sunny and sheltered areas. • Both paved and planted areas should be incorporated into the design. • Significant intersections and pedestrian routes across parking areas should be highlighted with bollards, special paving, accent trees and other opportunities for public art. • Loading and service areas and architectural enclosures should be designed as integral elements of the building architecture. 	<ul style="list-style-type: none"> • The proposed architectural design is compatible with the simple forms of the existing Dunes Shopping Center. • Pedestrian scale wall-mounted lighting is provided on buildings. • Patios provide sunny outdoor seating and plaza is sheltered by landscape trees. • Pedestrian walks and links provided in front of and between buildings. • Condition of Approval #7 requires additional landscaping in front of the buildings in landscape planters. • Pedestrian crossings provided across General Stillwell Drive and the unnamed access road.
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<p>Plazas and other outdoor seating areas should be provided to create gathering places for residents and visitors in order to enhance a village atmosphere</p>	<ul style="list-style-type: none"> • Focal points should be created with features such as fountains, a clock tower, outdoor performance areas, or opportunities for public art. • A generous amount of outdoor seating should be provided and should include both sunny and sheltered areas. • Both hard surface and planted areas should be incorporated into the design. • Colored, decorative paving patterns should be used at special focal points. 	<ul style="list-style-type: none"> • Outdoor seating provided in sunny and sheltered areas. • Hard surface (e.g., pedestrian walk and links) and planted areas are incorporated into the site design. • Pedestrian links made of stamped concrete boardwalk design.
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Street Furnishings (4.2)		
<p>The pedestrian promenades are an important feature of the Village Square/ Promenade environments. These areas are furnished with enriched materials and furnishings that create a comfortable, convenient, & entertaining experience. With the exception of features created as public art, the furnishings should be in a similar family of style, color, and finish to create a refined and uncluttered appearance</p>	<ul style="list-style-type: none"> • Seating areas should be created using benches; tables and chairs; and concrete seat walls and steps and may include informal seating at raised planters, steps, and benches cast into the plaza areas. • Newspaper racks should be of one cohesive design and integrated into the landscape design. • Bicycle parking and utilities should be integrated into the landscape design to place these elements where they are needed in a discrete manner. • Bollards may be placed to provide separation between auto and pedestrian crossings. • Trash and ash receptacles should be placed at convenient locations to help keep these areas clean. 	<ul style="list-style-type: none"> • Bicycle parking is located in the landscape areas next to Buildings A and D. • Outdoor seating areas include tables and chairs.
Lighting (4.7)		
	<p>High efficiency fixtures and sophisticated optics are encouraged to direct light where it is needed without creating excessive glare. Long lasting high pressure sodium lamps are suggested to minimize energy use and lamp replacement. Lights are placed where they are needed for specific uses, rather than to a continuous foot-candle requirement across the site.</p>	<ul style="list-style-type: none"> • Gleon Galleon LED overhead lighting fixtures on 25-foot pole provided in parking lot areas.
	<p>To preserve the quality of a dark sky at night, the use of up-lights for buildings, trees or signs is discouraged. High intensity light fixtures should include a shielded light source that reduces the view to the light source. High pressure sodium and incandescent lamps shall be used exclusively to provide a narrow light spectrum to preserve viewing opportunities for local astronomical observatories.</p>	<ul style="list-style-type: none"> • Shielded, downcast lights are proposed for the parking lot; up-lights are not proposed for buildings or trees.
	<p>The retail plazas and walkways should utilize a combination of decorative pedestrian scale pole and bollard lights selected to compliment the architectural style of the buildings. Wall mounted fixtures should be used where appropriate on the building elevations to supplement the pole lights and to compliment the building architecture and shall be a scale appropriate to the building architecture.</p>	<ul style="list-style-type: none"> • Buildings include pedestrian scale wall-mounted lighting.

	Pedestrian pole light fixture locations should not conflict with the pattern of tree planting along the roads and parking lots.	<ul style="list-style-type: none"> • Pole-mounted overhead lighting are located near tree plantings in the parking lot. Final locations may need to be shifted to avoid proposed tree plantings, per the Final Landscape Plan.
	Building mounted fixtures matching the pole lights may be utilized in the lighting design, as long as the fixtures are scaled appropriately for their location on the building.	<ul style="list-style-type: none"> • Building Elevations show pedestrian scale wall-mounted lighting.
Signs (4.8)		
The building architecture should be designed to accommodate signage and other graphics as an integral part of the building design	<ul style="list-style-type: none"> • Individual letter characters are encouraged. • Metal signs may be made of aluminum, brass, bronze, copper, or stainless or welded steel. • Signs are to be free of all labels and fabricator's advertising, except for those required by code. • Logos or trademark displays may be used on signs. • Raised "Halo" letters on building face; pedestrian oriented blade signs; sculptured cantilevered signs; non-internally lit signs with lighting from a secondary source; and artistic neon signs backed by building face or storefront are encouraged. 	<ul style="list-style-type: none"> • Signs are not a part of this application.
Monument signs are allowed	<ul style="list-style-type: none"> • Color, materials and fonts, shall be integrated with the surrounding buildings, walls or other construction and landscaping. • Sources of ground lighting for monument signs should be screened from view. 	<ul style="list-style-type: none"> • Signs are not a part of this application.
Walls and Fencing (4.10)		
Walls and fences are to be minimized to the greatest extent possible	<p>Site walls should be made of materials complimentary to the building architecture palette. Walls, which are located in visually prominent locations, should be decorative and faced with a material such as a Golden Granite stone, a local quarried material. Keystone and other interlocking masonry wall systems are also acceptable. Concrete retaining walls are acceptable where necessary for structural and spacial requirements. Plantings should be utilized to minimize the visual impact of all retaining walls.</p>	<ul style="list-style-type: none"> • Site proposed to be graded with gentle slopes requiring minimal use of retaining walls. • Retaining walls are predominantly low lying (typically < 3' in height and do not exceed 4' in height). • A Condition of Approval requires retaining walls next to roads and driveways to either use local quarried material (such as Golden Granite stone) or keystone and other interlocking masonry materials, provided said walls are necessary for structural requirements and are screened with proposed plantings.
Fencing materials and colors should complement adjacent architecture	A variety of fencing types may be used including grape stake, picket, split rail and a variety of traditional wood good neighbor fence designs.	<ul style="list-style-type: none"> • Fencing on top of retaining wall matches the design of existing fencing on top of the retaining wall in front of REI's parking lot.

Street Landscaping (4.11)		
<p>Street trees will provide a significant landscape presence enhancing the experience of walking, riding or driving along the streets in University Villages. All of the street trees selected are evergreen varieties which are well suited to the Marina coastal environment</p>	<ul style="list-style-type: none"> • Second Avenue – Cork Oak (<i>Quercus suber</i>) or Red Gum Eucalyptus (<i>Eucalyptus ficifolia</i>) • General Stillwell Drive – not specified • Unnamed Access Road – not specified 	<ul style="list-style-type: none"> • Red Gum Eucalyptus (<i>Eucalyptus ficifolia</i>) provided along 2nd Avenue • Street trees exist along General Stillwell • Catalina ironwood (<i>Lyonothamnus floribundus</i>) screen portions of buildings along the unnamed access road (this is the suggested tree for 8th Street)
Commercial Landscaping (4.12)		
<p>Village Center</p>	<p>The layout of the trees along the pedestrian promenades, streets and parking courts is intended to create distinctive environments providing orientation and intimacy within this vibrant center of activity. The challenge is to reconcile the need to provide visibility to the distinctive architecture and building signage while mitigating the scale of parking areas required to provide a convenient and supportive shopping experience.</p>	<ul style="list-style-type: none"> • Trees provided in parking lot. • Condition of Approval #7 requires additional landscaping in front of the buildings in landscape planters.
	<p>The landscape design proposes to resolve these goals by creating distinctive parking lot environments that establish distinctive parking areas which provide orientation to specific store destinations. This can be achieved through a creative palette of trees, shrubs, decorative pavement, pedestrian walkways, and pole lighting which reinforce the orientation of the parking courts within the overall Village Center.</p>	<ul style="list-style-type: none"> • Proposed trees include Monterey cypress (<i>Cupressus macrocarpa</i>), red-flowering gum trees (<i>Eucalyptus ficifolia</i>), Catalina ironwood (<i>Lyonothamnus floribundus</i>), flax leaf paperbark (<i>Melaleuca linarifolia</i>), and New Zealand Christmas tree (<i>Meterosideros excelsa</i>). • Stamped concrete provided in pedestrian links.
<p>Driveway & parking lot paving</p>	<p>The primary paving material in the commercial areas will be asphalt that may be accented with special paving at key focal points or pedestrian crossing locations. These focal points that receive enhanced paving consist of materials such as integral colored concrete paving, stamped colored asphalt paving, or interlocking paving stones. Permeable concrete and paving stone areas may be used to reduce storm water runoff and reduce the scale of the larger parking areas.</p>	<ul style="list-style-type: none"> • Stamped concrete provided in pedestrian links is required as a Condition of Approval.

Planting design	The planting designs of the storefronts and plaza areas should have individual expressions of landscape design consistent with the architectural design.	<ul style="list-style-type: none"> • The plaza is shown on the project's landscape plan as being shaded by trees. • Condition of Approval No. 7 requires additional landscaping in front of the buildings in landscape planters .
	Bold use of plant material in sweeping masses of layered color and texture are expressed in plant material selections.	<ul style="list-style-type: none"> • Proposed landscape plants includes five tree species, numerous foundation, medium and accent shrubs, and a mix of grasses and groundcovers, many of which are California native.
	Planting designs should be appropriate for the site environmental conditions present in Marina including wind, salt, limited water supply, temperature, and exposure, soil, and slope.	<ul style="list-style-type: none"> • The proposed landscape plan incorporates native and drought tolerant landscaping.
	Evergreen trees are proposed to define these auto courts to provide year round canopy and defined edges to the parking areas.	<ul style="list-style-type: none"> • Proposed trees are evergreen and shall provide a year round canopy in the parking lot.
	A strong and simple palette of trees is complimented with a rich diversity of shrub plantings which provide seasonal color and textural interest to the landscape design.	<ul style="list-style-type: none"> • Proposed landscape plants includes five tree species, numerous foundation, medium and accent shrubs, and a mix of grasses and groundcovers, many of which are California native.

From: Karyn Wolfe Lynn
Date: February 3, 2016 at 2:43:31 AM PST
To: Karyn Wolf Lynn
Subject: SKN proposal and DRB meeting Wednesday 6:30

To all my interested friends,

Here is a brief summary of what I gleaned from going over the SKN proposal. At first I was disappointed with some of the problems still remaining with the proposal. The more I look at the details, however, the more I realize that the City and SKN were responsive to the comments brought forth by the public and made some substantive changes, most especially in improving the detail of the backs of Bldgs B-D, including windows and adding a bank of windows to Bldg D facing 2nd Ave; they also improved the grading so that the buildings are much more visible to 2nd Avenue.

First, let me reiterate the meeting is TODAY, Wednesday, Feb 3, at 6:30 at City Council chambers. Unfortunately, the meeting is not listed on the city's website calendar nor on the DRB's page of upcoming meetings. A link to these documents (entitled DRB packets) was only posted recently (today?). Here is the link to the packet that is being considered: <http://www.ci.marina.ca.us/Archive.aspx?AMID=270> And the agenda is here: <http://www.ci.marina.ca.us/Archive.aspx?AMID=306>. I am grateful that the city included a letter from Herbert Cortez and myself raising design issues.

Here are a few key points based on my interpretation of the written proposal:

- The starbucks drive-through remains, no major changes; and, the second (hamburger) drive-through is gone, along with its attendant traffic and pedestrian issues
- A sidewalk has been added along the unnamed access road; the entire shopping center now has sidewalks around the circumference, as requested. Yay!
- The access between buildings B and C has been restored and leads toward the Promenade, as requested. There are now two pedestrian links from between the buildings, and one at each end of the center. Yay!
- The grading has been changed such that the retaining walls are not as high as before (grade differences are 0'-2' for Bldg A, and 3'-5' for Bldg. D); this has facilitated a more direct pathway/entrance into the parking lot from 2nd street, instead of the long ramp; and a "condition of approval" has been added to install a stairway between the walk in front of Bldg D and the proposed sidewalk along 2nd Ave. This is much better access from 2nd Avenue!!! However, there are still retaining walls and "stem" walls varying in height from 1.5 to 4 feet, and a section behind Bldg. D with fencing above that. :-(
- The issue remains that the site is not being graded level to allow buildings to be built on street level and to be oriented towards the streets.
- Renderings/visuals provided of what the center will look like are from just two perspectives ("site perspective A-D, and B-C); both are internal views. Additional renderings of the development would help people to understand how the project will appear from various locations and perspectives. In particular, the view from General Stillwell is very commercial, by far the least attractive of all four sides. And yet, this is the side that will be seen by people entering from Imjin.
- There is a vague reference to building just three pads initially with the fourth at some later date; however, a closer reading shows that this is an interpretation of the original plan as described in

the Specific Plan for the University Villages. This particular proposal is for the four buildings illustrated.

--The landscaping plan is very similar to before; a condition of approval has been added that trees will be planted in front of the buildings. It seems important to note that many of the "native" plants are actually cultivars, not natives, and that this project is perpetuating the use of *Eucalyptus ficifolia* along 2nd Avenue, as well as the use of New Zealand Christmas trees, both are problematic. It is time for Marina to amend their tree list, to go native, to insist on a palette of plants that reinforces the local habitat, ecology, and character, as the General and Specific plans call for. The DRB can be specific in addressing this issue; Richard B and others have the skill.

It would be appropriate and in the city's interest to request the following issues be addressed as part of approving the design to go forward:

1. The walkway from 2nd Ave into the parking lot is **unsafe** for people who are going north towards Chipotle. A raised "cross table" or crosswalk from the sidewalk toward the Chipotle patio needs to be installed for safety; this would cross the drive-through traffic. It is unreasonable to expect that people will walk south towards Bldg D, and then use the crosswalk to go north to Bldg. A. They will naturally walk north, and would be stepping directly into the parking area, with cars coming from two directions and heading into the drive-through area. There are examples from other locations in Monterey County that have marked crosswalks across drive-throughs. This is doubly important because this is the ramp where people with strollers, bikes, and wheelchairs will be entering the parking lot from 2nd Ave.

2. Increased visual orientation of buildings to the streets. So much improvement has been made in this with windows, design details, color, and texture. *This needs to be properly acknowledged.* The exceptions are:

A-Building A back side -- can some improvement be made to the back of Bldg A that faces General Stillwell so that it doesn't look so much like the back of a commercial building? This is where the drive-through customers will be. Above the cars, there can be some visual definition; the Chipotle building has this detail and is quite interesting and nice to look at. Can this be extended along General Stilwell? This is what people see when they approach on 2nd Ave from Imjin.

B-Building D design refresh -- So many great visual improvements were made to the buildings facing the unnamed access road, including texture and details and windows. However, Building D, which also faces 2nd Avenue, appears to have received the least amount of upgraded design and could be brought up to the standards of the other two buildings with additional color and texture. The other buildings facing 2nd have tiles and wood. What would bring Building D into the same design quality as the other buildings in this proposal? This is the corner that will be seen by people in the hotel, people driving by, as well as interfacing with the businesses at the front of the Promenade. It is more important than Bldg C, which is much more visually interesting (on the south elevation, or the rear side of the building).

3. Larger Entrance to center from the theater and Village Square -- this is one place this design can really shine for very little extra cost. The fire pit has been taken out of the design and a larger plaza put it. Nice, large space. It is very closed off from the corner and the large corner landing pad narrows into a small path flanked by trees and landscaping that enclose it. Is there a reason for this? Is the landscaping providing a real wind-break? If not, then a more open design would provide a grand entrance and orient the shopping center to the Village Square. This is one way it would be a real "bridge" to the Promenade.

4. Improved landscaping plant list so that we don't have as many native cultivars, but real native varieties, and don't use the New Zealand Christmas trees or the eucalyptus? Monterey County is trying to eliminate eucalyptus; and it is an invasive species. Is this really going to be the "signature" tree for Marina? What about Toyon, Oak, Elderberry, Ceanothus, etc. These are trees of character and beauty appropriate to our city. There are capable people who can help recommend the best native trees that are in sync with the local ecology, microclimate, and weather.

5. Can the project be leveled with 2nd Avenue? So many issues resolve when the buildings are level with the street. It also makes possible future renovations that would orient the shops to 2nd Ave. It feels like it is "almost" there, but not quite.

That's all I have for right now. Hopefully other people's observations and readings will fill in the gaps!

For Marina,

Karyn Wolfe

--

Karyn Wolfe
Marina, CA

www.luminousimmensity.com

The breeze at dawn has secrets to tell you. / Don't go back to sleep.
You must ask for what you really want. / Don't go back to sleep.
People are going back and forth across the doorsill where two worlds touch.
The door is round and open. / Don't go back to sleep.

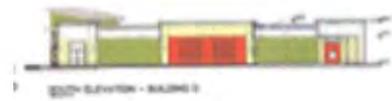
--Jallal-Ud-Din Rumi

View from unnamed access road/Promenade (South Elevation of Bldgs B-C)

SEPTEMBER:



Blaze Pizza

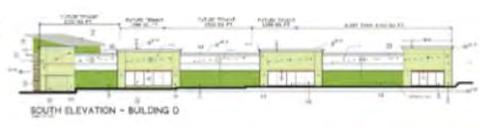
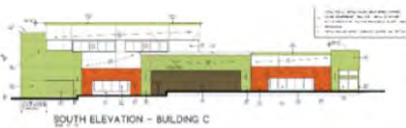


Hamburger Habit drive through

JANUARY:



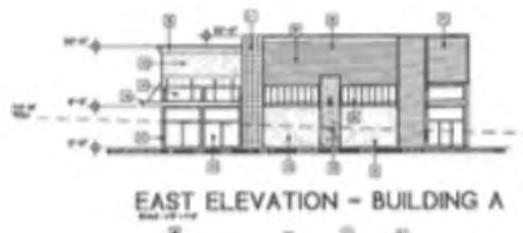
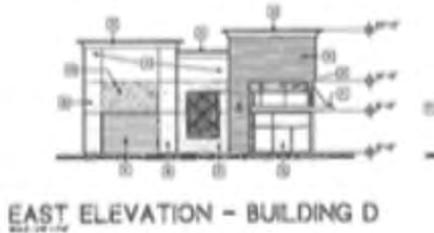
Blaze Pizza



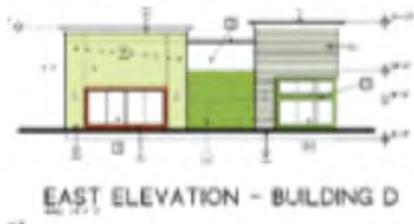
Sleep Train

View from 2nd Ave (East Elevation of Bldgs D and A)

SEPTEMBER (with two drive-throughs)



JANUARY (with drive-through only on right)

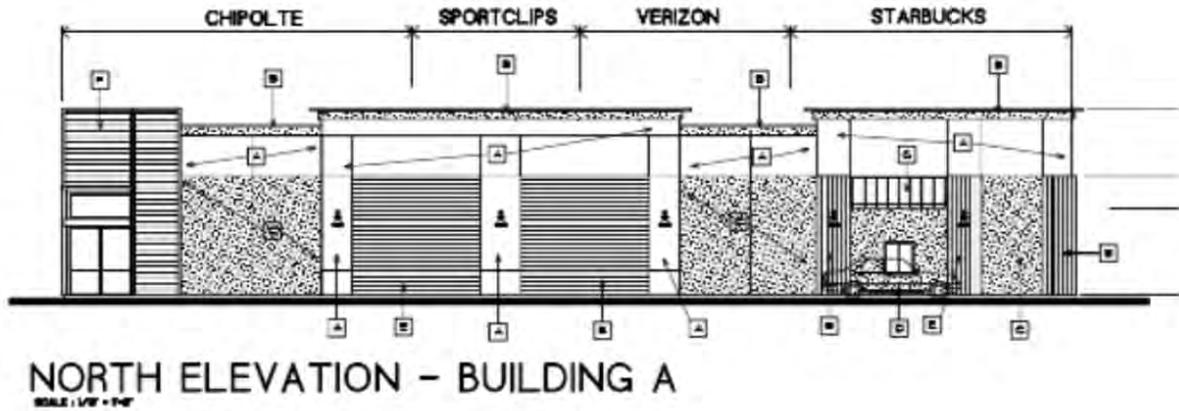


Mattress Store
Visible from 2nd Avenue



Chipotle
obscured some by cars in drivethrough

View from General Stillwell (North Elevation of Building A)



