

BOARD ACTION SUMMARIES

Summary

Occurance (mm/dd/yy)
1997

Approved Consistency of Marina Municipal Airport Redevelopment Plan:
10/10/1997 2nd Finding of Consistency with the Base Reuse Plan; No Change to the General Plan previously submitted by the City of Marina. Established three zoning districts with in Marina's portion of the former Fort Ord: (BP-Business Park, Open Space District, Public Facilities District) More information is available in the Board Minutes with in the October 10, 1997 tab. [Previous](#)

CD of MPC-East Garrison Public Benefit Conveyance w/ FOBRP:
10/23/1997 FORA acknowledges Monterey Peninsula College disagrees that FORA has authority to make consistency determinations. FORA determines the MPC-East Garrison Public Benefit Conveyance Application is not consistent with the Fort Ord Base Reuse Plan. More information is available in the Board Minutes with in the October 23, 1997 tab. [Previous](#)

1998

Approve City of Marina Legislative Consistency Finding:
3/13/1998 City of Marina requests two amendments to Marina's Zoning Ordinance
• First amendment reduces required side yard on the street side of a corner lot in the C-1 and c-2 districts where the side yard of said corner lot abuts a R or K zoning district
• Second amendment modifies definition of development to include the civilian reuse of former United States Military land to assure that Design Review Approval requirements will be consistency applied to reuse projects on the former Fort Ord
Decision to approve amendments is consistent with Section 2 of the Legislative Consistency Finding process found on pages 3-156 through 3-158 of the FORA base reuse plan. More information is available in the Board Minutes with in the March 13, 1998 tab. [Previous](#)

Approve City of Seaside Consistency Determination:
9/11/1998 City of Seaside General Plan and Zoning amendments are found consistent with the Fort Ord reuse plan on the basis of Section 2 of the Legislative Consistency Finding process. More information is available in the Board Minutes with in the September 11, 1998 tab. [Previous](#)

Public Hearing to the approved consistency determination for the City of Seaside General Plan and Zoning:
10/9/1998 Board conducted a public hearing on October 9, 1998 thru November 13, 1998 for the purpose of certifying or refusing to certify that the proposed amendments meet the requirements of the FORA act and are consistent with the Fort Ord base reuse plan.
Resolution 98-1 outlines process taken to certify the consistency determination of the City of Seaside General Plan and Zoning Ordinance with the Fort Ord base reuse plan. More information is available in the Board Minutes with in the October 9, 1998 tab. [Previous](#)

Public hearing to approve consistency determination for the City of Del Rey Oaks General Plan and Zoning amendments:
Board conducted a public hearing on October 9, 1998 thru November 13, 1998 for the purpose of certifying or refusing to certify that the proposed amendments meet the requirements of the FORA act and are consistent with the Fort Ord base reuse plan.
Resolution 98-2 outlines process taken to certify the consistency determination for the City of Del Rey Oaks General Plan and Zoning amendments with the Fort Ord base reuse plan. More information is available in the Board Minutes with in the October 9, 1998 tab. [Previous](#)

Continuation of: Public Hearing to the approved consistency determination for the City of Seaside General Plan and Zoning:
10/23/1998 Board conducted a public hearing on October 9, 1998 thru November 13, 1998 for the purpose of certifying or refusing to certify that the proposed amendments meet the requirements of the FORA act and are consistent with the Fort Ord base reuse plan.
Resolution 98-1 outlines process taken to certify the consistency determination of the City of Seaside General Plan and Zoning Ordinance with the Fort Ord base reuse plan. More information is available in the Board Minutes with in the October 23, 1998 tab. [Previous](#)

Continuation of: Public hearing to approve consistency determination for the City of Del Rey Oaks General Plan and Zoning amendments:
Board conducted a public hearing on October 9, 1998 thru November 13, 1998 for the purpose of certifying or refusing to certify that the proposed amendments meet the requirements of the FORA act and are consistent with the Fort Ord base reuse plan.
Resolution 98-2 outlines process taken to certify the consistency determination for the City of Del Rey Oaks General Plan and Zoning amendments with the Fort Ord base reuse plan. More information is available in the Board Minutes with in the October 23, 1998 tab. [Previous](#)

