Consistency Determination:
City of Marina
Veterans Transition Center Permanent Supportive Housing at 229-239 Hayes Circle

April 12, 2019

Jonathan Brinkmann, Principal Planner
Legislative Land Use Decision
• General Plans (GP)
• GP Amendments
• Zoning Ordinance
• Zoning Amendments

Development Entitlement
• Parcel maps
• Subdivision maps
• Conditional use permits
• Site plan reviews
• Administrative permits
• Building permits
Location
Site Plan shows proposed Main Building (64 studios), Family Wing (7 two-bedroom units), and parking area (60 total spaces – 50 covered / 10 uncovered).
VTC Permanent Supportive Housing Project description, environmental assessment (IS/MND),

Legislative Land Use Decision and Resolution, Staff Reports,

Development Entitlement Decisions, Staff Reports and Approval of Conditional Use Permit,

Base Reuse Plan (Reuse Plan) Consistency Resolution, Consistency Determination Analysis Table, Submittal Worksheet, and RUDG Checklist.

COMPLETE!
• **Generally consistent in land use designation.**
  2005 Marina GP and amendments previously certified as consistent.

• **Consistent with Reuse Plan Jobs-Housing balance.**
  The project adds low-income apartments for an at-risk population connected to VTC programs, including job skills training.

• **Provides for financing of infrastructure.**
  The project will pay its fair share of CFD special tax and property taxes.
• Land Use/Intensity/Density
• Habitat Management Plan (HMP) Implementation
• Regional Urban Design Guidelines (RUDG)
• Reuse Plan Policies and Programs
• Development Resource and Management Plan
  • Water Usage (6,600 + Augmentation)
  • New Residential Unit Cap (6,160)
• Fair Share Contribution
• Prevailing Wage
i. Conduct a public hearing regarding Marina’s General Plan amendment and Veterans Transition Center Permanent Supportive Housing development entitlements.

ii. Adopt Resolution 19-XX, certifying that Marina’s General Plan amendment and Veterans Transition Center Permanent Supportive Housing development entitlements at 229-239 Hayes Circle are consistent with the Reuse Plan.