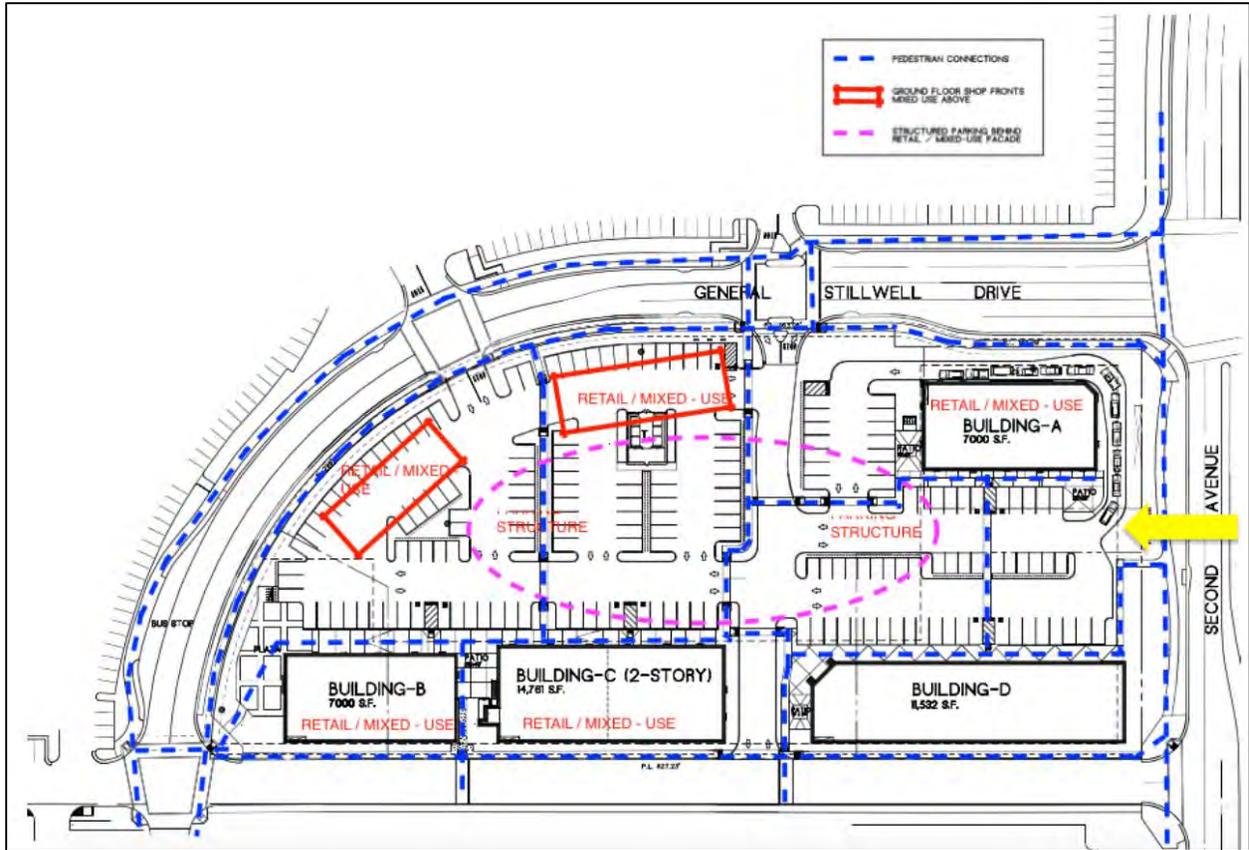
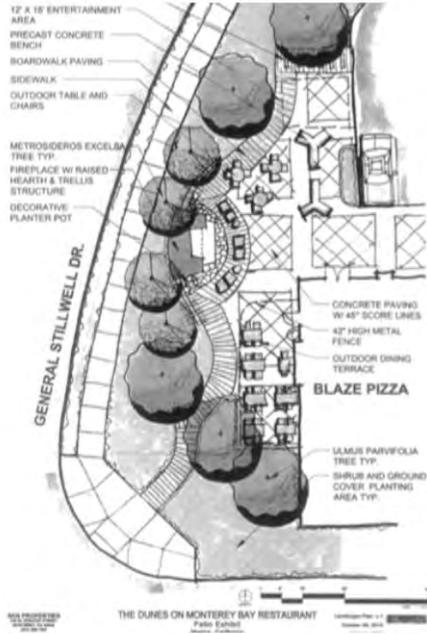
View from Theater and Best Buy (Entrance to Center from Theater and Village Square at Corner of Building B)



Entrance to Center from Theater and Village Square at Corner of Building B

OCTOBER

JANUARY



RESOLUTION NO. 2016 –

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MARINA FINDING THAT A PROPOSED PROJECT (DR 2016-01) IS
CONSISTENT WITH THE FORT ORD BASE REUSE PLAN

WHEREAS, on January 19, 2016, the applicant, Scott Negri, on behalf of SKN Properties, filed an application for Site and Architectural Design Review (DR 2016-01) for the Site Plan, Elevations, Colors and Materials, Conceptual Grading Plan, Schematic Planting Plan and Lighting Plan for a proposed project of ±40,300 square-feet of new buildings on up to four development pads located on a ±3.7 acre site within the DSP area. The proposed project is shown on the attached Plan Set (“**EXHIBIT A**”), and;

WHEREAS, the subject property is designated “Multiple Use” on the General Plan Land Use Map and is within the “Dunes on Monterey Bay Specific Plan” Zoning District with a DSP land use of “Multiple Use,” and;

WHEREAS, development consistent with General Plan Policy 2.57 may take the form of a single building containing two or more permitted uses or two or more buildings (each occupied by different types of use) on a site, and;

WHEREAS, permitted uses include “Retail and Personal-Service” uses, such as retail shops and eating establishments,

WHEREAS, the proposed retail and restaurant uses in multiple tenant spaces in four buildings on the project site are permitted uses on properties designated “Multiple Use,” and;

WHEREAS, Chapter 8 of the Fort Ord Reuse Authority (FORA) Master Resolution requires that all development entitlement decisions affecting property in Former Fort Ord be submitted to FORA for a determination of consistency with the Fort Ord Reuse Plan and Master Resolution, and;

WHEREAS, on May 22, 2001, the FORA adopted Resolution No. 01-05, including making the findings that the City has followed the procedures and fulfilled the requirements of the Implementation Process and Procedures of the Fort Ord Base Reuse Plan and the Master Resolution and has met the requirements of Government Code Section 67675 et seq.; and that the City has provided substantial evidence that the Amendments are consistent with the Fort Ord Base Reuse Plan; and further, that the City of Marina’s Amendments to its General Plan, as contained in Resolution No. 2000-95 will, considering all their aspects, further the objectives and policies of the Final Base Reuse Plan and are hereby approved and certified as meeting the requirements of Title 7.85 of the Government Code and are consistent with the Fort Resolution Ord Base Reuse Plan, and;

WHEREAS, the DSP is within the boundaries of the former Fort Ord (and thus within the boundaries of the Fort Ord Base Reuse Plan), and;

WHEREAS, on July 8, 2005, the FORA Board of Directors adopted Resolution No. 05-6, determining consistency of the City of Marina’s DSP Project with the Fort Ord Base Reuse Plan, and;

WHEREAS, the proposed project has been developed to be consistent with the DSP and implement the General Plan, and;

WHEREAS, at a special meeting of May 31, 2005, the Marina City Council adopted Resolution No. 2005-127 certifying the final Environmental Impact Report (EIR) (SCH No. 2004091167) for the Dunes on Monterey Bay Specific Plan (DSP) project in accordance with the California Environmental Quality Act (CEQA) and state and local guidelines, and;

WHEREAS, on February 11, 2016, the Planning Commission of the City of Marina conducted a duly noticed public meeting to consider finding a proposed project (DR 2016-1) is consistent with the Fort Ord Base Reuse Plan, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the August 18, 2015 meeting related to the proposed project, and;

WHEREAS, based on technical studies prepared by qualified professionals, staff have ascertained that the project does not fall within the parameters established by Section 15162(a)(3)(A) through (D) of the California Environmental Quality Act (CEQA), as the proposed project uses were fully contemplated within the DSP and analyzed within the DSP EIR, and;

WHEREAS, an analysis of consistency prepared in accordance with Master Resolution Section 8.02.030(a)(1) to (8) and Section 8.02.020(a) to (t) criteria for determining consistency shows that the project is consistent with the Fort Ord Reuse Plan and Master Resolution (“**EXHIBIT A**” to this Resolution).

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Marina hereby adopts Resolution No. 2016- , finding that a proposed project (DR 2016-01) is consistent with the Fort Ord Base Reuse Plan.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 11th day of February 2016, by the following vote:

AYES, PLANNING COMMISSION MEMBERS:

NOES, PLANNING COMMISSION MEMBERS:

ABSENT, PLANNING COMMISSION MEMBERS:

ABSTAIN, PLANNING COMMISSION MEMBERS:

David Burnett, Chairperson

ATTEST:

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

“EXHIBIT A to the RESOLUTION”
FORA Consistency Determination

THE DUNES CASUAL FAST FOOD PROJECT LOCATED AT GENERAL STILLWELL DR AND 2ND AVE WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA	
FORA Master Resolution Chapter 8 Section 8.02.030(a) (1) to (8)	Consistency Finding
In the review and evaluation of the proposed project, the Marina City Council finds that the proposed project:	
<p>1. Does not provide an intensity of land use which is more intense than that provided for in the applicable legislative land use decisions, which the Authority Board has found consistent with the Reuse Plan.</p>	<p>The subject property is designated "Multiple Use" on the General Plan Land Use Map and is within the "Dunes on Monterey Bay Specific Plan" Zoning District with a Specific Plan land use of "Multiple Use." Under each of these regulatory documents, retail and restaurant uses are permitted uses of the subject property.</p> <p>The Dunes on Monterey Bay Specific Plan (DSP) Final Environmental Impact Report (FEIR) identifies a mix uses within planning area "B1", which includes retail and restaurants on the site. The FEIR water analysis addresses the mix of uses and the traffic analysis conservatively analyzed a more intensive commercial land use mix for this area.</p> <p>The water analysis determined that the proposed project has a total water demand below the previous water demand estimates for planning area "B1" (69.40 – 9.27 = 60.13 AFY) and concluded that there appears to be sufficient remaining water allocations for additional planned development on the remaining portions of planning area "B1." Thus, the proposed project would not likely result in new significant environmental effects regarding the sufficiency of water allocations and is consistent with the DSP FEIR from a water demand and supply perspective.</p> <p>The traffic analysis determined that the proposed project together with existing and potential uses within the area would not exceed the trips estimated in the DSP FEIR and would result in reduced traffic impacts. Thus, the proposed and potential development of the remaining undeveloped area would not result in new traffic impacts associated with the proposed project.</p> <p>The proposed project has a floor area ratio (FAR) of 0.25. The proposed land use intensity meets the minimum land utilization standard of 0.25 FAR for land designated "Multiple Use."</p>
<p>2. Is not more dense than the density of development permitted in the applicable legislative land use decision which the Authority board has found consistent with the Reuse Plan.</p>	<p>Not applicable as density applies to residential development. See response to (1) above regarding intensity.</p>

THE DUNES CASUAL FAST FOOD PROJECT LOCATED AT GENERAL STILLWELL DR AND 2ND AVE WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA

FORA Master Resolution Chapter 8 Section 8.02.030(a) (1) to (8)	Consistency Finding
<p>3. Is not conditioned upon providing, performing, funding, or making an agreement guaranteeing the provision, performance, or funding of all programs applicable to the development entitlement as specified in the Reuse Plan and Section 8.02.020 of this Master Resolution and consistent with local determinations made pursuant to Section 8.02.040 of this Resolution.</p>	<p>See below for a discussion of consistency findings per Section 8.02.020 of the Master Resolution.</p>
<p>4. Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority.</p>	<p>On May 22, 2001, the FORA Board of Directors adopted Resolution No. 01-05, finding the amendments to the General Plan to be consistent with the Fort Ord Base Reuse Plan.</p> <p>On July 8, 2005, the FORA Board of Directors adopted Resolution No. 05-6, determining consistency of the City of Marina's Dunes on Monterey Bay (formerly University Villages) Project with the Fort Ord Base Reuse Plan.</p> <p>The proposal would not change the land use designation for the subject property. The subject property is designated "Multiple Use" on the General Plan Land Use Map and is within the "Dunes on Monterey Bay Specific Plan" Zoning District with a Specific Plan land use of "Multiple Use." Under each of these regulatory documents, retail and restaurant uses are permitted uses of the subject property. The proposed uses are consistent with the uses permitted or allowed in the Reuse Plan.</p>
<p>5. Does not require or otherwise provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the applicable legislative land use decision.</p>	<p>The project proponent is required to finance, install, construct and maintain all infrastructure necessary to provide adequate public services to the property, in accordance with the guidelines and development standards of the DSP.</p> <p>This includes payment of FORA Impact Fees, payment of Development Impact Fees, and construction of infrastructure improvements associated with the proposed project.</p>
<p>6. Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan.</p>	<p>According to the FEIR, the entire DSP area is located within parcels designated as development with no restrictions in the Installation-wide Multispecies Habitat Management Plan (HMP) for former Fort Ord.</p>

THE DUNES CASUAL FAST FOOD PROJECT LOCATED AT GENERAL STILLWELL DR AND 2ND AVE WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA

FORA Master Resolution Chapter 8 Section 8.02.030(a) (1) to (8)	Consistency Finding
<p>7. Is not consistent with the Highway 1 Scenic Corridor design standards as such standards may be developed and approved by the Authority Board.</p>	<p>The subject site is not located outside of the Highway 1 design corridor and is not visible from Highway 1.</p>
<p>8. Is not consistent with the jobs/housing balance requirements developed and approved by the Authority Board as provided in Section 8.02.020(t) of this Master Resolution.</p>	<p>The project site is part of an award winning Strategic Growth Council California Sustainable Communities Pilot Project. Designated Catalyst Projects demonstrate a commitment to sustainable communities and testing and evaluating innovative strategies designed to increase housing supply and affordability; improve jobs and housing relationships; stimulate job creation and retention; enhance transportation modal choices; preserve open space and agricultural resources; promote public health; eliminate toxic threats; address blighted properties; reduce greenhouse gas emissions and increase energy conservation and independence.</p> <p>The planned retail and restaurant project will provide job opportunities within the DSP area.</p>

THE DUNES CASUAL FAST FOOD PROJECT LOCATED AT GENERAL STILLWELL DR AND 2ND AVE WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA

FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	Consistency Finding
<i>Natural Resources</i>	
<p>(a) Prior to approving any development entitlements, each land use agency shall act to protect natural resources and open spaces on Fort Ord territory by including the open space and conservation policies and programs of the Reuse Plan, applicable to the land use agency, into their respective general, area, and specific plans.</p>	<p>On May 22, 2001, by Resolution No. 01-5, the Fort Ord Reuse Authority certified that the amendments to the City of Marina General Plan are consistent with the Fort Ord Base Reuse Plan.</p> <p>The Dunes on Monterey Bay Specific Plan (DSP) has been developed to implement the policies of the Marina General Plan through project design.</p> <p>On July 8, 2005, by Resolution No. 05-6, the Fort Ord Reuse Authority determined consistency of the DSP with the Fort Ord Base Reuse Plan.</p> <p>The subject property is not an open space or conservation parcel. The subject property is designated "Multiple Use" on the General Plan Land Use Map and is within the "Dunes on Monterey Bay Specific Plan" Zoning District with a DSP land use of "Multiple Use."</p>
<p>1. Each land use agency shall review each application for a development entitlement for compatibility with adjacent open space land uses and require suitable open space buffers to be incorporated into the development plans of any potentially incompatible land uses as a condition of project approval.</p>	<p>The subject property is designated "Multiple Use" on the General Plan Land Use Map and is within the "Dunes on Monterey Bay Specific Plan" Zoning District with a DSP land use of "Multiple Use."</p> <p>Adjacent properties have been constructed or are planned for development and are not designated as open space.</p>
<p>2. When buffers are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be designed in a manner consistent with those guidelines set out in the Habitat Management Plan. Roads shall not be allowed within the buffer area adjacent to Habitat Management areas except for restricted access maintenance or emergency access roads.</p>	<p>The project site is designated as a development parcel with no restrictions in the HMP for former Fort Ord.</p>
<p>(b) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure consistency of future use of the property within the coastal zone through the master planning process of the California Department of Parks and Recreation, if applicable. All future use of such property shall comply with the requirements of the Coastal Zone Management Act and the California Coastal Act and the coastal consistency determination process.</p>	<p>Not applicable as the project site is not within the Coastal Zone.</p>

THE DUNES CASUAL FAST FOOD PROJECT LOCATED AT GENERAL STILLWELL DR AND 2ND AVE WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA

<p align="center">FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)</p>	<p align="center">Consistency Finding</p>
<p>(c) Monterey County shall include policies and programs in its applicable general, area, and specific plans that will ensure that future development projects at East Garrison are compatible with the historic context and associated land uses and development entitlements are appropriately conditioned prior to approval.</p>	<p>Not applicable as project site is not within the East Garrison area of Monterey County.</p>
<p>(d) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall limit recreation in environmentally sensitive areas, including, but not limited to, dunes and areas with rare, endangered, or threatened plant or animal communities to passive, low intensity recreation, dependent on the resource and compatible with its long term protection. Such policies and programs shall prohibit passive, low-density recreation if the Board finds that such passive, low-density recreation will compromise the ability to maintain an environmentally sensitive resource.</p>	<p>The project site is designated as a development parcel with no restrictions in the HMP for former Fort Ord.</p> <p>The proposed project has been developed to implement the City of Marina General Plan and DSP and will not change existing General Plan policies relating to environmental protection and conservation in the Community Design and Development Element.</p>
<p><i>Historic Preservation</i></p>	
<p>(e) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas. Reuse of property in the Army urbanized footprint should be encouraged.</p>	<p>The proposed project is a reuse of property in the Army urbanized footprint.</p> <p>The proposed project will provide restaurant and retail uses and has been designed to integrate with the existing Dunes Shopping Center.</p>
<p>(f) Each land use agency with jurisdiction over property in the Army urbanized footprint shall adopt the cultural resources policies and programs of the Reuse Plan concerning historic preservation, and shall provide appropriate incentives for historic preservation and reuse of historic property, as determined by the affected land use agency, in their respective applicable general, area, and specific plans.</p>	<p>The proposed project is a reuse of property in the Army urbanized footprint.</p> <p>The proposed project has been developed to implement the General Plan and DSP and does not alter General Plan policies relating to cultural resources and historical preservation.</p>
<p>(g) The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and designate the Historic East Garrison Area as an historic district in the County Reservation Road Planning Area. The East Garrison shall be planned and zoned for planned development mixed uses consistent with the Reuse Plan. In order to implement this aspect of the plan, the County shall adopt at least one specific plan for the East Garrison area and such specific plan shall be approved before any development entitlement shall be approved for such area.</p>	<p>Not applicable as the project site is not within the East Garrison area of Monterey County.</p>

THE DUNES CASUAL FAST FOOD PROJECT LOCATED AT GENERAL STILLWELL DR AND 2ND AVE WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA

FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	Consistency Finding	
<i>Water, Sewer, Drainage & Waste</i>		
<p>(h) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.</p>	<p>Wastewater treatment for the Marina Planning Area is provided by the Monterey Regional Water Pollution Control Agency (MRWPCA). Wastewater collection facilities within the City of Marina are operated and maintained by the Marina Coast Water District (MCWD).</p> <p>The proposed project has been developed to implement the General Plan and DSP and does not alter existing General Plan policies relating to wastewater treatment facilities.</p>	
<p>(i) Each land use agency shall adopt the following policies and programs:</p>	<p>General Plan Policy 3.61 identifies adequate capacity at the Monterey Regional Waste Management District landfill site sufficient to accommodate waste management needs in the service area to approximately 2090. Marina meets state-mandated waste diversion rates through a franchise agreement with a private waste hauler.</p> <p>The proposed project has been developed to implement the General Plan and DSP and does not alter existing General Plan policies relating to solid waste reduction and recycling.</p>	
<p>1. A solid waste reduction and recycling program applicable to Fort Ord territory consistent with the provisions of the California Integrated Waste Management Act of 1989, Public Resources Code Section 40000 et seq.</p>		
<p>2. A program that will ensure that each land use agency carries out all action necessary to ensure that the installation of water supply wells comply with State of California Water Well Standards and well standards established by the Monterey County Health Department.</p>		<p>The proposed project will not have a water supply well. Water to the project site will be provided by the MCWD.</p>
<p>3. A program that will ensure that each land use agency carries out all actions necessary to ensure that distribution and storage of potable and non-potable water comply with State Health Department regulations.</p>		<p>Water to the project site will be provided by the MCWD.</p> <p>The proposed project has been developed to implement the General Plan and DSP and will not change existing General Plan policies relating to water supply and management.</p>
<p>(j) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to address water supply and water conservation. Such policies and programs shall include the following:</p>	<p>The proposed project is consistent with the existing City of Marina General Plan in that it implements the anticipated "Multiple Use" land use for a former Fort Ord development parcel and will not be used for a reservoir or for water impoundment.</p>	
<p>1. Identification of, with the assistance of the Monterey County Water Resources Agency and the Monterey Peninsula Water Management District, potential reservoir and water impoundment sites and zoning of such sites for watershed use, thereby precluding urban development.</p>		