Continuation of: Public Hearing to the approved consistency determination for the City of Seaside General Plan and Zoning:
11/13/1998 Board conducted a public hearing on October 9, 1998 thru November 13, 1998 for the purpose of certifying or refusing to certify that the proposed amendments meet the requirements of the FORA act and are consistent with the Fort Ord base reuse plan.
Resolution 98-1 outlines process taken to certify the consistency determination of the City of Seaside General Plan and Zoning Ordinance with the Fort Ord base reuse plan. More information is available in the Board Minutes with in the November 13, 1998 tab. [Previous](#)

Continuation of: Public hearing to approve consistency determination for the City of Del Rey Oaks General Plan and Zoning amendments:
Board conducted a public hearing on October 9, 1998 thru November 13, 1998 for the purpose of certifying or refusing to certify that the proposed amendments meet the requirements of the FORA act and are consistent with the Fort Ord base reuse plan.
Resolution 98-2 outlines process taken to certify the consistency determination for the City of Del Rey Oaks General Plan and Zoning amendments with the Fort Ord base reuse plan. More information is available in the Board Minutes with in the November 13, 1998 tab. [Previous](#)

Approve Consistency Determination for the City of Seaside General Plan and Zoning Ordinance:
11/20/1998 Board conducted a public hearing on October 9, 1998 thru November 13, 1998 for the purpose of certifying or refusing to certify the amendments and to consider whether to approve and certify that the amendments meet the requirements of the FORA act and are consistent with the Fort Ord base reuse plan.
Resolution 98-1 outlines process taken to certify the consistency determination of the City of Seaside General Plan and Zoning Ordinance with the Fort Ord base reuse plan. More information is available in the Board Minutes with in the November 20, 1998 tab. [Previous](#)

AC determination for the City of Seaside General Plan & Zoning (2nd vote):
12/11/1998 The Board finds that the General Plan and amended Zoning ordinances are consistent with the Fort Ord base Reuse Plan. A brief comparison of the city's new amended General Plan and the Reuse Plan shows how the city has adopted the fundamentals of the Reuse Plan's land use standards. City of Seaside Resolution no. 98-1 has a detailed comparison. As in the Reuse Plan, the General Plan and zoning code amendments have 11 land use designations and five categories, only 22% of Seaside's Fort Ord territory is designated for non-military residential and commercial development, new housing around the golf course is medium density, hotel development is limited to 800 rooms, commercial development is limited to two sites adjacent to Cal State Monterey Bay, and areas visible from Highway 1 have been designated as a scenic corridor overlay zone.
More information is available in the Board Minutes with in the December 11, 1998 tab. [Previous](#)

AC determination for the City of Del Rey Oaks General Plan & Zoning:
The Board finds that the updated General Plan and amended Zoning ordinances are consistent with the Fort Ord base reuse plan. The City has followed the procedures and fulfilled the requirements of the implementation process and procedures of the Fort Ord reuse plan and master resolution. The city has made findings that the amendments are consistent with the Fort Ord Reuse Plan and are consistent with the FORA act as well as has considered the Fort Ord Reuse Plan EIR, City of Del Rey Oaks EIR, and other supportive findings. Evidence mentioned is located in the City of Del Rey Oaks Resolution No. 97-1 and is available in the Board Minutes with in the December 11, 1998 tab. [Previous](#)

1999

CD of City of Marina Redevelopment Plan:
12/10/1999 City of Marina has completed its second reading of their Redevelopment Plan. Based on the recommendation of the Staff, the Board finds the City of Marina Redevelopment Plan consistent with the Fort Ord Reuse Plan. The Redevelopment Plan calls for the project area to consist of approximately 2, 006 acres. The project area is available as Exhibit "B" with in the City of Marina Redevelopment Plan. Specific objectives of the plan include but are not limited to the mitigation or elimination of blighting conditions within the Project Area, assist the local community in seeing that governmental, educational, and performing arts are located in the project area, as well as to assist in the implementation of a habitat management program intended to protect and preserve the areas sets aside as preserves. For additional details see City of Marina Redevelopment Plan that is located in the Board Minutes with in the December 10, 1999 tab. [Previous](#)

2000

9/21/2000	<p><u>CD Marina Municipal Airport / Business Park:</u> City of Marina recently approved Resolutions #2000-79 and #00-80, approving a Guide for Development, City of Marina Municipal Airport and Business Park. The Board finds the Guide for Development, City of Marina Municipal Airport and Business Park to be consistent with the Fort Ord Reuse Plan. The purpose of the Guide for Development is to help ensure that the use of the 845 acre Fitzsche Army Air Field is used to the fullest potential. The Guide attempts to accomplish this by stating the City of Marina's economic objectives and required conditions for construction and the operation of businesses. The Guide is divided into 3 sections: Airport Conceptual Design Plan, Development Standards and the Zone of Interest, and Site and Building Design Guidelines and specific design sub area. Within which the site of interest is located. More information is available in the Board Minutes within the September 21, 2000 tab.</p>	Previous
2001		
3/22/2001	<p><u>CD of City of Marina General Plan:</u> The Board finds that the City of Marina's General Plan is consistent with the Fort Ord Reuse Plan. Key facts that resulted in the consistency determination include: "Visitor Serving Uses" as a designation is not in conflict with or incompatible with uses within the broadly defined Planned Development Mixed Use designation; Measure E, an urban growth boundary limitation, relates to activities in, or adjacent to, the city that are outside Fort Ord lands and thus does not effect development on Fort Ord Lands; the board acknowledged citizen concern over the effect of the Marina General Plan on housing opportunities and finds that the Plan enables affordable housing units to be constructed and offers compensating opportunities for persons of color in and around the former Fort Ord. For a more detailed discussion see Resolution #01-5. More information is available in the Board Minutes within the March 22, 2001 tab.</p>	Previous
2002		
1/18/2002	<p><u>CD of County of Monterey General Plan Amendment:</u> The Board finds the County of Monterey General Plan Amendment to be consistent with the Fort Ord Reuse Plan. The purpose of the General Plan Amendment is to re-designate the areas currently under the jurisdiction of the County of Monterey and located east of State Highway 1 to be consistent with the Fort Ord Reuse Plan. The General Plan Amendment will incorporate all applicable polices and programs contained in the adopted Reuse Plan as they pertain to the subject area in order to expedite the approval of the future Redevelopment Plan. More information available within Resolution #02-3 and in the Board Minutes within the January 18, 2002 tab.</p>	Previous
3/8/2002	<p><u>CD of County of Monterey Redevelopment Plan:</u> In the second half of an action taken by the Board regarding the issue of finding the County of Monterey Redevelopment Plan for portions within the jurisdiction of former Fort Ord is consistent with the Fort Ord Base Reuse Plan. The Board finds the County of Monterey Redevelopment Plan to be consistent with the Fort Ord Base Reuse Plan. The County previously submitted a General Plan Amendment to expedite the approval of the Redevelopment Plan. The Redevelopment Plan submitted differs in intent in no substantial way from the interim General Plan Amendment. More information available within Resolution #02-4 and in the Board Minutes within the March 8, 2002 tab.</p>	Previous
5/10/2002	<p><u>CD of City of Seaside Redevelopment Plan:</u> The Board finds the City of Seaside Redevelopment Plan to be consistent with the Fort Ord Reuse Plan. The following considerations were made to form the rationale for consistency determination: The city redevelopment plan does not develop beyond the limited water allocation restraints, city redevelopment plan is consistent with the housing requirement, the city redevelopment plan does not include specific changes to the Reuse Plan. More information available within Resolution #02-9 and in the Board Minutes within the May 10, 2002 tab.</p>	Previous
9/13/2002	<p><u>CD of City of Seaside Zoning Ordinance to allow conditional uses in ME-FO:</u> The Board finds the City of Seaside Zoning ordinance to allow conditional uses in the Military enclave housing on Fort Ord lands to be consistent with the Fort Ord Reuse Plan. The project entails the zoning changes on a 125 acre parcel designated ME-FO(Military Enclave Housing on Fort Ord land). The water allocated for this project will not cause the city to exceed its allocation of 710 acre feet per year. The city's zoning amendments are to add Golf Course and related uses to the uses allowed in the City's ME-FO zoning district. This change does not affect the reuse plan's cap of 6160 new residential units. More information is available within Resolution #02-11 and in the Board Minutes within the September 13, 2002 tab.</p>	Previous
2003		