THE DUNES CASUAL FAST FOOD PROJECT LOCATED AT GENERAL STILLWELL DR AND 2ND AVE WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA

FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	Consistency Finding
<p>2. Commence working with appropriate agencies to determine the feasibility of developing additional water supply sources, such as water importation and desalination, and actively participate in implementing the most viable option or options.</p>	<p>The proposed project will not alter existing City of Marina General Plan policies relating to water supply which identify the primary responsibility for water resource management as resting with the MCWD and Monterey County Water Resources Agency (MCWRA). The policies and programs of the City of Marina General Plan are designed to be consistent with the policies and objectives of these two agencies, and where within the legal authority of the City, promote these policies and objectives in land use and development decisions and in the adoption and enforcement of related development standards. The water supply and management policies within the Community Infrastructure Element of the City of Marina General Plan enumerate specific land use and development policies which address the City's roles and responsibilities in terms of assisting MCWD and MCWRA in managing the area's water resources.</p>
<p>3. Adoption and enforcement of a water conservation ordinance which includes requirements for plumbing retrofits and is at least as stringent as Regulation 13 of the Monterey Peninsula Water Management District, to reduce both water demand and effluent generation.</p>	<p>General Plan Policy 3.53.3 requires that the City of Marina and the MCWD coordinate to ensure that all new construction shall use low-flow water fixtures and ultra-low-flush toilets.</p> <p>The proposed project has been developed to implement the City of Marina General Plan and DSP and does not alter existing General Plan policies relating to water demand and effluent generation.</p>
<p>4. Active participation in the support of the development of reclaimed or recycled water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of the Authority.</p>	<p>The proposed project has been developed to implement the City of Marina General Plan and DSP and does not alter existing General Plan policies relating to recycled water.</p>
<p>5. Promotion of the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.</p>	<p>The proposed project has been developed to implement the City of Marina General Plan and DSP and does not alter the General Plan as it pertains to on-site water collection.</p>

THE DUNES CASUAL FAST FOOD PROJECT LOCATED AT GENERAL STILLWELL DR AND 2ND AVE WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA

FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	Consistency Finding
<p>6. Adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development at territory within the jurisdiction of the Authority to assure that it does not exceed resource constraints posed by water supply.</p>	<p>General Plan Policy 3.3.14 requires that the City of Marina support water resource programs, including desalination and reclamation efforts, to provide an adequate water supply to accommodate General Plan-permitted growth.</p> <p>General Plan Policy 3.42 notes that the policies and programs of the City of Marina General Plan are designed to promote both water conservation and the use of recycled water to protect water quality and to ensure that the demand of future community development does not exceed the capacity to provide water in an environmentally acceptable way.</p> <p>The proposed project has been developed to implement the City of Marina General Plan and DSP and does not alter existing General Plan policies relating to water supply.</p>
<p>7. Adoption of appropriate land use regulations that will ensure that development entitlements will not be approved until there is verification of an assured long-term water supply for such development entitlements.</p>	<p>The DSP FEIR water analysis addresses a mix uses within planning area "B1," which includes retail and restaurant uses on the project site.</p> <p>On May 31, 2015, by Resolution 2005-127, the City of Marina certified the FEIR for the DSP project in accordance with the California Environmental Quality Act.</p> <p>On May 31, 2005, by Resolution 2005-129, the City of Marina irrevocably reserved and allocated 593 acre feet annually of the FORA Allocation to serve the DSP area.</p> <p>Technical studies have been prepared by qualified professionals to determine whether an adequate allocation of water would be available to the proposed project. This analysis determined an estimated water use less than the previous water demand estimate in the DSP FEIR for planning area "B1" (69.40 – 9.27 = 60.13 AFY).</p>
<p>8. Participation in the development and implementation of measures that will prevent seawater intrusion into the Salinas Valley and Seaside groundwater basins.</p>	<p>See (j) 2.</p>
<p>9. Implementation of feasible water conservation methods where and when determined appropriate by the land use agency, consistent with the Reuse Plan, including: dual plumbing using non-potable water for appropriate functions; cistern systems for roof-top run-off; mandatory use of reclaimed water for any new golf courses; limitation on the use of potable water for golf courses; and publication of annual water reports disclosing water consumption by types of use.</p>	<p>See (j) 6.</p>

THE DUNES CASUAL FAST FOOD PROJECT LOCATED AT GENERAL STILLWELL DR AND 2ND AVE WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA

<p align="center">FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)</p>	<p align="center">Consistency Finding</p>
<p>(k) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will require new development to demonstrate that all measures will be taken to ensure that storm water runoff is minimized and infiltration maximized in groundwater recharge areas. Such policies and programs shall include:</p>	<p>The proposed project has been developed to implement the City of Marina General Plan and DSP and does not alter existing General Plan policies relating to storm water retention and drainage.</p>
<p>1. Preparation, adoption, and enforcement of a storm water detention plan that identifies potential storm water detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and provide for an augmentation of future water supplies.</p>	
<p>2. Preparation, adoption, and enforcement of a Master Drainage Plan to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan, and develop plans for the control of storm water runoff from future development. Such plans for control of storm water runoff shall consider and minimize any potential for groundwater degradation and provide for the long term monitoring and maintenance of all storm water retention ponds.</p>	<p>The proposed project has been developed to implement the City of Marina General Plan and DSP and does not alter existing General Plan policies relating to preventing stormwater runoff from contaminating groundwater.</p>
<p>(l) Each land use agency shall adopt policies and programs that ensure that all proposed land uses on the Fort Ord territory are consistent with the hazardous and toxic materials clean-up levels as specified by state and federal regulation.</p>	<p>The proposed project has been developed to implement the City of Marina General Plan and DSP and does not alter existing General Plan Policies 4.103.1 & 4.103.3 relating to hazardous and toxic materials clean-up.</p>
<p>(m) Each land use agency shall adopt and enforce an ordinance acceptable to the California Department of Toxic Substances Control (DTSC) to control and restrict excavation or any soil movement on those parcels of the Fort Ord territory, which were contaminated with unexploded ordnance and explosives. Such ordinance shall prohibit any digging, excavation, development, or ground disturbance of any type to be caused or otherwise allowed to occur without compliance with the ordinance. A land use agency shall not make any substantive change to such ordinance without prior notice to and approval by DTSC.</p>	<p>According to the Hazardous Materials and Public Safety section of the DSP FEIR, the project site is not within area known to contain unexploded ordnance.</p> <p>The proposed project has been developed to implement the City of Marina General Plan and DSP, does not alter existing General Plan policies relating to hazardous materials, and are consistent with Chapter 15.56, Digging and Excavation on the Former Fort Ord, of the Marina Municipal Code.</p>

THE DUNES CASUAL FAST FOOD PROJECT LOCATED AT GENERAL STILLWELL DR AND 2ND AVE WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA

FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	Consistency Finding
<i>Traffic & Circulation</i>	
<p>(n) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will help ensure an efficient regional transportation network to access the territory under the jurisdiction of the Authority, consistent with the standards of the Transportation Agency of Monterey County. Such policies and programs shall include:</p> <ol style="list-style-type: none"> 1. Establishment and provision of a dedicated funding mechanism to pay for the fair share of the impact on the regional transportation system caused or contributed by development on territory within the jurisdiction of the Authority. 2. Support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access Fort Ord territory. 	<p>The proposed project will pay its fair share of City of Marina and Fort Ord Reuse Authority Development Impact Fees.</p>
<p>(o) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure that the design and construction of all major arterials within the territory under the jurisdiction of the Authority will have direct connections to the regional network consistent with the Reuse Plan. Such plans and policies shall include:</p> <ol style="list-style-type: none"> 1. Preparation and adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development to assure that it does not exceed resource constraints posed by transportation facilities. 2. Design and construction of an efficient system of arterials in order to connect to the regional transportation system. 3. Designate local truck routes to have direct access to regional and national truck routes and to provide adequate movement of goods into and out of the territory under the jurisdiction of the Authority. 	<p>The proposed project has been developed to implement the City of Marina General Plan and DSP and does not alter existing General Plan policies relating to roadway design.</p>

THE DUNES CASUAL FAST FOOD PROJECT LOCATED AT GENERAL STILLWELL DR AND 2ND AVE WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA

FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	Consistency Finding
<p>(p) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to provide regional bus service and facilities to serve key activity centers and key corridors within the territory under the jurisdiction of the Authority in a manner consistent with the Reuse Plan.</p>	<p>The project site is presently served by Marina-Salinas Transit (MST) local bus service (lines 12, 16, 17 and 18). Future Bus Rapid Transit (BRT) will also pass by the project site on 2nd Avenue and have a bus stop at or near the site.</p> <p>The proposed project has been developed to implement the City of Marina General Plan and DSP and does not alter existing General Plan policies relating to retail and services areas served by transit.</p>
<p>(q) Each land use agency shall adopt policies and programs that ensure development and cooperation in a regional law enforcement program that promotes joint efficiencies in operations, identifies additional law enforcement needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.</p>	<p>The proposed project has been developed to implement the City of Marina General Plan and DSP and does not alter existing General Plan Policy 2.105 relating to regional emergency services.</p>

Fire Protection

<p>(r) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure development of a regional fire protection program that promotes joint efficiencies in operations, identifies additional fire protection needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.</p>	<p>The proposed project has been developed to implement the City of Marina General Plan and DSP and does not alter existing General Plan Policy 2.105 relating to regional emergency services.</p>
<p>(s) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure that native plants from on-site stock will be used in all landscaping except for turf areas, where practical and appropriate. In areas of native plant restoration, all cultivars, including, but not limited to, manzanita and ceanothus, shall be obtained from stock originating on Fort Ord territory.</p>	<p>The Preliminary Landscape Plan provides the proposed plant mix and depicts the proposed location for trees. The location of shrubs and groundcover plantings are only conceptually shown and their exact numbers and percent native are unknown.</p> <p>The DSP requires the use of native plantings of trees, shrubs and groundcovers, along with a selection of drought tolerant non-natives appropriate to the unique conditions within Marina. Thus, the applicant is required to amend the Landscape Plan to be consistent with this requirement.</p>

THE DUNES CASUAL FAST FOOD PROJECT LOCATED AT GENERAL STILLWELL DR AND 2ND AVE WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA

FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	Consistency Finding
<i>Jobs/Housing Balance</i>	
<p>(t) Each land use agency shall include policies and programs in their general, area, and specific plans that will ensure compliance with the 1997 adopted FORA Reuse Plan jobs/housing balance provisions. The policies and programs for the provision of housing must include flexible targets that generally correspond with expected job creation on the former Fort Ord. It is recognized that, in addressing the Reuse Plan jobs/housing balance, such flexible targets will likely result in the availability of affordable housing in excess of the minimum 20% local jurisdictional inclusionary housing figure, which would result in a range of 21% - 40% below market housing. Each land use agency should describe how their local inclusionary housing policies, where applicable, address the Reuse Plan jobs/housing balance provisions.</p>	<p>The project site is part of an award winning Strategic Growth Council California Sustainable Communities Pilot Project. Designated Catalyst Projects demonstrate a commitment to sustainable communities and testing and evaluating innovative strategies designed to increase housing supply and affordability; improve jobs and housing relationships; stimulate job creation and retention; enhance transportation modal choices; preserve open space and agricultural resources; promote public health; eliminate toxic threats; address blighted properties; reduce greenhouse gas emissions and increase energy conservation and independence.</p> <p>The planned retail and restaurant project will provide job opportunities within the DSP area.</p> <p>The proposed project has been developed to implement the City of Marina General Plan and DSP and does not alter existing General Plan Policies 5.7.1 and 5.7.2 relating to adopting an inclusionary housing ordinance.</p>
<i>Other Consistency Considerations</i>	
<p>Each land use agency shall ensure that its projects, programs, and policies are consistent with the Highway One Scenic Corridor design standards as such standards may be developed and approved by the Authority Board. (Section 8.02.030[a][7] of the FORA Master Resolution)</p>	<p>At over 1,000 feet distance from Highway 1, the subject site is located outside of the Highway 1 design corridor.</p>
<p>Each land use agency shall ensure that its projects, programs, and policies are consistent with FORA's prevailing wage policy. (Section 3.03.090 of the FORA Master Resolution)</p>	<p>The project applicant is required to pay a prevailing wage consistent with Section 3.03.090 of the FORA Master Resolution.</p>

**PROPOSED CASUAL FAST FOOD PROJECT
LOCATED AT GENERAL STILLWELL DRIVE AND 2ND AVENUE**

**DOCUMENTATION OF FINDINGS PURSUANT TO
PUBLIC RESOURCES CODE SECTION 21166**

**REFERENCE - THE DUNES (FORMERLY UNIVERSITY VILLAGES)
SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT
CERTIFIED ON MAY 31, 2005
(State Clearinghouse #2004091167)**

Prepared For:

CITY OF MARINA
211 Hillcrest Avenue
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Prepared By:

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January 29, 2016

AUTHORITY

The City of Marina, as lead agency under the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* ("CEQA") has prepared this summary pursuant to CEQA Guideline 15164.

PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT

On May 31, 2005, the City Council of the City of Marina adopted Resolution No. 2005-127, certifying the final Environmental Impact Report (EIR) (State Clearinghouse No. 2004091167) for the Dunes of Monterey Bay Specific Plan (DSP) (formerly University Villages).

PROJECT LOCATION

The subject property is located in-between the Dunes Shopping Center and the planned Village Promenade, and is bounded by 2nd Avenue to the east, General Stillwell Drive to the north and west, and an unnamed access road to the south (APNs 031-282-024 through -027, formerly the northern portion of APN 031-282-012). The site comprises ±3.7 acres of the ±20.1 acres in DSP identified as planning area "B1."

PROPOSED PROJECT

On January 19, 2016, the applicant, Scott Negri, on behalf of SKN Properties, filed an application for Site and Architectural Design Review (DR 2016-01) for the Site Plan, Elevations, Colors and Materials, Conceptual Grading Plan, Schematic Planting Plan and Lighting Plan for a proposed project of ±40,300 square-feet of new buildings on up to four development pads for retail and restaurant uses located on a ±3.7 acre site within the DSP area.

ENVIRONMENTAL IMPACTS

Since the time that EIR was certified, there have been no subsequent substantial changes to the DSP that would require revisions to the EIR, no substantial changes with respect to the circumstances under which the DSP is to be undertaken, no new information of substantial importance regarding significant effects or mitigation measures or alternatives which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available. Staff has had prepared a traffic analysis and water supply and demand analysis for the proposed project to ascertain consistency with the parameters established within the DSP EIR, as discussed below.

Traffic Analysis

On January 27, 2016, Justin Meek, AICP, Senior Planner, prepared a Traffic Analysis (Attachment A) for the proposed project. This analysis compared the estimated trip generation for the proposed project to that used in the previously certified EIR to identify any potentially significant changes to the Traffic Impact Analysis (TIA) prepared for the site in the DSP EIR.

The TIA prepared by Higgins Associates Civil and Traffic Engineers (December 17, 2004) for the DSP EIR combined the uses for planning areas "A" and "B1" for the Dunes Shopping Center and Village Square/Promenade, respectively, which include retail, restaurant, office, movie theater, and condominium uses. The proposed project together with existing and potential uses

within this area would not exceed the trips estimated in the DSP EIR and would result in reduced traffic impacts. As such, compared to the land uses evaluated in the DSP EIR, the development of planning areas “A” and “B1” to date and the proposed and potential development of the remaining undeveloped area would not result in new traffic impacts associated with the proposed project.

Water Demand and Supply Analysis

On January 22, 2016, Brezack and Associates Planning prepared a Water Review for the proposed project (Attachment B), based on water demand calculations submitted by the applicant. The analysis compared the estimated water demand for the proposed project to that used in the EIR to identify any changes that may result.

The analysis determined that the proposed project has a total water demand below the previous water demand estimates for planning area “B1” ($69.40 - 9.27 = 60.13$ AFY) and concluded that there appears to be sufficient remaining water allocations for additional planned development on the remaining portions of planning area “B1.” Thus, the proposed project would not likely result in new significant environmental effects regarding the sufficiency of water allocations and is consistent with the DSP EIR from a water demand and supply perspective.

FINDINGS AND CONCLUSION

The City finds that consideration of the proposed project does not call for the preparation of a subsequent Environmental Assessment, Mitigated Negative Declaration, or Environmental Impact Report pursuant to CEQA Guideline 15162 or Public Resources Code Section 21166, in that the project description does *not* involve: (1) substantial changes to the project analyzed in the EIR which would involve new effects on the environment or increase the previously identified impacts; (2) substantial changes with respect to the circumstances under which the project is being undertaken which would involve new effects on the environment not analyzed in the EIR or increase the severity of previously identified impacts; or (3) new information of substantial importance which would involve new effects on the environment not analyzed in the EIR or increase the severity of previously identified impacts.

As the proposed project uses were fully contemplated within the Dunes on Monterey Bay Specific Plan and analyzed within the Specific Plan EIR, no further environmental review for the construction of the proposed project is necessary.

REVISIONS	
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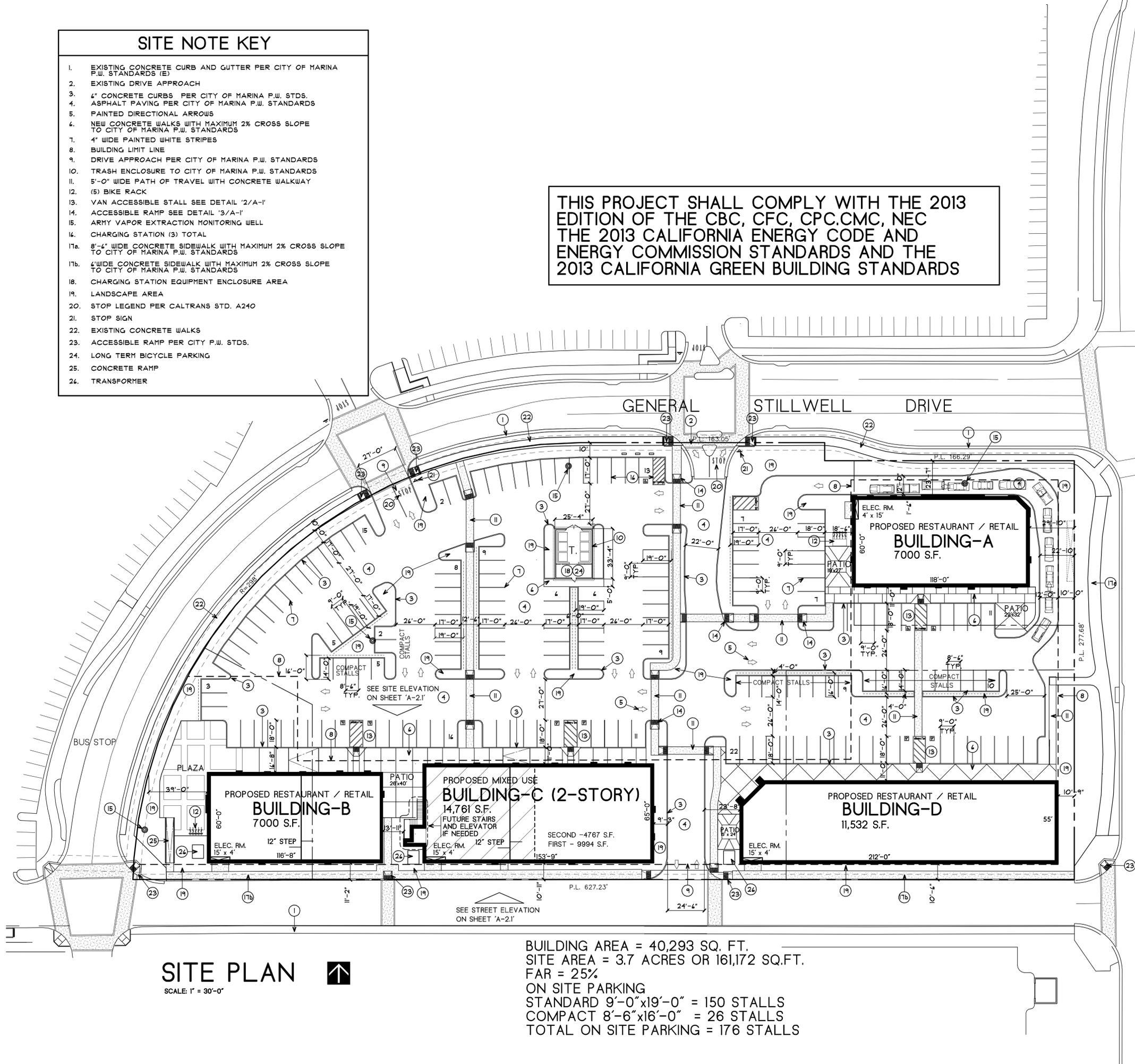
SITE NOTE KEY

1. EXISTING CONCRETE CURB AND GUTTER PER CITY OF MARINA P.W. STANDARDS (E)
2. EXISTING DRIVE APPROACH
3. 4" CONCRETE CURBS PER CITY OF MARINA P.W. STDS.
4. ASPHALT PAVING PER CITY OF MARINA P.W. STANDARDS
5. PAINTED DIRECTIONAL ARROWS
6. NEW CONCRETE WALKS WITH MAXIMUM 2% CROSS SLOPE TO CITY OF MARINA P.W. STANDARDS
7. 4" WIDE PAINTED WHITE STRIPES
8. BUILDING LIMIT LINE
9. DRIVE APPROACH PER CITY OF MARINA P.W. STANDARDS
10. TRASH ENCLOSURE TO CITY OF MARINA P.W. STANDARDS
11. 5'-0" WIDE PATH OF TRAVEL WITH CONCRETE WALKWAY
12. (5) BIKE RACK
13. VAN ACCESSIBLE STALL SEE DETAIL '2/A-1'
14. ACCESSIBLE RAMP SEE DETAIL '3/A-1'
15. ARMY VAPOR EXTRACTION MONITORING WELL
16. CHARGING STATION (3) TOTAL
- 17a. 8'-4" WIDE CONCRETE SIDEWALK WITH MAXIMUM 2% CROSS SLOPE TO CITY OF MARINA P.W. STANDARDS
- 17b. 4" WIDE CONCRETE SIDEWALK WITH MAXIMUM 2% CROSS SLOPE TO CITY OF MARINA P.W. STANDARDS
18. CHARGING STATION EQUIPMENT ENCLOSURE AREA
19. LANDSCAPE AREA
20. STOP LEGEND PER CALTRANS STD. A240
21. STOP SIGN
22. EXISTING CONCRETE WALKS
23. ACCESSIBLE RAMP PER CITY P.W. STDS.
24. LONG TERM BICYCLE PARKING
25. CONCRETE RAMP
26. TRANSFORMER

THIS PROJECT SHALL COMPLY WITH THE 2013 EDITION OF THE CBC, CFC, CPC.CMC, NEC THE 2013 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS AND THE 2013 CALIFORNIA GREEN BUILDING STANDARDS

GENERAL INFORMATION

JOB ADDRESS : SWC SECOND AVENUE AND GENERAL STILLWELL
 A.P.N. : 031-282-24 THROUGH 031-282-27
 OWNER : SKN PROPERTIES
 540 EL. DORADO STREET
 MONTEREY, CALIF. 93940
 PHONE : (831) 886-7801
 ARCHITECT : WEBER INESS ASSOCIATES
 6730 N. WEST AVE, SUITE 111
 FRESNO, CA 93711
 PHONE : (559) 276-0900



VICINITY MAP

NO SCALE



Weber Iness
 associates, inc.

4730 N. West Suite 111
 Fresno, Ca 93711
 559-276-0900

DATE: JAN. 14, 2014
 JOB NO.: 1450

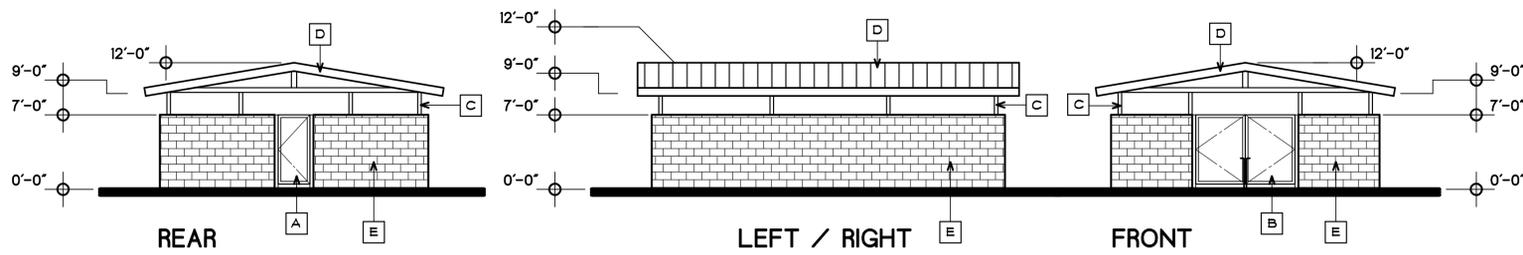
A-1
 OF SHEETS

SITE PLAN

SCALE: 1" = 30'-0"

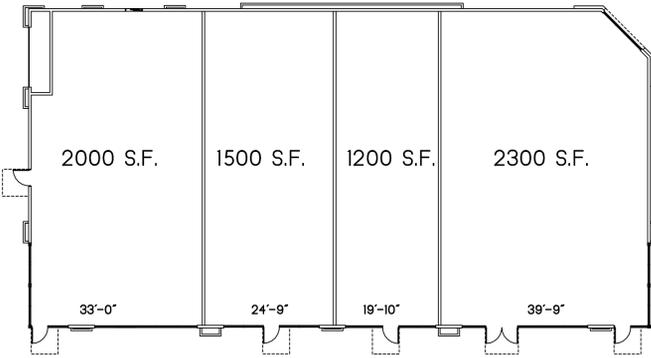


BUILDING AREA = 40,293 SQ. FT.
 SITE AREA = 3.7 ACRES OR 161,172 SQ.FT.
 FAR = 25%
 ON SITE PARKING
 STANDARD 9'-0"x19'-0" = 150 STALLS
 COMPACT 8'-6"x16'-0" = 26 STALLS
 TOTAL ON SITE PARKING = 176 STALLS



EXTERIOR ELEVATIONS - COMMON TRASH

SCALE: 1/8" = 1'-0"

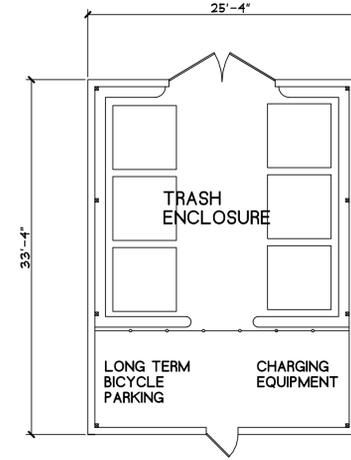


FLOOR PLAN - BLDG. A 7000 S.F.

SCALE: 1/16" = 1'-0"

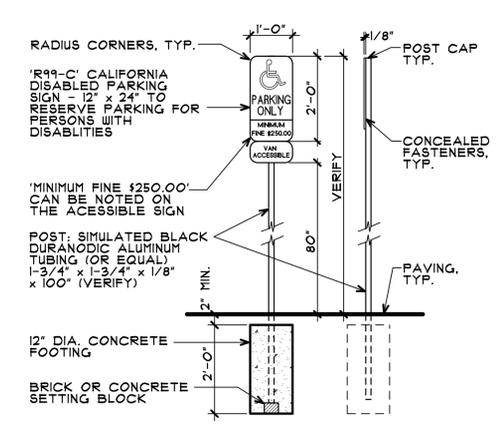


COLOR SCHEDULE - □	
A.	METAL GATE : SHERMAN WILLIAMS - SW 1103 EARTHEN JUG
B.	DOUBLE METAL GATES : SHERMAN WILLIAMS - SW 1103 EARTHEN JUG
C.	STEEL COLUMN : SHERMAN WILLIAMS - SW 1504 KEYSTONE GREY
D.	METAL ROOF (MATCH BLDG. 'B') : METAL SALES "STORM GREY"
E.	SPLIT FACE CONCRETE BLOCK:



TRASH ENCLOSURE

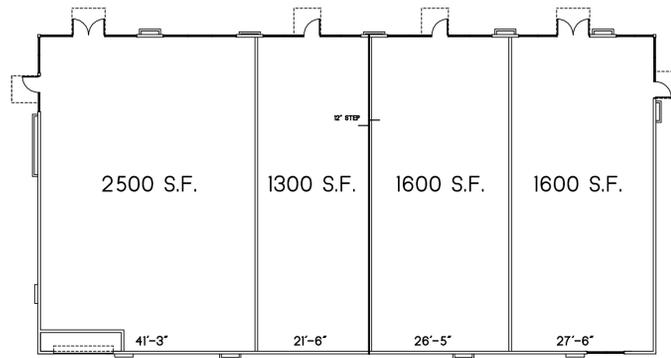
SCALE: 1/8" = 1'-0"



DETAIL 1 A-2

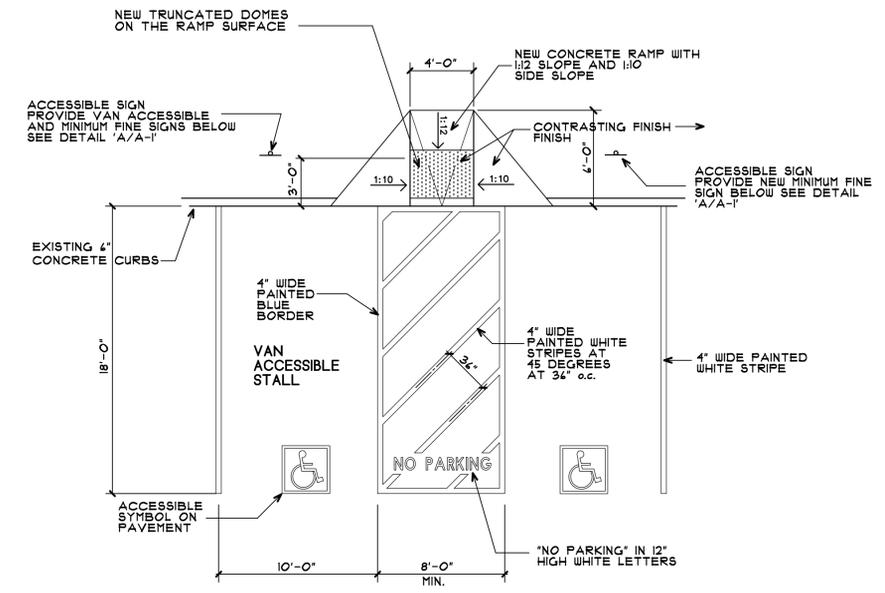
SCALE: 1/2" = 1'-0"

REVISIONS	
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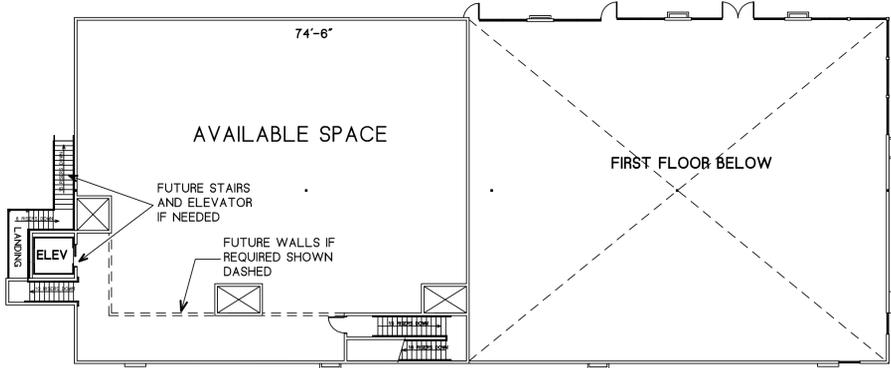
FLOOR PLAN - BLDG. B 7000 S.F.

SCALE: 1/8" = 1'-0"

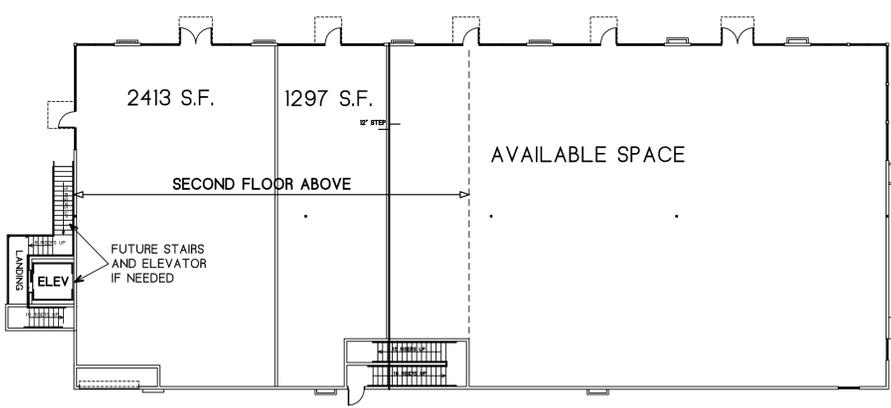


ACCESSIBLE PARKING STALL 2 A-2

SCALE: 3/16" = 1'-0"



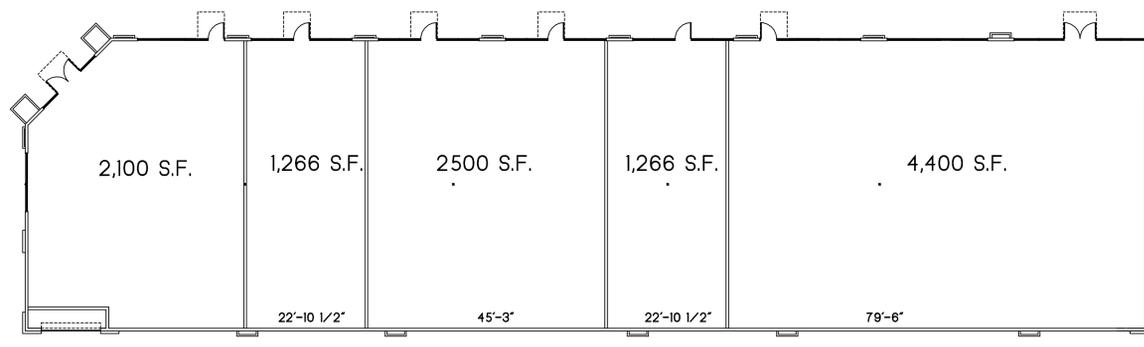
SECOND FLOOR - BUILDING C 4767 S.F.



FIRST FLOOR - BUILDING C 9994 S.F.

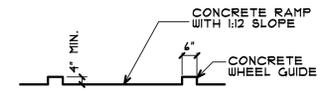
FLOOR PLAN - BLDG. C 14,761 S.F. (TOTAL)

SCALE: 1/8" = 1'-0"

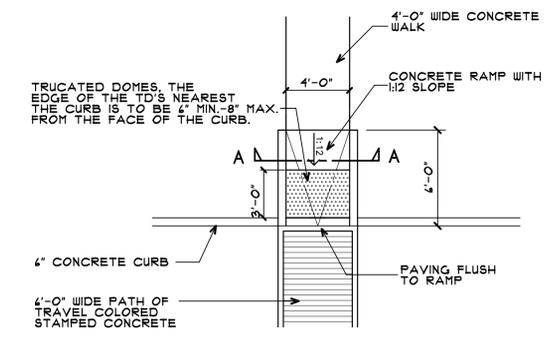


FLOOR PLAN - BLDG. D 11,532 S.F.

SCALE: 1/8" = 1'-0"



SECTION A-A N.T.S.



ACCESSIBLE RAMP 3 A-2

SCALE: 3/16" = 1'-0"



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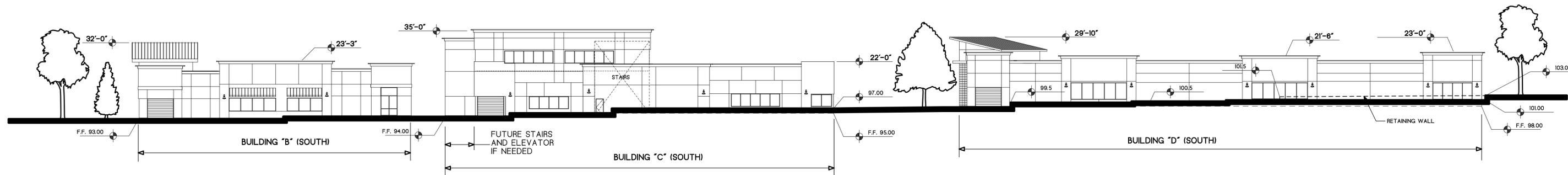
4130 N. West Suite III
Fresno, Ca 93711
559-276-0900

DATE: JAN. 14, 2014
JOB NO.: 1450

A-2
OF SHEETS

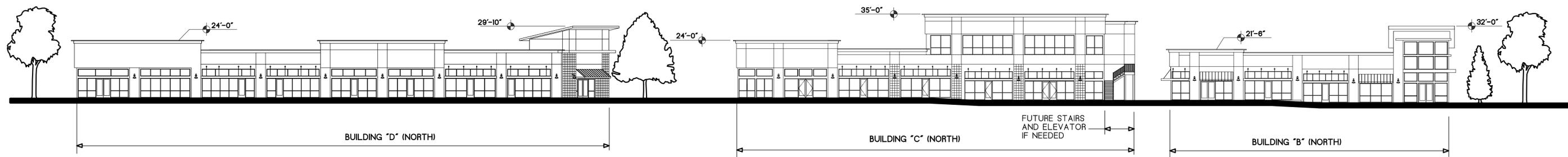
REVISIONS

1A	
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1C	
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STREET ELEVATION

SCALE: 1" = 20'-0"



SITE ELEVATION

SCALE: 1" = 20'-0"



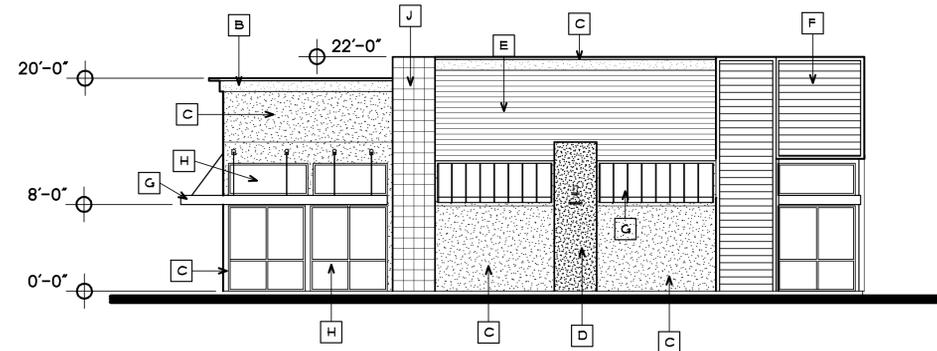
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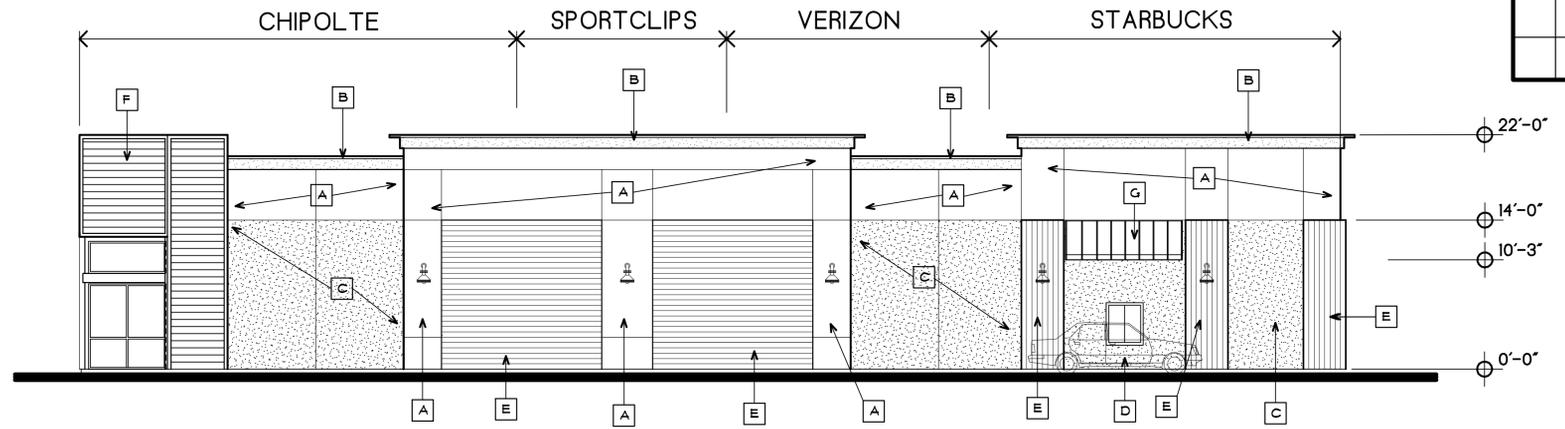
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JOB NO.: 14150