6/13/2003	<p><u>CD of Marina Airport Zoning Ordinance Amendment:</u> The Board finds the Marina Airport Zoning Ordinance Amendment to be consistent with the Fort Ord Base Reuse Plan. The project entails zoning changes on the City of Marina Municipal Airport. The zoning designations are either aviation or non aviation related, with the non-aviation uses primarily constituting office park and similar uses. The water allocated for this project will not cause the City to exceed its allocation. The change does not affect the overall Reuse' cap of 6160 new residential units because the main effect of this amendment is to include more flexibility in the City's Zoning Ordinance. As far as land use designations, the amendment does not make any specific changes to land use designations. More information is available within Resolution #03-4 and in the Board Minutes within the June 13, 2003 tab.</p>	Previous
9/12/2003	<p><u>CD of Del Rey Oaks Redevelopment Project Plan:</u> The Board finds the City of Del Rey Oaks Redevelopment Project Plan to be consistent with the Fort Ord Base Reuse Plan. Housing is not included nor permitted in the Base Reuse Plan for the Del Rey Oaks Fort Ord Lands. The majority of the Del Rey Oaks Fort Ord lands are not permitted to be used as housing by the State of California Department of Toxic and Substance Control. However, State of California redevelopment and legal requirements for the provision of low-moderate income housing would be in effect and the City of Del Rey Oaks has indicated its intention to comply with these requirements. The City will share 20% of the housing set aside funds to provide affordable/workforce housing. This item is a finance plan only and the city is not required at this time to develop a full scale proposal. Redevelopment agencies must conform to certain minimum standards regarding provision of affordable housing. The City of Del Rey Oaks submittal is consistent with this requirement. More information is available in the Board Minutes within the September 12, 2003 tab.</p>	Previous
2004		
4/16/2004	<p><u>CD of Marina Heights Project:</u> A consistency determination for the City of Marina's Marina Heights Project was before the Board. Marina submitted their approved Marina Heights entitlement and Plan Amendments for consistency. The Marina Heights entitlement and plan amendments conform to Marina's General Plan which in turn conforms to the water usage limit set forth by the Development Resource Management Plan (DRPM). The Marina Costa Water District (MCWD) has found that sufficient water is available with the City of Marina water allocation to serve this project. Marina is allocated 1175 acre feet per year and may borrow an additional 150 acre feet per year. The project is estimated to use 292 acre feet per year. Marina has adopted an inclusionary provision in its General Plan that requires 20% of the total units to be developed be low and moderate income units. Marina has required the developer to ensure that these provisions of the law be met. City staff indicate that the project will provide 32% below market units and intends to apply its share of the 20% housing set aside funds collected under the California Redevelopment Law to other on-base, off-installation and or adjacent community efforts to provide affordable / work CD of Marina Heights Project (Second Vote): The Board finds that the Marina Heights Project is consistent with the Fort Ord Base Reuse Plan. The Board has considered all the materials considered and the recommendation of the Executive Officer and the Administrative Committee concerning the consistency determination. The Board finds that the City of Marina has provided substantial evidence that the plan is consistent with the Fort Ord Base Reuse Plan. The Board acknowledges citizen concern over the effect of the City's Marina Heights project on housing opportunities. More information is available within Resolution #04-3 and in the Board Minutes within the May 14, 2004 tab.</p>	Previous
11/19/2004	<p><u>2004 CD of City of Seaside General Plan Status Report (Information):</u> The Board received information regarding the Seasides approved 2004 General Plan Amendments for consistency determination on October 25, 2004. This item will return to the Board for formal consistency determination consideration at the December 10, 2004 meeting. The information is located in the Board Minutes within the November 19, 2004 tab.</p>	Previous
12/10/2004	<p><u>2004 CD of City of Seaside General Plan Status Report (Action):</u> The Board finds that the City of Seaside General Plan 2004 Amendment is consistent with the Fort Ord Base Reuse Plan. Seaside's General Plan amendments conform to the Base Reuse Plan. Subsequently, the Marina Coast Water District will have to make a finding that sufficient water is available within the City of Seaside water allocation to serve individual projects when they go forward through the entitlement process. Seaside has adopted an inclusionary provision in its General Plan that requires 20% of the total units to be developed be low and moderate income units. Seaside intends to apply its share of the 20% housing set aside funds to other on-base, off-installation and or adjacent community efforts to provide affordable / workforce housing. There are several site-specific adjustments to Seaside's General Plan, including the realignment of military enclave sites to better reflect the recent land swap between Seaside and the U. S. Army. There have also been slight adjustments to housing densities and reclassification at Giging road from open</p>	Previous
2005		