A-2.1
OF SHEETS

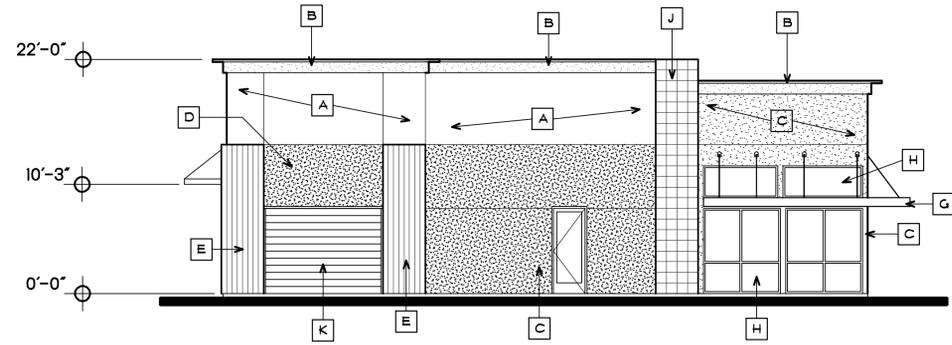
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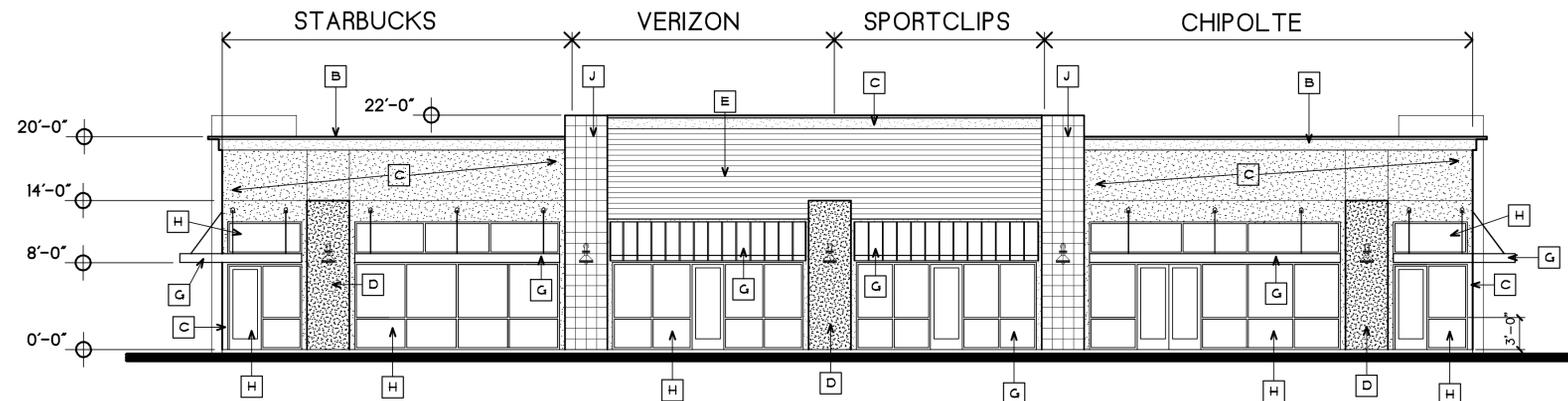
EAST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

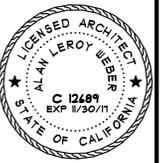


WEST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

MATERIAL & COLOR SCHEDULE	
A.	STUCCO #1 : SHERMAN WILLIAMS - SW 1035 AESTHETIC WHITE
B.	STUCCO #2 : SHERMAN WILLIAMS - SW 1121 KOI POND
C.	STUCCO #3 : SHERMAN WILLIAMS - SW 1128 GREEN SPROUT
D.	STUCCO #4 : SHERMAN WILLIAMS - SW 4434 HUSKEY ORANGE
E.	WOOD SIDING : IPE SIDING "CEDAR WOOD SIDING"
F.	METAL SIDING : METAL SALES "WEATHERED COPPER"
G.	METAL AWNING : METAL SALES "WEATHERED COPPER"
H.	GLASS STOREFRONT : MULLIONS - METALLIC SILVER
J.	12' x 12' DECO TILE : DAL TILE FRANCISCAN SLATE - WOODLAND VERDE
K.	METAL ROLL-UP DOOR : SHERMAN WILLIAMS - SW 4434 HUSKEY ORANGE



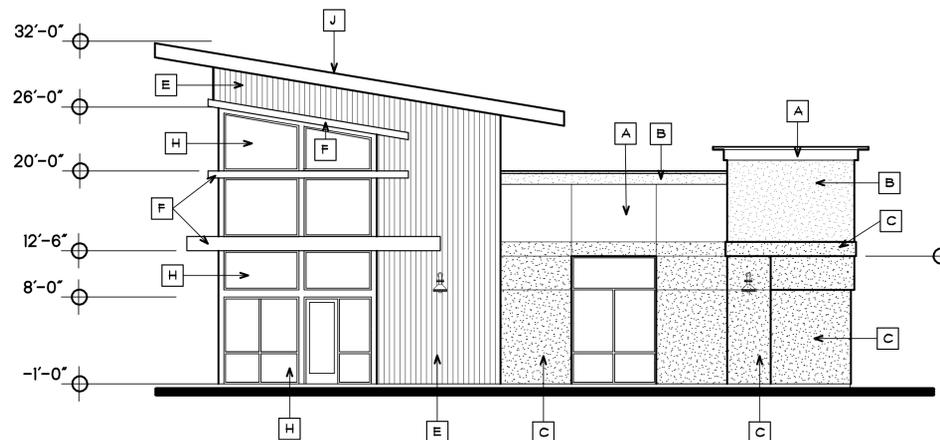
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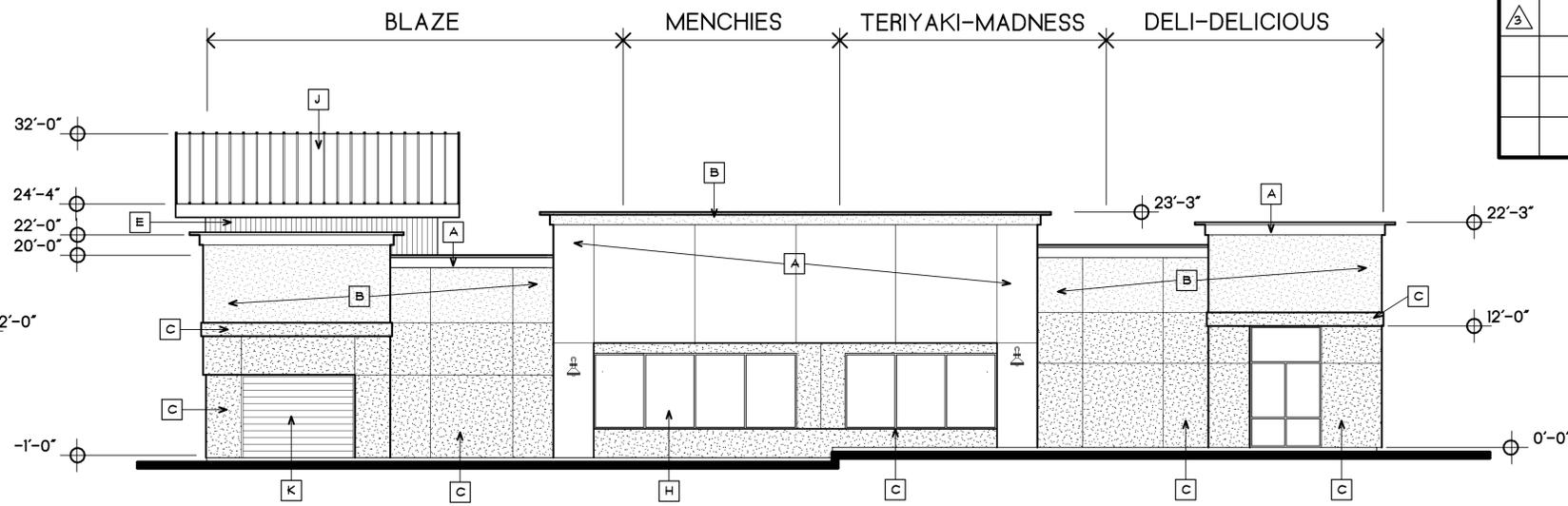
DATE: JAN. 14, 2014
JOB NO.: 14150

A-5
OF SHEETS

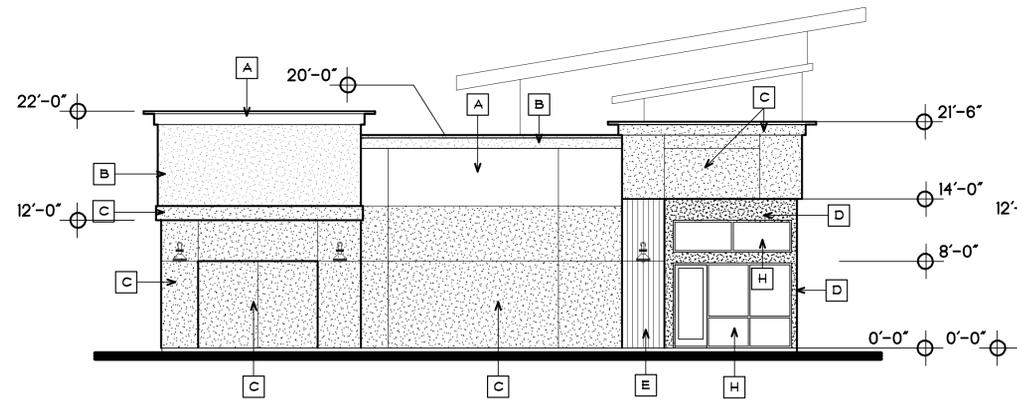
REVISIONS	
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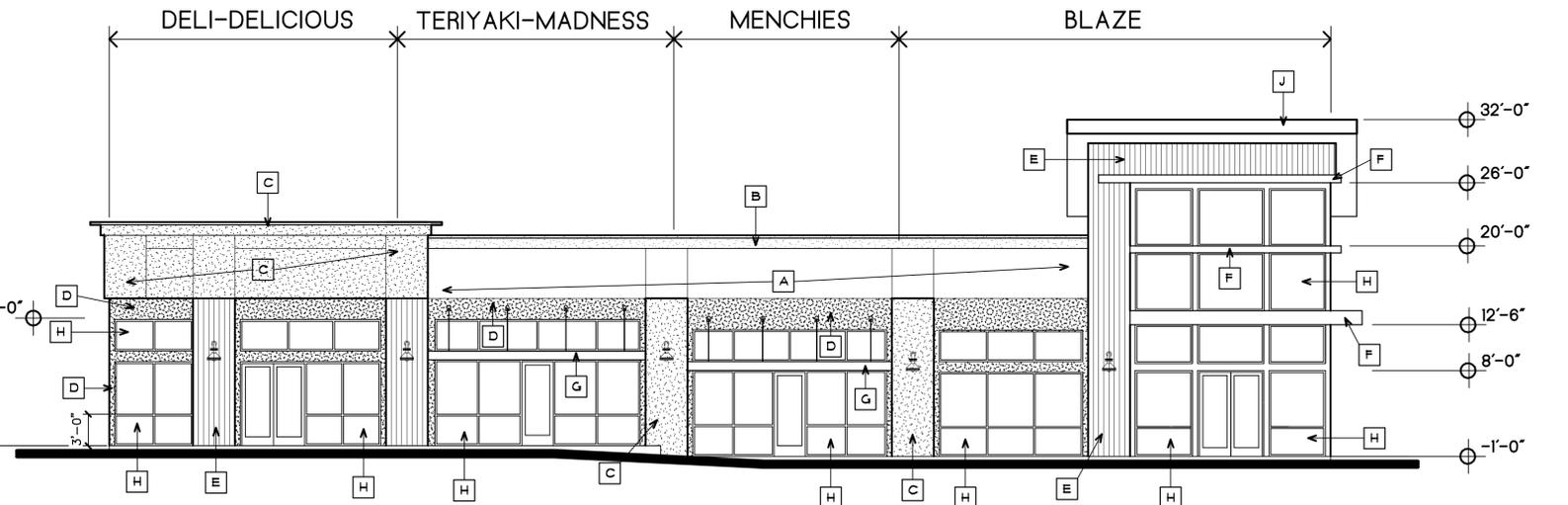
WEST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



EAST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"

MATERIAL & COLOR SCHEDULE	
A.	STUCCO #1 : SHERMAN WILLIAMS - SW 1035 AESTHETIC WHITE
B.	STUCCO #2 : SHERMAN WILLIAMS - SW 1138 CARGO PANTS
C.	STUCCO #3 : SHERMAN WILLIAMS - SW 1128 GREEN SPROUT
D.	STUCCO #3 : SHERMAN WILLIAMS - SW 4314 TORCHLIGHT
E.	WOOD SIDING : IPE SIDING "CEDAR WOOD SIDING"
F.	METAL AWNING : MILL FINISH
G.	METAL AWNING : METAL SALES "COLONIAL RED"
H.	GLASS STOREFRONT : MULLIONS - MILL FINISH
J.	METAL ROOF: METAL SALES "COLONIAL RED"
K.	METAL ROLL-UP DOOR : SHERMAN WILLIAMS - SW 1128 GREEN SPROUT



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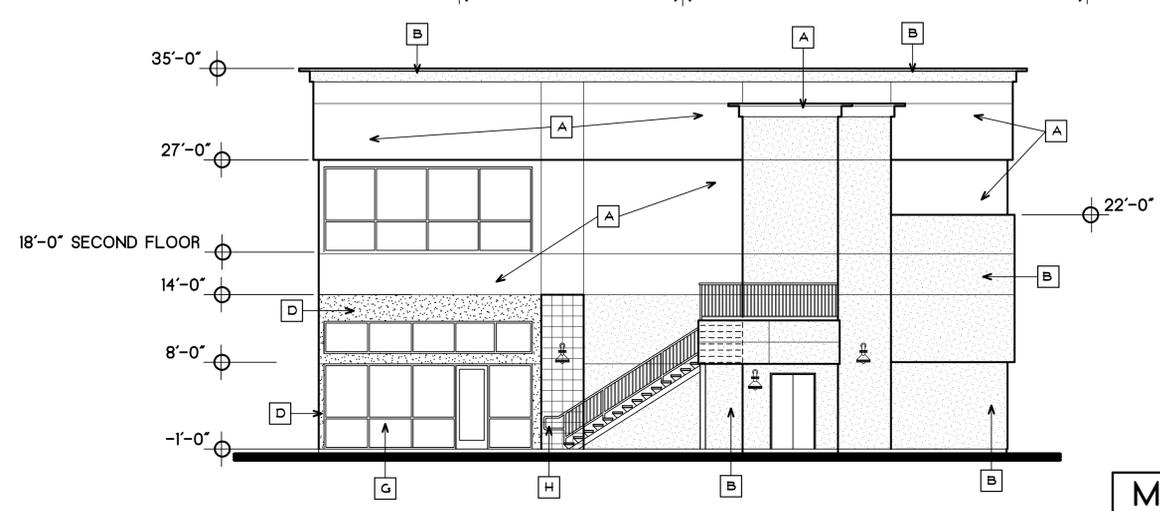
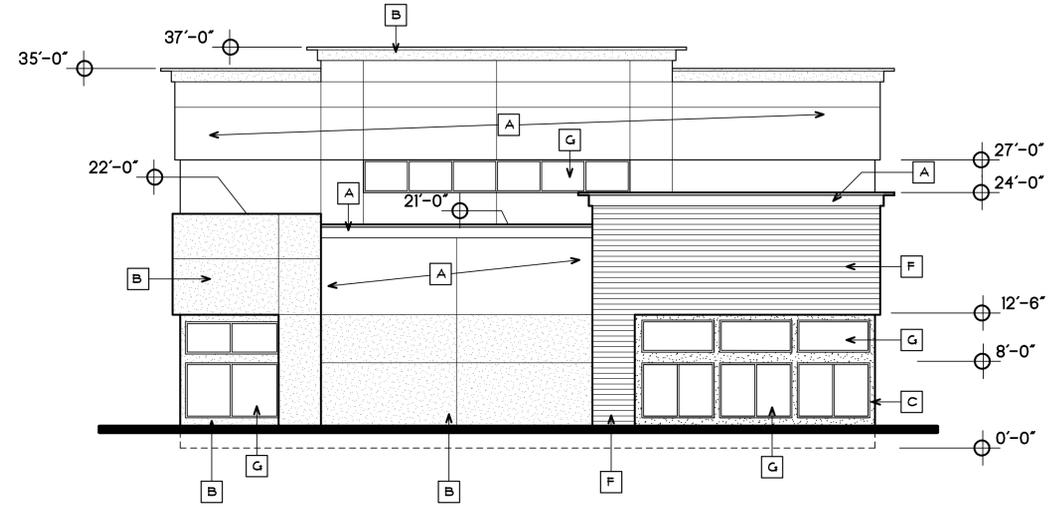
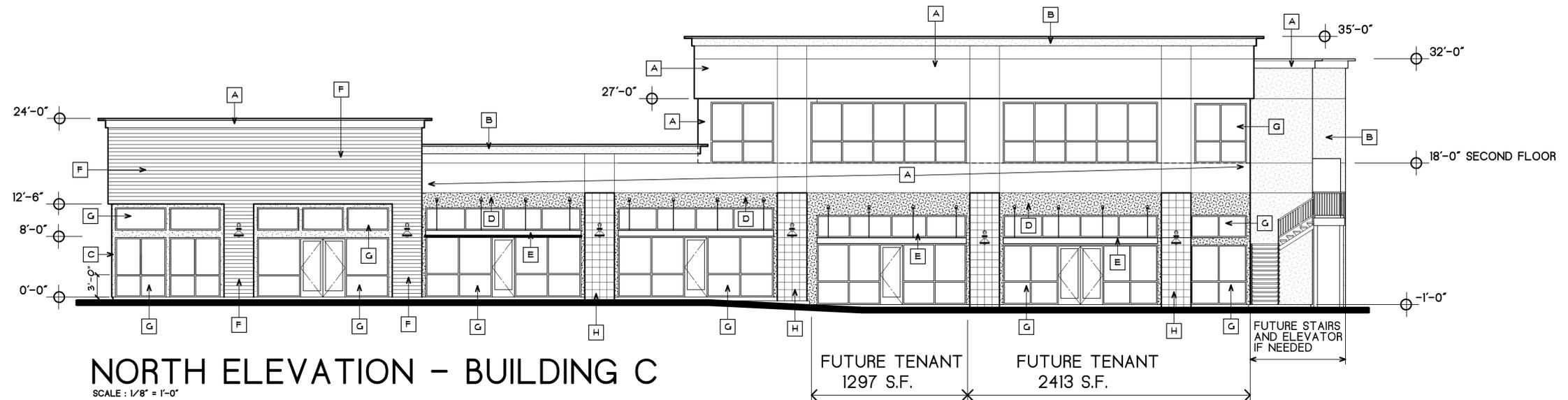
4730 N. West Suite III
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DATE: JAN. 14, 2014
JOB NO.: 1450

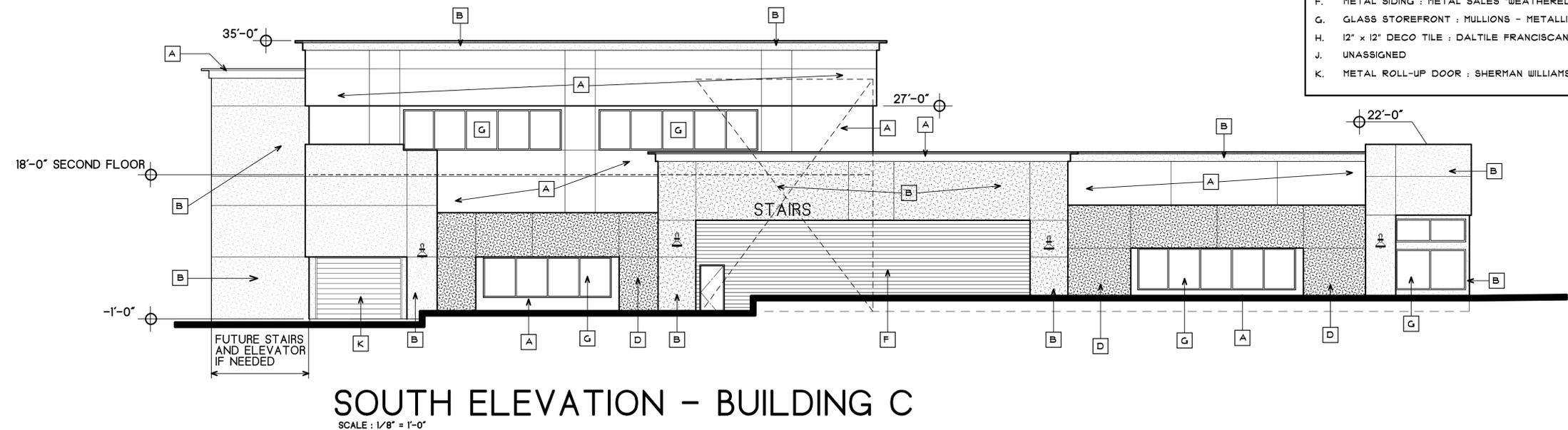
A-6
OF SHEETS

EXTERIOR ELEVATIONS BUILDING - B

REVISIONS	
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MATERIAL & COLOR SCHEDULE	
A.	STUCCO #1 : SHERMAN WILLIAMS - SW 7035 AESTHETIC WHITE
B.	STUCCO #2 : SHERMAN WILLIAMS - SW 1121 KOI POND
C.	STUCCO #3 : SHERMAN WILLIAMS - SW 4314 TORCHLIGHT
D.	STUCCO #4 : SHERMAN WILLIAMS - SW 4434 HUSKY ORANGE
E.	METAL AWNINGS: WEATHERED COPPER
F.	METAL SIDING : METAL SALES "WEATHERED COPPER"
G.	GLASS STOREFRONT : MULLIONS - METALLIC SILVER
H.	12" x 12" DECO TILE : DAL TILE FRANCISCAN SLATE - WOODLANDE VERDE
J.	UNASSIGNED
K.	METAL ROLL-UP DOOR : SHERMAN WILLIAMS -SW 1121 KOI POND



EXTERIOR ELEVATIONS BUILDING - C



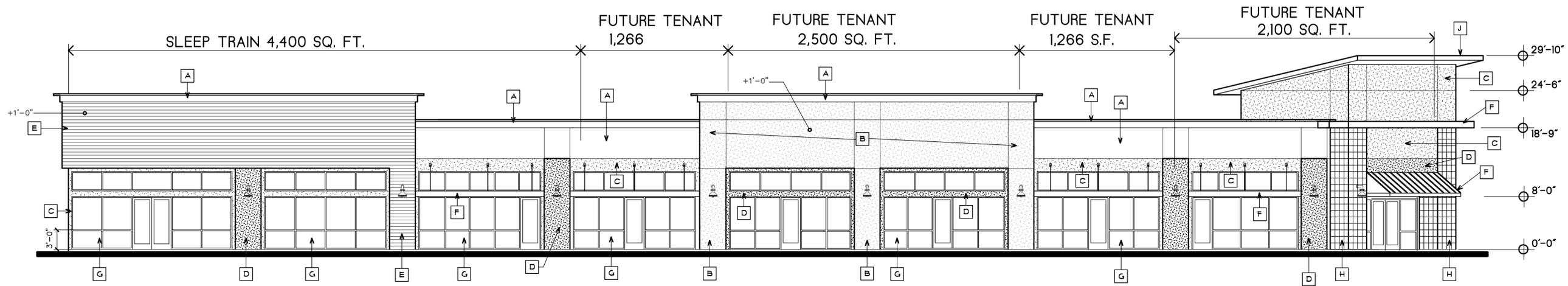
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Fresno, Ca 93711
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DATE: JAN. 14, 2014
JOB NO.: 14150

A-7
OF SHEETS

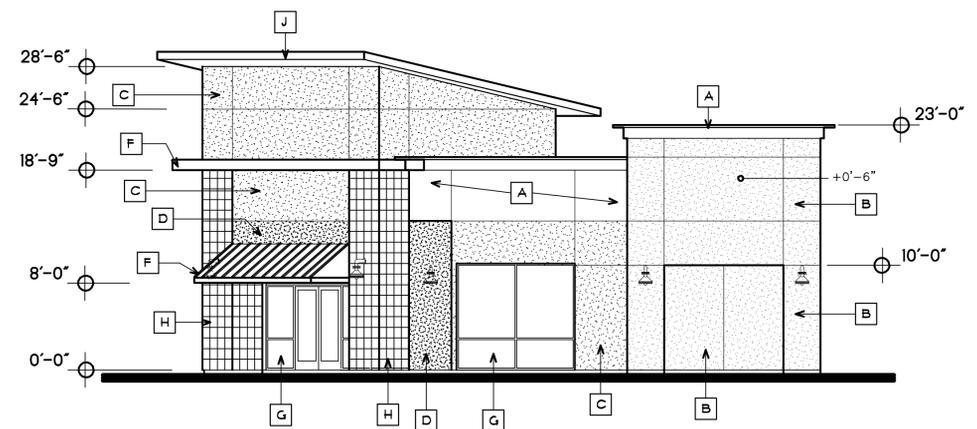
REVISIONS	
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NORTH ELEVATION - BUILDING D

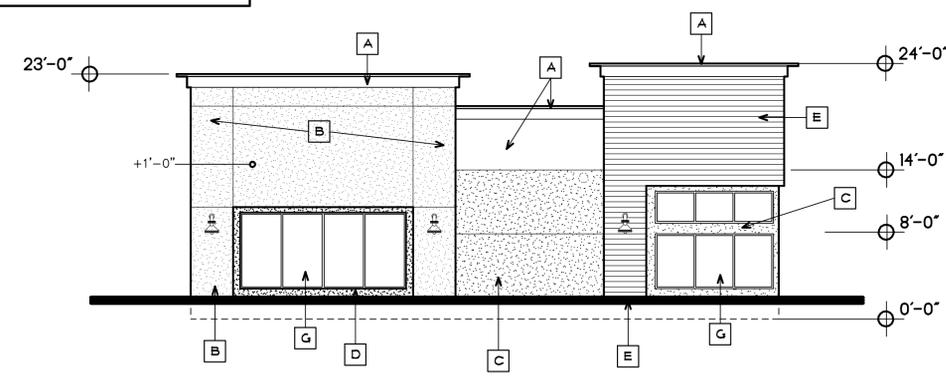
SCALE: 1/8" = 1'-0"

MATERIAL & COLOR SCHEDULE	
A.	STUCCO #1 : SHERMAN WILLIAMS - SW 1035 AESTHETIC WHITE
B.	STUCCO #2 : SHERMAN WILLIAMS - SW 1138 CARGO PANTS
C.	STUCCO #3 : SHERMAN WILLIAMS - SW 4431 LEAPFROG
D.	STUCCO #4 : SHERMAN WILLIAMS - SW 4434 HUSKY ORANGE
E.	METAL SIDING : METAL SALES "METALLIC SILVER"
F.	METAL AWNING : METAL SALES "METALLIC SILVER"
G.	GLASS STOREFRONT : MULLIONS - "METALLIC SILVER"
H.	12" x 12" DECO TILE: DAL TILE FRANCISCAN SLATE - WOODLAND VERDE
J.	METAL ROOF : METAL SALES "METALLIC SILVER"
K.	METAL ROLL UP DOOR : SHERMAN WILLIAMS - SW 1138 CARGO PANTS



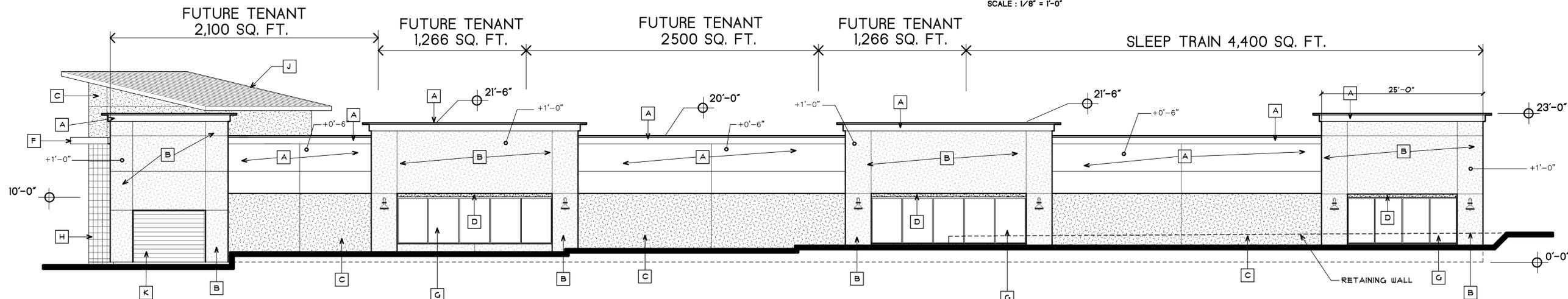
WEST ELEVATION - BUILDING D

SCALE: 1/8" = 1'-0"



EAST ELEVATION - BUILDING D

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - BUILDING D

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS BUILDING - D



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DATE: JAN. 14, 2016
JOB NO.: 1450D

A-8
OF SHEETS

REVISIONS	
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EAST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

NORTH ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

WEST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

MATERIAL & COLOR SCHEDULE

- A. STUCCO #1 - SHERMAN WILLIAMS - SS 1038 AESTHETIC WHITE
- B. STUCCO #2 - SHERMAN WILLIAMS - SS 1121 KOI POND
- C. STUCCO #3 - SHERMAN WILLIAMS - SS 1128 GREEN SPROUT
- D. STUCCO #4 - SHERMAN WILLIAMS - SS 4234 HUSKEY ORANGE
- E. WOOD SING - PINE SONG 'CEDAR WOOD SING'
- F. METAL SING - METAL SALES 'WEATHERED COPPER'
- G. METAL ANING - METAL SALES 'WEATHERED COPPER'
- H. GLASS STOREFRONT - PULLONS - METALLIC SILVER
- I. 1/2" X 1/2" BRICK TILE - DALY'S FRANCISCAN SLATE - WOODLAND VERDE
- J. METAL ROLL-UP DOOR - SHERMAN WILLIAMS - SS 4234 HUSKEY ORANGE

WEST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"

EAST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"

NORTH ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"

MATERIAL & COLOR SCHEDULE

- A. STUCCO #1 - SHERMAN WILLIAMS - SS 1038 AESTHETIC WHITE
- B. STUCCO #2 - SHERMAN WILLIAMS - SS 1128 GREEN SPROUT
- C. STUCCO #3 - SHERMAN WILLIAMS - SS 1128 GREEN SPROUT
- D. STUCCO #4 - SHERMAN WILLIAMS - SS 4234 HUSKEY ORANGE
- E. WOOD SING - PINE SONG 'CEDAR WOOD SING'
- F. METAL SING - METAL SALES 'WEATHERED COPPER'
- G. METAL ANING - METAL SALES 'WEATHERED COPPER'
- H. GLASS STOREFRONT - PULLONS - FULL FINISH
- I. METAL ROLL-UP DOOR - SHERMAN WILLIAMS - SS 1128 GREEN SPROUT

NORTH ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"

EAST ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"

WEST ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"

MATERIAL & COLOR SCHEDULE

- A. STUCCO #1 - SHERMAN WILLIAMS - SS 1038 AESTHETIC WHITE
- B. STUCCO #2 - SHERMAN WILLIAMS - SS 1121 KOI POND
- C. STUCCO #3 - SHERMAN WILLIAMS - SS 4234 HUSKEY ORANGE
- D. STUCCO #4 - SHERMAN WILLIAMS - SS 4234 HUSKEY ORANGE
- E. METAL SING - METAL SALES 'METALLIC SILVER'
- F. METAL ANING - METAL SALES 'METALLIC SILVER'
- G. GLASS STOREFRONT - PULLONS - METALLIC SILVER
- H. 1/2" X 1/2" BRICK TILE - DALY'S FRANCISCAN SLATE - WOODLAND VERDE
- I. UNASSIGNED
- J. METAL ROLL-UP DOOR - SHERMAN WILLIAMS - SS 1121 KOI POND

NORTH ELEVATION - BUILDING D
SCALE: 1/8" = 1'-0"

WEST ELEVATION - BUILDING D
SCALE: 1/8" = 1'-0"

EAST ELEVATION - BUILDING D
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - BUILDING D
SCALE: 1/8" = 1'-0"

MATERIAL & COLOR SCHEDULE

- A. STUCCO #1 - SHERMAN WILLIAMS - SS 1038 AESTHETIC WHITE
- B. STUCCO #2 - SHERMAN WILLIAMS - SS 1128 GREEN SPROUT
- C. STUCCO #3 - SHERMAN WILLIAMS - SS 4234 HUSKEY ORANGE
- D. STUCCO #4 - SHERMAN WILLIAMS - SS 4234 HUSKEY ORANGE
- E. METAL SING - METAL SALES 'METALLIC SILVER'
- F. METAL ANING - METAL SALES 'METALLIC SILVER'
- G. GLASS STOREFRONT - PULLONS - METALLIC SILVER
- H. 1/2" X 1/2" BRICK TILE - DALY'S FRANCISCAN SLATE - WOODLAND VERDE
- I. METAL ROLL-UP DOOR - SHERMAN WILLIAMS - SS 1128 GREEN SPROUT

COLORS DEPICTED ON THESE EXTERIOR ELEVATIONS ARE INTENDED TO SHOW LOCATION AND CONTRAST ONLY. FOR ACTUAL TRUE COLORS REFER TO COLOR BOARD

SHOPS @ THE DUNES
MARINA, CA
SKN PROPERTIES

COLOR LOCATION ELEVATIONS



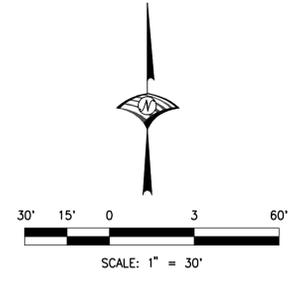
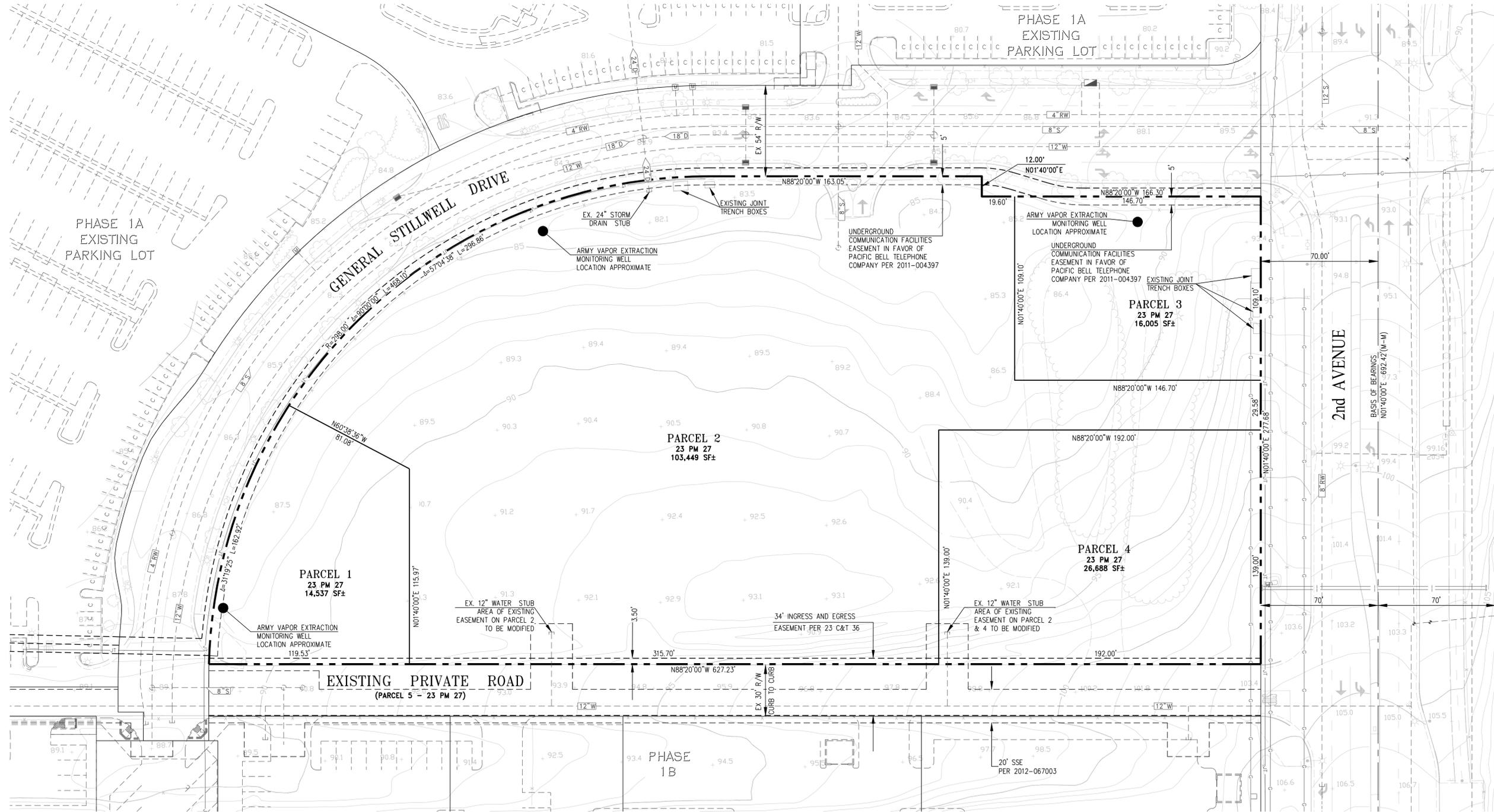
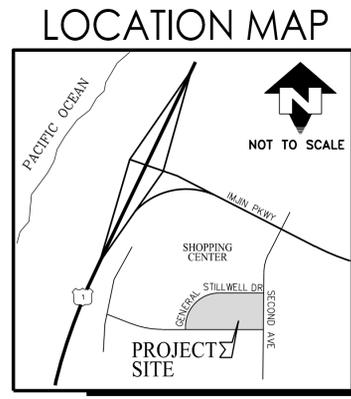
Weber Iness
associates, inc.