3/11/2005	<p><u>CD of City of Marina Adopted Housing Element:</u> The Board finds that the City of Marina Adopted Housing Element update is consistent with the Fort Ord Base Reuse Plan. There are several site-specific adjustments to Marina's General Plan that might be accommodated by the Housing Element. These adjustments include: the realignment of housing sites to better reflect the replacement of existing housing projects, but which do not increase the total number of housing units or impacts studied by the 1997 BRP; and slight adjustments to housing densities, which do not increase the cumulative effect on the Reuse Plan, water usage, or create site specific impacts not previously anticipated. More information is available within Resolution #05-3 and in the Board Minutes within the March 11, 2005 tab.</p>	Previous
5/13/2005	<p><u>CD of 1st Amendment to City of Marina 2005 General Plan:</u> The Board finds that the 1st Amendment to the City of Marina 2005 General Plan is consistent with the Fort Ord Base Reuse Plan. The 1st Amendment to the City of Marina 2005 General Plan regards replacement housing, floor area ration, building height limitations and other housing related provisions. The replacement units and zoning approaches and land uses contemplated were studied in the Reuse Plan: replacement units correspond to rehabilitated units that would have required water allocation; zoning and Highway 1 Design Corridor Guidelines; and reclassification of land uses along California Ave. and Seaside court do not alter overall cumulative goals of the Reuse Plan. No new supplies of water are required to provide for the replacement units, zoning changes or land use reclassifications. Staff believes that the 1st Amendment to the City of Marina 2005 General Plan does not adversely impact the jobs-housing balance of the Reuse Plan because it does not affect the City's overall number of housing units contemplated. The new definition's effect is to reclassify 460 units of rehabilitated housing as replacement units. The zoning and land use changes regarding to building height and floor area ratio do</p>	Previous
6/10/2005	<p><u>CD of City of Marina University Villages Project:</u> The Board meets to find that the City of Marina University Villages Project is consistent with the Fort Ord Base Reuse Plan. A public hearing was held and allowed to continue due to time constraints. The City of Marina University Villages Project entails the specific plan for University Villages, General Plan and Zoning Amendments, and Disposition and Development Agreement regarding the University Villages entitlement, covering areas only within the jurisdiction of the former Fort Ord. The entitlement, zoning approaches and land uses contemplated were studied in the Reuse Plan as follows: the number of housing units (1237) correspond to prior planning projections and fall within the 6160 cap. Zoning changes regarding building heights, floor area ratios, and other changes are consistent with the Reuse Plan and Highway 1 Design Corridor Guidelines; other entitlements and changes, specifically, some 600,000 ft2 of retail and 600,000 ft2 of office / commercial development, do not exceed the cumulative goals of the Reuse Plan. No new</p>	Previous
6/30/2005	<p><u>CD of City of Marina University Villages Project: Approve Resolution 05-6:</u> The Board meets to find that the City of Marina University Villages Project is consistent with the Fort Ord Base Reuse Plan. Continuing the public hearing from June 10, 2005, the Board reviews the submitted documents and receives answers to questions that arose from the previous Board meeting. Issues that were posed by the Administrative Committee included: Clarification on building height limitations in the specific plan, clarification of the FORA / Marina time table for outlining deconstruction responsibilities of the respect parties and use of FORA resources, clarification of workforce housing / jobs housing balance language, and clarification about the signage policies included in the specific plan. The City of Marina offered clarification by submitting additional documentation. This documentation along with letters in support and against this consistency determination are available in the Board Minutes binder under the "June 30, 2005" tab. This issue moves on to a Second vote after 10 ayes and 1 no. More information is available in the Board Minutes within the</p>	Previous
7/8/2005	<p><u>CD of City of Marina University Villages (2nd Vote):</u> The Board meets a second time to vote on the issue of whether the City of Marina University Villages Project is consistent with the Fort Ord Base Reuse Plan. Information from the previous two meetings has been compiled and a revised copy of Resolution #05-6 has been provided. Also provided during this meeting is a letter from the City of Marina Strategic Development Center that offers more supporting information to help further clarify the issues that the Administrative committee requested clarification. The issues are: 1) Clarification on building height limitations in the specific plan, 2) Clarification of the FORA / Marina time table for outlining deconstruction responsibilities of the respect parties and use of FORA resources, 3) Clarification of workforce housing / jobs housing balance language, and 4) clarification about the signage policies included in the specific plan. The letter also addressed concerns that were raised during the public hearing held on June 10 and June 30. Sam Farr also submitted a letter to the board expressing his disagreement with</p>	Previous
11/18/2005	<p><u>CD of County of Monterey East Garrison Project:</u> The Board gathers for information on whether the County of Monterey East Garrison Project should be found consistent with the Fort Ord Base Reuse Plan. Monterey County requested legislative land use decision and development entitlement consistency review of the project in accordance with section 8.02.010 and 8.02.030 of the FORA Master Resolution. The East Garrison Project encompasses the East Garrison Specific Plan, General Plan and Zoning Amendments, and Disposition and Development Agreement regarding the East Garrison entitlement. The East Garrison Specific Plan proposes up to 1,470 units on 244 gross acres and de minimis amounts of ancillary business park, light industrial, Retail, and public facilities zoning. These are consistent with the Base Reuse Plan. Detailed information is available in the Board Minutes binder under the November 18, 2005 tab.</p>	Previous
12/9/2005	<p><u>Administrative CD of Entitlement Project: Young Nak Church:</u> The Board received a report from the Executive Officer regarding the Young NaK Church Project Administrative Consistency Determination per Section 8.02.030 of the Fort Ord Reuse Authority Master Resolution. It is important to not that the Community Facilities District Fees for this project have been paid and that the FORA Board had previously found Marina's General Plan and Zoning Ordinance, Marina's legislative land use documents applicable to this project, to be consistent with the Fort Ord Reuse Plan and chapter 8 of the Master Resolution. FORA staff concur with the City of Marina that the Young Nak Church Project is consistent with the Fort Ord Reuse Plan and the FORA Master Resolution. More information is available in the Board Minutes within the December 9, 2005 tab.</p>	Previous
2006	<p><u>CD of County of Monterey East Garrison Project:</u> The Board receives a status report regarding progress of two outstanding items requiring resolution before an Administrative Committee or staff recommendation for consistency can be made. The two outstanding items were not yet complete: 1) County of Monterey is processing an ordinance regarding unknown munitions and explosives of concern and 2) the current agreement between the County and its developer regarding land sales proceeds needed additional negotiation in order to provide adequate near-term revenue to FORA of its share. The FORA Board requested additional information regarding: 1) current total of new housing units approved on the former Fort Ord in comparison to the 6,160 new housing units BRP threshold and 2) current totals in project water allocations in comparison to jurisdictional water allocation thresholds. The information pertaining to these items are available within the Board Minutes binder under the December 9, 2005 tab.</p>	Previous
1/12/2006	<p><u>CD of County of Monterey East Garrison Project:</u> The Board finds the County of Monterey East Garrison Project to be consistent with the Fort Ord Base Reuse Plan. Information regarding two outstanding items were addressed. More information is available to in Resolution #06-1 and in the Board Minutes within the January 12, 2006 tab.</p>	Previous
2/10/2006	<p><u>CD of Imjin Office Park Project:</u> The Board finds the City of Marina Imjin Office Park Project to be consistent with the Fort Ord Base Reuse Plan. The project calls for General Plan and zoning map amendments for a 5 acre site, which is located at the northeast corner of Imjin Parkway and Second Avenue. The proposed land use designation change regarding the 5 acre site is from retail/service to office/research and would be consistent with the base reuse plan development mixed use district. More information is available in Resolution #06-4 and in the Board Minutes within the February 10, 2006 tab.</p>	Previous
	<p><u>CD of Las Animas Concrete, LLC, Batch Plant Project:</u> The Board finds the City of Marina Las Animas Concrete, LLC, Batch Plant Project to be consistent with the Fort Ord Base Reuse Plan. The proposed land use designation change of a five (5) acre site from Office/research to light industrial service commercial would be consistent with the base reuse plan development mixed use district. Las Animas Concrete, LLC, will lease only two (2) acres of the five (5) acre site and will operate a concrete batch plant for a period of five (5) years or through the completion of surrounding new development. The project does not impact open space, recreational, or habitat management areas within FORA's authority. More information is available in Resolution #06-5 and in the Board Minutes within the February 10, 2006 tab.</p>	Previous
3/10/2006	<p><u>CD of City of Marina Zoning Ordinance Amendments to Implement Housing Element:</u> The Board finds the City of Marina Zoning Ordinance Amendments to Implement Housing Element to be consistent with the Fort Ord Base Reuse Plan. The zoning amendments would not establish a land use designation that is more intense than the uses permitted in the reuse plan. The proposed amendments would revise the Marina Zoning Ordinance Sections 17.04, 17.06, 17.4, 17.18, 17.20, 17.21, 17.22, and 17.54, and modify allowed uses and development standards in the R-1, R-2, R-3, R-4, C-R and C-1 zoning districts. The zoning would allow for higher density and more affordable housing and residential care homes, day care facilities, transitional facilities, and homeless shelters. Although the zoning amendments would allow higher density and more affordable housing, the amendments are consistent with the Marina Housing Element, which was found consistent by the FORA Board on March 11, 2005. More information is available in Resolution #06-6 and in the Board Minutes within the March 10, 2006 tab.</p>	Previous