4130 N. West Suite III
Fresno, Ca 93711
559-214-0900

DATE: JAN. 14, 2016
JOB NO.: 1450

A-9
OF SHEETS

PARCELS 1 -4 (23 PM 27)
EXISTING CONDITIONS
THE DUNES ON MONTEREY BAY - PHASE 1B
 MARINA COMMUNITY PARTNERS
 CITY OF MARINA CALIFORNIA
 JANUARY 2015



LEGEND

- EXISTING STORM DRAIN ---
- EXISTING SEWER LINE ---
- EXISTING WATER LINE ---
- EXISTING RECYCLED WATER ---
- EXISTING JOINT TRENCH ---
- EXISTING GAS MAIN ---
- EXISTING MANHOLE ○
- EXISTING DRAIN INLET ■
- EXISTING WATER BUTTERFLY VALVE AND ACTUATOR ●
- EXISTING FIRE HYDRANT ASSEMBLY ⊗
- EXISTING R.P. BACKFLOW PREVENTER ▤
- EXISTING STREET LIGHT ☀
- EXISTING SIDEWALK RAMP ▤

J:\Jobs\3089_Dunes A1_Monterey Bay\3089-006_DMB-PH1A-PH1B-EXIST.dwg 1/16/2015 6:48 PM Korrie Mosco

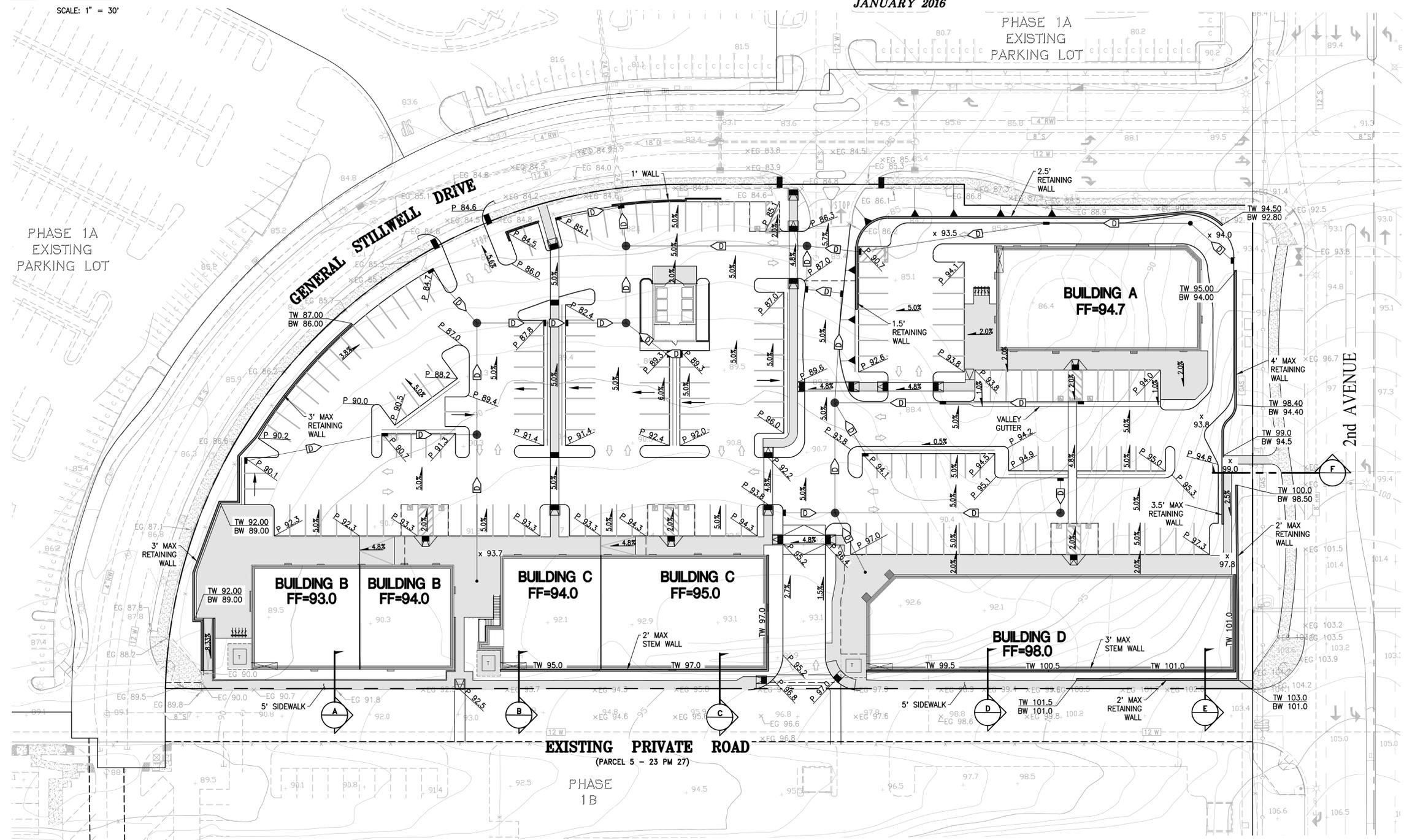
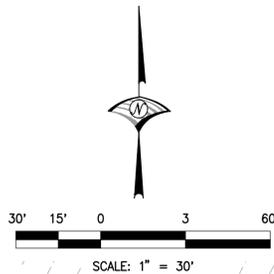
PARCELS 1 -4 (23 PM 27)

CONCEPTUAL GRADING & DRAINAGE PLAN

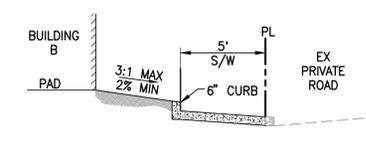
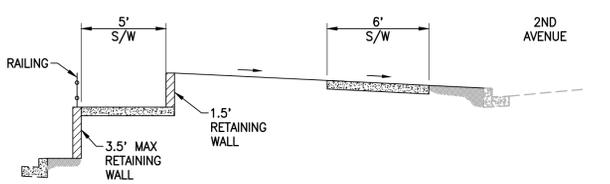
THE DUNES ON MONTEREY BAY - PHASE 1B

MARINA COMMUNITY PARTNERS
CITY OF MARINA CALIFORNIA

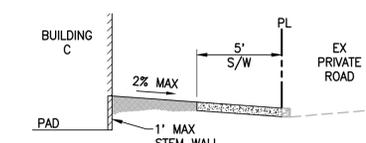
JANUARY 2016



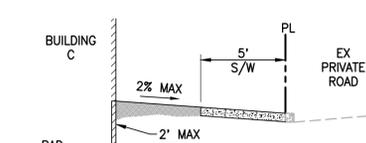
PROPOSED	EXISTING



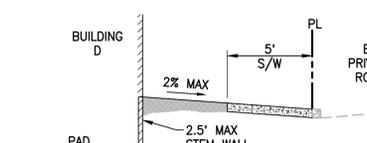
SECTION A
NOT TO SCALE



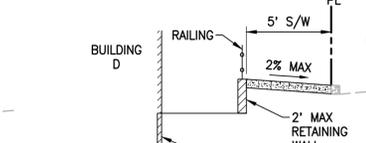
SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE



SECTION E
NOT TO SCALE

J:\Jobs\3089_Dunes At Monterey Bay\3089.006_DMB-PH1A-REST\CH\DWG\Design_Review\C-2_TN-GRADING_DRAINAGE-2016-01-18.dwg 1/18/2016 4:59 PM Brian Duong

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	WUCOLS	QTY.
TREES						
	CUPRESSUS MACROCARPA	MONTEREY CYPRESS	48" BOX	AS INDICATED	M	1
	EUCALYPTUS FICIFOLIA	RED-FLOWERING GUM	24" BOX	AS INDICATED	L	8
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	24" BOX	AS INDICATED	L	24
	MELALEUCA LINARIIFOLIA	FLAX LEAF PAPERBARK	24" BOX	AS INDICATED	L	24
	METEROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24" BOX	AS INDICATED	L	38
	EXISTING STREET TREES	-	-	AS INDICATED	-	16
SHRUBS AND GROUNDCOVER						
FOUNDATION SHRUBS						
	DODONAEA V. 'PURPUREA'	PURPLE HOPSEED BUSH	5 GALLON	5' O.C.	L	L
MEDIUM SHRUBS						
	CISTUS SPP.	ROCKROSE	5 GALLON	3' O.C.	L	L
	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	3' O.C.	L	L
	ECHINUM FRUTICOSUM	PRIDE OF MADEIRA	5 GALLON	4' O.C.	L	L
	PHORMIUM T. 'MAORI SUNRISE'	NEW ZEALAND FLAX	5 GALLON	3' O.C.	L	L
	PHORMIUM T. 'SURFER'	NEW ZEALAND FLAX	5 GALLON	3' O.C.	L	L
ACCENT SHRUBS						
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	2' O.C.	L	L
	KNIPHOFIA UVARIA	RED-HOT POKER	1 GALLON	3' O.C.	L	L
	PHORMIUM SPP.	NEW ZEALAND FLAX	5 GALLON	3' O.C.	L	L
GRASSES						
	CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	12" O.C.	L	L
	FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	2' O.C.	L	L
	FESTUCA RUBRA	GREeping RED FESCUE	SOD	-	L	L
GROUNDCOVER						
	CORREA 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	1 GALLON	4' O.C.	L	L
	LIMONIUM PEREZII	STATICE	1 GALLON	1' O.C.	L	L
VINES						
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GALLON	10' O.C.	L	L
CALIFORNIA NATIVE SHRUBS						
	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	4' O.C.	L	L
	CARPINTERIA CALIFORNICA	BUSH ANEMONE	5 GALLON	4' O.C.	M	L
	CEANOTHUS 'DONCHA'	WILD LILAC	5 GALLON	4' O.C.	L	L
	CEANOTHUS R. 'SNOWBALL'	WILD LILAC	5 GALLON	4' O.C.	L	L
	ERIGERON GLAUCUS	BEACH ASTER	1 GALLON	18" O.C.	L	L
	ERIOGONUM ARBORESCENS	SANTA CRUZ ISLAND BUCKWHEAT	5 GALLON	5' O.C.	VL	L
	FREMONTODENDRON C. 'KEN TAYLOR'	DWARF FLANNEL BUSH	5 GALLON	3' O.C.	VL	L
	IRIS DOUGLASSIANA	DOUGLAS IRIS	1 GALLON	2' O.C.	L	L
	LUPINUS ARBOREUS	BUSH LUPINE	5 GALLON	4' O.C.	L	L
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GALLON	4' O.C.	VL	L
	PENSTEMON HETEROPHYLLUS	BEARDTONGUE	1 GALLON	2' O.C.	L	L
	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	3' O.C.	L	L
	SALVIA CLEVELANDII	CLEVELAND SAGE	1 GALLON	3' O.C.	L	L
CALIFORNIA NATIVE GRASSES						
	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GALLON	2' O.C.	L	L
	KOELERIA MACRANTHA	JUNE GRASS	1 GALLON	18" O.C.	VL	L
	LEYMUS C. 'CANYON PRINCE'	WILD RYE GRASS	1 GALLON	2' O.C.	L	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	2' O.C.	L	L
CALIFORNIA NATIVE GROUNDCOVERS						
	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GALLON	18" O.C.	L	L
	ARCTOSTAPHYLOS UVA-URSI	GROUNDCOVER MANZANITA	1 GALLON	3' O.C.	L	L
	ARTEMISIA CALIFORNICA 'CANYON GRAY'	COASTAL SAGEBRUSH	1 GALLON	4' O.C.	L	L
	BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GALLON	4' O.C.	L	L
	CEANOTHUS G. H. 'YANKEE POINT'	WILD LILAC	1 GALLON	4' O.C.	L	L
	FRAGARIA CHILOENSIS	WILD STRAWBERRY	FLATS	1' O.C.	M	L
	SALVIA LEUCOPHYLLA 'PT. SAL'	PURPLE SAGE	1 GALLON	3' O.C.	L	L
	SALVIA SPATHACA	HUMMINGBIRD SAGE	1 GALLON	2' O.C.	L	L
	ZAUCNERIA C. 'SCHEFFELIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GALLON	2' O.C.	L	L

NOTE:
 - PLANT PALLETTE IS IN COMPLIANCE WITH THE ADOPTED TREE AND PLANT PALLETTE FOR THE DUNES.
 - PLANT PALLETTE SUBJECT TO ADDITIONS BASED ON NEWER VARIETIES INTRODUCED SINCE THE 2005 UNIVERSITY VILLAGES (DUNES) DOCUMENT.
 - ANY AND ALL NEW PLANTS INTRODUCED TO THE PROJECT SHALL BE SUBJECT TO APPROVAL BY THE CITY OF MARINA.

WATER USE CALCULATIONS

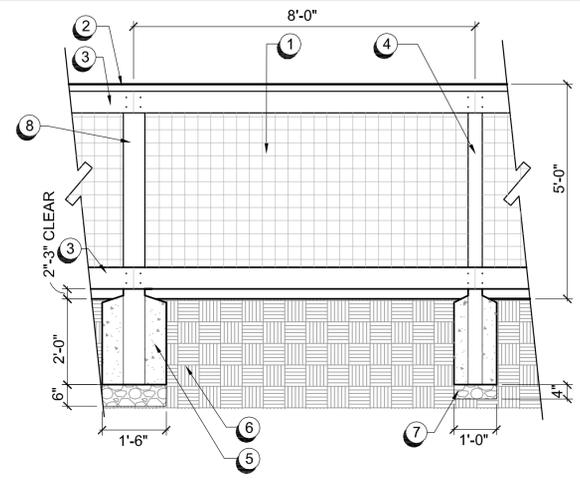
THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:
 $MAWA = (ET_o) \cdot (0.62) \cdot [(0.45 \times LA) + (0.3 \times SLA)]$

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:
 $ETWU = (ET_o) \cdot (0.62) \cdot \frac{(PF)(HA) + SLA}{IE}$

ET_o = ANNUAL EVAPOTRANSPIRATION RATE
 LA = TOTAL LANDSCAPE AREA (INCLUDES SLA)
 SLA = SPECIAL LANDSCAPE AREA
 HA = HYDROZONE PLANT AREA
 PF = PLANT FACTOR (BASED ON WATER USE)
 IE = IRRIGATION EFFICIENCY FACTOR (0.71 MINIMUM)
 0.7 = ET ADJUSTMENT FACTOR
 0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)
 0.3 = ADDITIONAL ADJUSTMENT FACTOR FOR SLA

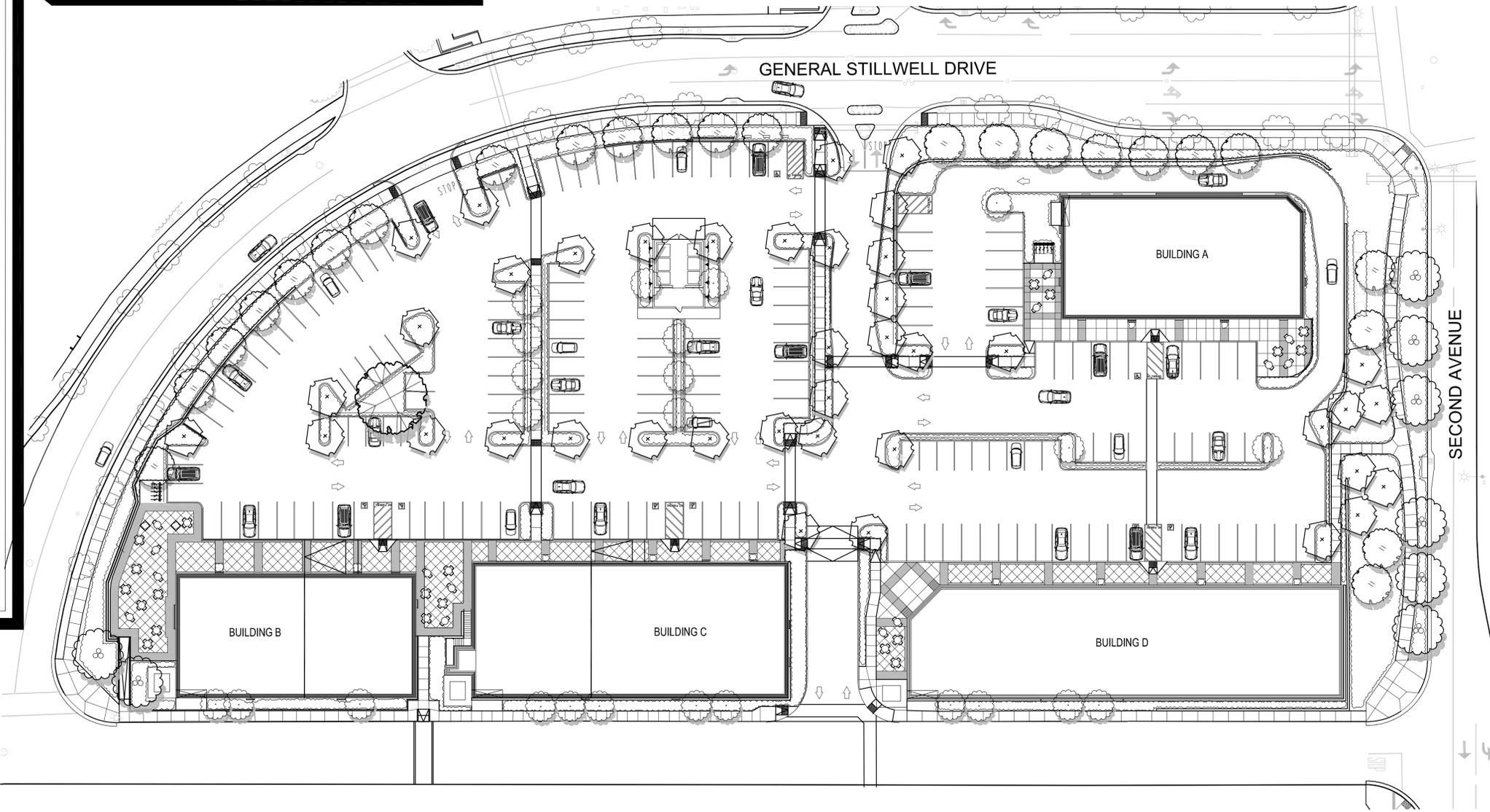
$MAWA = (36.2)(0.62)(0.45 \times 27,265) = 275,316 \text{ GAL/YEAR}$

$ETWU = (36.2)(0.62) \cdot \frac{(0.2 \times 27,265)}{0.81} = 151,095 \text{ GAL/YEAR}$



- 1 "NON CLIMB" HORSE FENCE 12.5 GAUGE WITH 2" X 4" MESH VERTICAL ATTACH TO INSIDE.
- 2 2x10 DOUG. FIR TOP RAIL
- 3 2x6 DOUG. FIR
- 4 4x4 PTDF POST #2 OR BETTER
- 5 CONCRETE FOOTING
- 6 COMPACTED SUB-GRADE OR ENGINEERED FILL.
- 7 DRAIN ROCK
- 8 6x6 PTDF POST #2 OR BETTER AT CORNERS ONLY.

FENCE RAILING
 SCALE: 1/2" = 1'-0"



SKN PROPERTIES
 540 EL DORADO STREET
 MONTEREY, CA 93940
 (831) 886-7801

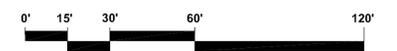
Landscape Plan

THE DUNES ON MONTEREY BAY PHASE 1B
 Marina, California

Schematic Planting Plan



vanderToolen Associates
 www.vanderToolen.com
 Napa Walnut Creek
 855 Bordeaux Way Suite 100
 Napa, CA 94950
 Tel: 707.252.2299 Fax: 707.252.6601
 700 Ygnacio Valley Rd. Suite 100
 Walnut Creek, CA 94596
 Tel: 925.274.1005

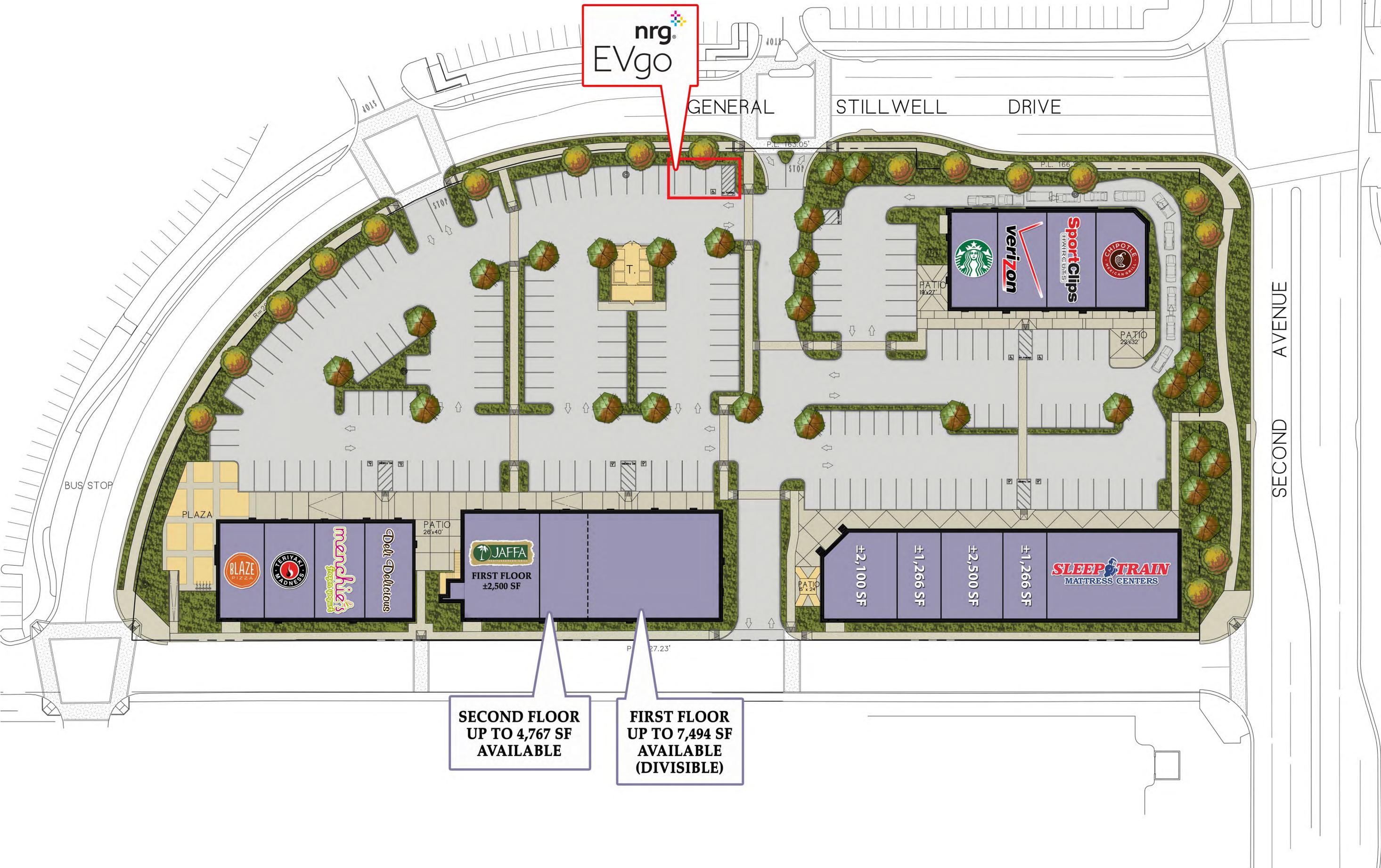


Scale: 1" = 30'-0"