	<p><u>CD of South Marina Zoning Map Amendments:</u> The Board finds the City of Marina South Marina Zoning Map Amendments to be consistent with the Fort Ord Base Reuse Plan. The proposed amendments would assign permanent zoning districts to property with in South Marina, replacing assigned temporary zoning and reducing the processing timelines for future projects that are consistent with the zoning designation. These amendments are consistent with the Marina General Plan Land Use Map which was found consistent by the FORA Board on March 22, 2001. More information is available in Resolution #06-7 and in the Board Minutes within the March 10, 2006 tab.</p>	Previous
	<p>Administrative Consistency Determination for Entitlements <u>City of Seaside Resort Project: (1) Presentation of Project: (2) Administrative Consistency Determination of Entitlement Project.</u> The Board received information regarding the City of Seaside Seaside Resort Project. The project included 500 hotel rooms (330 Rooms + 170 Time Shares) and 125 new residential units. Supplemental information is located in the Board Minutes Binder within the August 12, 2006 tab.</p>	Previous
	<p><u>City of Seaside Monterey College of Law Project:</u> The Board received information regarding the City of Seaside Monterey College of Law Project. Monterey College of Law received approximately 3 acres of property from the US Army as a public benefit conveyance in December 2003. In 2004/2005, the law college remodeled a 12,207 square foot building and improved the parking lot at the westerly portion of the site. Supplemental information is located in the Board Minutes Binder with in the March 10, 2006 tab.</p>	Previous
	<p><u>City of Marina Golden Gate University Project:</u> The Board received information regarding the City of Marina Golden Gate University Project. The Golden Gate University's Monterey Peninsula Campus Project occupies a 7.19 acre sit and offers undergraduate and graduate programs. Golden Gate University developed its site prior to the enact ion of FORA's CFD on May 2002 and was exempt from paying a developer fee. Supplemental information is located in the Board Minutes Binder with in the March 10, 2006 tab.</p>	Previous
	<p><u>City of Marina Imjin Office Park Project:</u> The Board received information regarding the City of Marina Imjin Office Park Project. The FORA Board found the land use designation change of an approximately five acre site from Retail/Service to Office/Research consistent with the Base Reuse Plan on January 10 2006. The change allows for a less intensive land use. Supplemental information is located in the Board Minutes Binder with in the March 10, 2006 tab.</p>	Previous
	<p><u>City of Marina Las Animas Concrete, LLC, Batch Plant Project:</u> The Board received information regarding the City of Marina Las Animas Concrete, LLC, Batch Plant Project. Las Animas Concrete, LLC will lease nearly two acres of the five acre site, constructing and operating a concrete batch plant for a period of five years or through completion of surrounding new development in South Marina. Supplemental information is located in the Board Minutes Binder with in the March 10, 2006 tab.</p>	Previous
12/8/2006	<p><u>CD of Cypress Knolls Project:</u> The Board receives information regarding the City of Marina Cypress Knolls Project. The Cypress Knolls Project proposes up to 712 residential units on 188 gross acres and 36,000ft2 of Commercial / Community Facilities. The Cypress Knolls Project is consistent with the 1997 BRP and the City of Marina General Plan. While the BRP called for single family dwelling units with medium density the Cypress Knoll Project will allow multiple-family residential units to be built on a portion of the site. More information is available in the Board Minutes with in the December 8, 2006 tab.</p>	Previous
2007		
1/12/2007	<p><u>CD of Cypress Knolls Project:</u> The Board receives information regarding the City of Marina Cypress Knolls Project. On or about December 5, 2006 FORA received an appeal of Marina's approval of the Cypress Knolls project by Save Our Peninsula. Three issues were raised by the appeal: 1) EIR for the project is legally inadequate due to its failure of addressing traffic and water supply impacts, 2) Water supply impacts are inadequately discussed, 3) Project's failure to adequately mitigate traffic impacts and FORA's failure to have a program to fund traffic impacts. The project entitlement was therefore forwarded to the Board for final consideration and review. The FORA Board carried over this appeal of the project entitlement to its February 9, 2007 meeting to coincide with proper noticing of the hearing. The Board finds that the City of Marina's legislative land use submittals are consistent with the previously FORA certified Marina Housing Element. More information is available in the Board Minutes with in the January 12, 2007 tab as well as with in Resolution #07-2.</p>	Previous