January 15, 2016

L-3
 NORTH
 Project No. 00115

SHOPS @ THE DUNES



nrg
EVgo

GENERAL STILLWELL DRIVE

SECOND AVENUE

BLAZE PIZZA
TERIYAKI MADNESS
manchie's
Deli Delicious

JAFFA
FIRST FLOOR
±2,500 SF

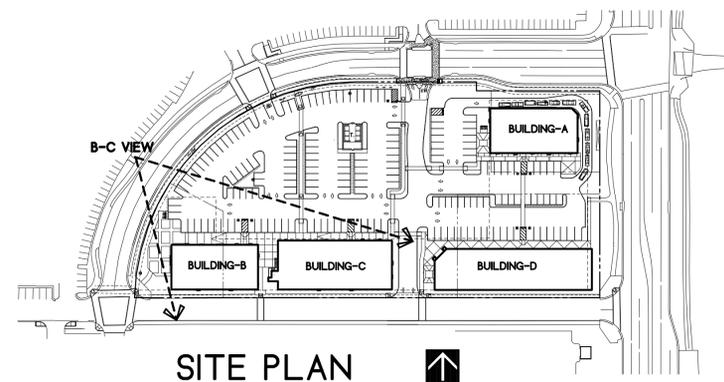
±2,100 SF
±1,266 SF
±2,500 SF
±1,266 SF
SLEEP TRAIN
MATTRESS CENTERS

SECOND FLOOR
UP TO 4,767 SF
AVAILABLE

FIRST FLOOR
UP TO 7,494 SF
AVAILABLE
(DIVISIBLE)

REVISIONS

△	
△	
△	



SITE PERSPECTIVE B-C



Weber Iness
associates, inc.

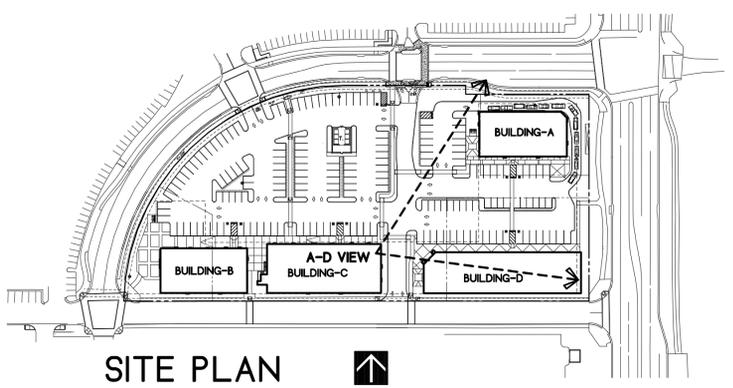
4130 N. West Suite III
Fresno, Ca 93711
559-214-0900

DATE: JAN. 14, 2016
JOB NO.: 14150

A-II
OF SHEETS



REVISIONS	
1	
2	
3	



SITE PERSPECTIVE A-D



Weber Iness
associates, inc.

4130 N. West, Suite III
Fresno, Ca 93711
559-274-0100

DATE: JAN. 14, 2014
JOB NO.: 1450

A-10
OF SHEETS

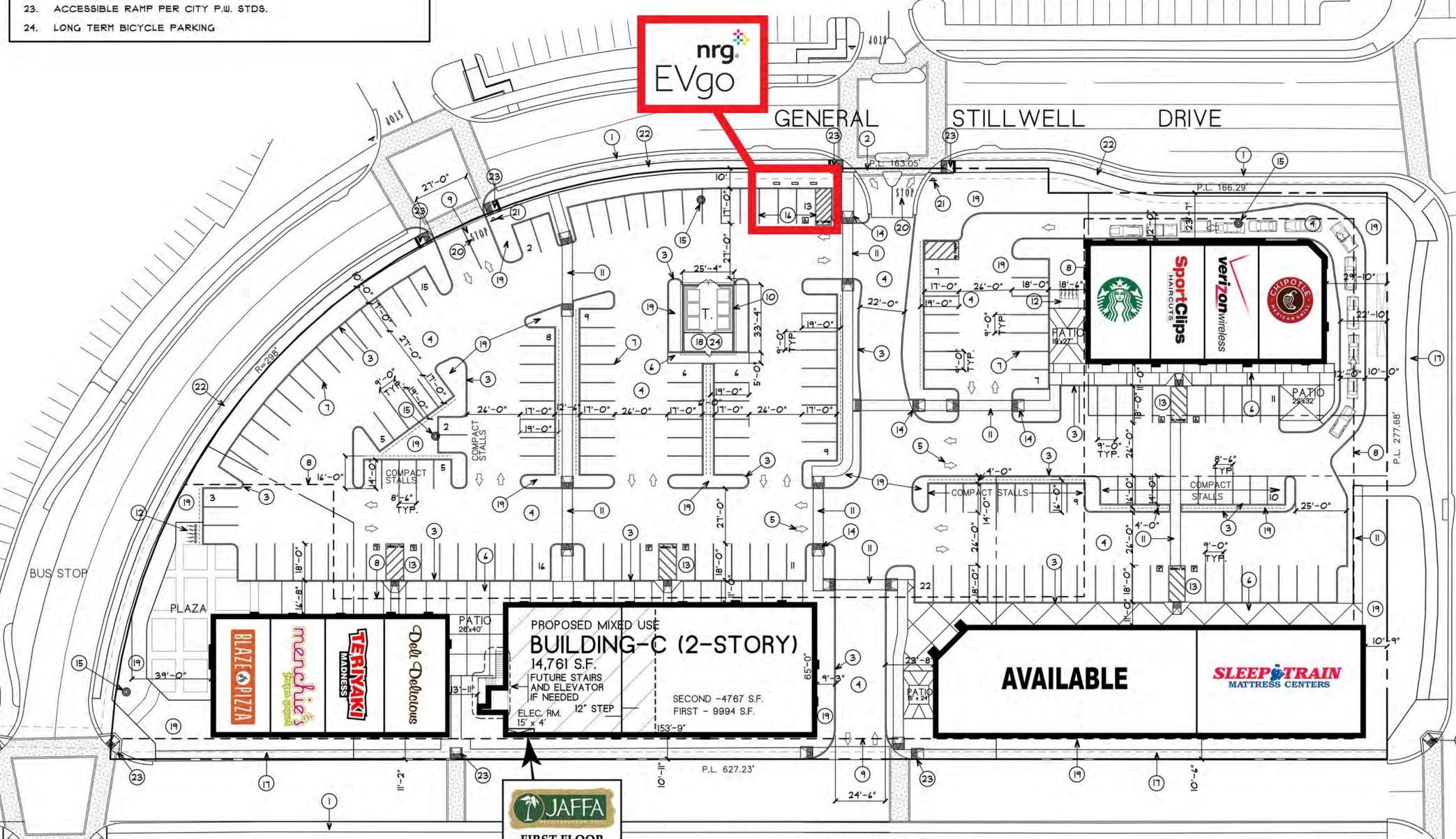
SITE NOTE KEY

1. EXISTING CONCRETE CURB AND GUTTER PER CITY OF MARINA P.U. STANDARDS (E)
2. EXISTING DRIVE APPROACH
3. 4" CONCRETE CURBS PER CITY OF MARINA P.U. STDS.
4. ASPHALT PAVING PER CITY OF MARINA P.U. STANDARDS
5. PAINTED DIRECTIONAL ARROWS
6. NEW CONCRETE WALKS WITH MAXIMUM 2% CROSS SLOPE TO CITY OF MARINA P.U. STANDARDS
7. 4" WIDE PAINTED WHITE STRIPES
8. BUILDING LIMIT LINE
9. DRIVE APPROACH PER CITY OF MARINA P.U. STANDARDS
10. TRASH ENCLOSURE TO CITY OF MARINA P.U. STANDARDS
11. 5'-0" WIDE PATH OF TRAVEL WITH CONCRETE WALKWAY
12. (5) BIKE RACK
13. VAN ACCESSIBLE STALL SEE DETAIL '2/A-1'
14. ACCESSIBLE RAMP SEE DETAIL '3/A-1'
15. ARMY VAPOR EXTRACTION MONITORING WELL
16. CHARGING STATION (3) TOTAL
17. 5' WIDE CONCRETE SIDEWALK WITH MAXIMUM 2% CROSS SLOPE TO CITY OF MARINA P.U. STANDARDS
18. CHARGING STATION EQUIPMENT ENCLOSURE AREA
19. LANDSCAPE AREA
20. STOP LEGEND PER CALTRANS STD. A240
21. STOP SIGN
22. EXISTING CONCRETE WALKS
23. ACCESSIBLE RAMP PER CITY P.U. STDS.
24. LONG TERM BICYCLE PARKING

REVISIONS	
12	
13	
14	
15	

THIS PROJECT SHALL COMPLY WITH THE 2013 EDITION OF THE CBC, CFC, CPC.CMC, NEC THE 2013 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS AND THE 2013 CALIFORNIA GREEN BUILDING STANDARDS

GENERAL INFORMATION
 JOB ADDRESS : SWC SECOND AVENUE AND GENERAL STILLWELL
 A.P.N. : 031-282-24 THROUGH 031-282-27
 OWNER : SKN PROPERTIES
 540 EL DORADO STREET
 MONTEREY, CALIF. 93940
 PHONE : (831) 886-7801
 ARCHITECT : WEBER INESS ASSOCIATES
 6730 N. WEST AVE., SUITE III
 FRESNO, CA 93711
 PHONE : (559) 276-0900



VICINITY MAP
NO SCALE



Weber Iness
associates, inc.

4730 N. West, Suite III
Fresno, Ca 93711
559-276-0900

DATE: JAN. 1, 2014
JOB NO.: 14150

A-1
OF SHEETS

SITE PLAN
SCALE: 1" = 30'-0"

JAFFA
FIRST FLOOR
±2,500 SF

BUILDING AREA = 40,293 SQ. FT.
 SITE AREA = 3.7 ACRES OR 161,172 SQ.FT.
 FAR = 25%
 ON SITE PARKING
 STANDARD 9'-0"x19'-0" = 150 STALLS
 COMPACT 8'-6"x16'-0" = 26 STALLS
 TOTAL ON SITE PARKING = 176 STALLS

FORA Consistency Determination Analysis Table
Development Entitlements

DEVELOPMENT ENTITLEMENT CONSISTENCY	
<i>Fill in Discussion cells below for all Development Entitlement consistency determinations</i>	
<p>8.02.030 (a) In the review, evaluation, and determination of consistency regarding any development entitlement presented to the Authority Board pursuant to Section 8.01.030 of this Resolution, the Authority Board shall withhold a finding of consistency for any development entitlement that:</p>	
<p>(1) Provides an intensity of land use which is more intense than that provided for in the applicable legislative land use decisions, which the Authority Board has found consistent with the Reuse Plan;</p>	<p>The subject property is designated "Multiple Use" on the General Plan Land Use Map and is within the "Dunes on Monterey Bay Specific Plan" Zoning District with a Specific Plan land use of "Multiple Use." Under each of these regulatory documents, retail and restaurant uses are permitted uses of the subject property.</p> <p>The Dunes on Monterey Bay Specific Plan (DSP) Final Environmental Impact Report (FEIR) identifies a mix of uses within planning area "81", which includes retail and restaurants on the site. The FEIR water analysis addresses the mix of uses and the traffic analysis conservatively analyzed a more intensive commercial land use mix for this area.</p> <p>The water analysis determined that the proposed project has a total water demand below the previous water demand estimates for planning area "81" (69.40-9.27 = 60.13 AFY) and concluded that there appears to be sufficient remaining water allocations for additional planned development on the remaining portions of planning area "81 ." Thus, the proposed project would not likely result in new significant environmental effects regarding the sufficiency of water allocations and is consistent with the DSP FEIR from a water demand and supply perspective.</p> <p>The traffic analysis determined that the proposed project together with existing and potential uses within the area would not exceed the trips estimated in the DSP FEIR and would result in reduced traffic impacts. Thus, the proposed and potential development of the remaining undeveloped area would not result in new traffic impacts associated with the proposed project.</p> <p>The proposed project has a floor area ratio (FAR) of 0.25. The proposed land use intensity meets the minimum land utilization standard of 0.25 FAR for land designated "Multiple Use."</p> <p>FORA staff has reviewed and concurs with the City of Marina recommendation.</p>

FORA Consistency Determination Analysis Table
Development Entitlements

<p>(2) Is more dense than the density of development permitted in the applicable legislative land use decisions which the Authority Board has found consistent with the Reuse Plan;</p>	<p>Not applicable as density applies to residential development. See response (1) above regarding intensity.</p> <p>FORA staff has reviewed and concurs with the City of Marina recommendation.</p>
<p>(3) Is not conditioned upon providing, performing, funding, or making an agreement guaranteeing the provision, performance, or funding of all programs applicable to the development entitlement as specified in the Reuse Plan and in Section 8.02.020 of this Master Resolution and consistent with local determinations made pursuant to Section 8.02.040 of this Resolution;</p>	<p>See below for a discussion of consistency findings per Section 8.02.020 of the Master Resolution.</p>
<p>(4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority;</p>	<p>On May 22, 2001, the FORA Board of Directors adopted Resolution No. 01-05, finding the amendments to the General Plan to be consistent with the Fort Ord Base Reuse Plan.</p> <p>On July 8, 2005, the FORA Board of Directors adopted Resolution No. 05-6, determining consistency of the City of Marina's Dunes on Monterey Bay (formerly University Villages) Project with the Fort Ord Base Reuse Plan.</p> <p>The proposal would not change the land use designation for the subject property. The subject property is designated "Multiple Use" on the General Plan Land Use Map and is within the "Dunes on Monterey Bay Specific Plan" Zoning District with a Specific Plan land use of "Multiple Use." Under each of these regulatory documents, retail and restaurant uses are permitted uses of the subject property. The proposed uses are consistent with the uses permitted or allowed in the Reuse Plan.</p> <p>FORA staff has reviewed and concurs with the City of Marina recommendation.</p>
<p>(5) Does not require or otherwise provide for the financing and installation, construction, and maintenance of all infrastructure necessary</p>	<p>The project proponent is required to finance, install, construct and maintain all infrastructure necessary to provide adequate public services to the property, in</p>

FORA Consistency Determination Analysis Table
Development Entitlements

<p>to provide adequate public services to the property covered by the applicable legislative land use decision;</p>	<p>accordance with the guidelines and development standards of the DSP.</p> <p>This includes payment of FORA Community Facilities District Special Taxes, payment of Development Impact Fees, and construction of infrastructure improvements associated with the proposed project.</p> <p>FORA staff has reviewed and concurs with the City of Marina recommendation.</p>
<p>(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan;</p>	<p>According to the FEIR, the entire DSP area is located within parcels designated as development with no restrictions in the Installation-wide Multispecies Habitat Management Plan (HMP) for former Fort Ord.</p> <p>FORA staff has reviewed and concurs with the City of Marina recommendation.</p>
<p>(7) Is not consistent with the Highway 1 Scenic Corridor design standards as such standards may be developed and approved by the Authority Board;</p>	<p>The subject site is located outside the Highway 1 Design Corridor and is not visible from Highway 1.</p> <p>FORA staff has reviewed and concurs with the City of Marina recommendation.</p>
<p>(8) Is not consistent with the jobs/housing balance requirements developed and approved by the Authority Board as provided in Section 8.02.020(t) of this Master Resolution;</p>	<p>The project site is part of an award winning Strategic Growth Council California Sustainable Communities Pilot Project. Designated Catalyst Projects demonstrate a commitment to sustainable communities and testing and evaluating innovative strategies designed to increase housing supply and affordability; improve jobs and housing relationships; stimulate job creation and retention; enhance transportation modal choices; preserve open space and agricultural resources; promote public health; eliminate toxic threats; address blighted properties; reduce greenhouse gas emissions and increase energy conservation and independence.</p> <p>The planned retail and restaurant project will provide job opportunities within the DSP area.</p> <p>FORA staff has reviewed and concurs with the City of Marina recommendation.</p>
<p>8.02.040. No development entitlement shall be approved or conditionally approved within the jurisdiction of any land use agency until the land use agency has taken appropriate action, in the discretion of the land use agency, to adopt the</p>	<p>On May 22, 2001, by Resolution No. 01-5, the Fort Ord Reuse Authority certified that the amendments to the City of Marina General Plan are consistent with the Fort Ord Base Reuse Plan.</p> <p>The Dunes on Monterey Bay Specific Plan (DSP) has been developed to implement the policies of the Marina General Plan through project design.</p>

FORA Consistency Determination Analysis Table
Development Entitlements

<p>programs specified in the Reuse Plan, the Habitat Management Plan, the Development and Resource Management Plan, the Reuse Plan Environmental Impact Report Mitigation and Monitoring Plan and this Master Resolution applicable to such development entitlement.</p>	<p>On July 8, 2005, by Resolution No. 05-6, the Fort Ord Reuse Authority determined consistency of the DSP with the Fort Ord Base Reuse Plan.</p> <p>The subject property is not an open space or conservation parcel. The subject property is designated "Multiple Use" on the General Plan Land Use Map and is within the "Dunes on Monterey Bay Specific Plan" Zoning District with a DSP land use of "Multiple Use."</p> <p>FORA staff has reviewed and concurs with the City of Marina recommendation.</p>
<p>3.03.090 (Prevailing Wages) (a) Not less than the general prevailing rate of wages for work of a similar character in Monterey County, as determined by the Director of the Department of Industrial Relations under Division 2, Part 7, Chapter 1 of the California Labor Code, will be paid to all workers employed on the First Generation Construction performed on parcels subject to the Fort Ord Base Reuse Plan. This subsection applies to work performed under Development Entitlements as defined in §1.01.050 of this Master Resolution and by contract with a FORA member or a FORA member agency including their transferees, agents, successors-in-interest, developers or building contractors.</p> <p>This policy is limited to "First Generation Construction" work, which is defined in §1.01.050 of this Master Resolution. In addition to the exceptions enumerated in the definition of Development Entitlements found in §1.01.050 of this Master Resolution, this policy does not apply to:</p> <p>(1) construction work performed by the Authority or a member</p>	<p>The project applicant is required to pay a prevailing wage consistent with Section 3.03.090 of the FORA Master Resolution.</p> <p>In addition, according to California Labor Code section 1722, an awarding body means department, board, authority, officer or agent awarding a contract for public work. Marina is an awarding body because Marina and FORA invested public funds into the Dunes on Monterey Bay project, primarily through discounting the land sales price by the estimated cost of paying prevailing wages. According to the Department of Industrial Relations, the body awarding the contract for public work shall take cognizance of violations of the labor code committed in the course of the execution of the contract, and shall promptly report any suspected violations to the Labor Commissioner.</p>

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<p>jurisdiction with its own workforce;</p> <p>(2) construction work performed by paid, full-time employees of the developer, unless the developer is performing the work of a contractor as defined in California Business and Professions Code §7026;</p> <p>(3) construction improvements following issuance of an occupancy permit;</p> <p>(4) affordable housing when exempted under California state law; and</p> <p>(5) construction of facilities to be used for eleemosynary non-commercial purposes when owned in fee by a non-profit organization operating under §501(c)(3) of the Internal Revenue Code.</p>	
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