	<p><u>CD of Amendments to the Marina Zoning Ordinance:</u> The Board receives information regarding the Amendments to the City of Marina Zoning Ordinance. The zoning ordinance would not establish a land use designation that is more intense than the uses permitted in the BRP. The proposed amendments would add Chapter 17.45 entitled "Affordable Housing" and amend section 17.06.040 entitled "Secondary Dwellings and Guest Houses" to the Marina Municipal code and local costal program implementation plan. More information is available in the Board Minutes with in the January 12, 2007 tab.</p>	Previous
2/9/2007	<p><u>Cypress Knolls Project Entitlement Consistency Determination:</u> The Board held an open hearing regarding the City of Marina Cypress Knolls Project and found that the Cypress Knolls Project is consistent with the Fort Ord Base Reuse Plan. Issues from the previous session were addressed and entered into the record. The Cypress Knolls Project proposes up to 712 residential units on 188 gross acres and 36,000ft2 of Commercial / Community Facilities. The Cypress Knolls Project is consistent with the 1997 BRP and the City of Marina General Plan. While the BRP called for single family dwelling units with medium density the Cypress Knoll Project will allow multiple-family residential units to be built on a portion of the site. More information is available in the Board Minutes with in the February 9, 2007 tab.</p>	Previous
	<p><u>CD of City of Marina Amendments to Marina Zoning Ordinance:</u> The Broad finds that the City of Marina Zoning Ordinance amendments are consistent with the Fort Ord Base Reuse Plan. The zoning ordinance would not establish a land use designation that is more intense than the uses permitted in the BRP. The proposed amendments would add Chapter 17.45 entitled "Affordable Housing" and amend section 17.06.040 entitled "Secondary Dwellings and Guest Houses" to the Marina Municipal code and local costal program implementation plan. More information is available in the February 9, 2007 Board Minutes.</p>	Previous
9/14/2007	<p><u>CD of Young Nak Church Amendment to Specific Plan:</u> The Board received information regarding the City of Marina Young Nak Church amendment to the specific plan and found that the Young Nak Church amendments to be consistent with the Fort Ord Base Reuse Plan. The amendment would not establish a land use designation that is more intense than the uses permitted in the BRP. The amendment includes additional development standards not previously included in the 2004 specific plan. These include road width, parking, setbacks, utilities, street rights of ways and potential future phases of the project. More information is available in the September 14, 2007 Board Minutes as well as in Resolution #07-17.</p>	Previous
	<p><u>CD of City of Marina New Marina Subdivision Ordinance:</u> The Board received information regarding the City of Marina New Marina Subdivision Ordinance and found that the New Marina Subdivision Ordinance to be consistent with the Fort Ord Reuse Plan. The New Marina Subdivision Ordinance would not establish a land use designation that is more intense than the uses permitted in the BRP. The ordinance is a comprehensive update to the Municipal Code Title 16 entitled "Subdivisions". The update is necessary to update language for current City conditions. More information is available in the September 14, 2007 Board Minutes as well as in Resolution #07-15.</p>	Previous
	<p><u>CD of City of Marina Amendments to General Plan:</u> The Board received information regarding the City of Marina's Amendments to the General Plan and found the Amendments to the General Plan to be consistent with the Fort Ord Base Reuse Plan. The amendments to the General Plan would amend Figures 3.1 and 4.11 to indicate that Imjin Parkway will be developed as a six land arterial between California Avenue and Imjin Road and amend section 3.9 entitled "Major Roadways" to clarify that Level of Service D serves as the threshold for significance for purposes of assessing project-level impacts and to state that projects which will cause highway segments or major roads within Marina Planning Area to fall below LOS D shall not be approved unless the City finds that feasible mitigation measures are not available to mitigate the project's impact. More information is available in the September 14, 2007 Board Minutes as well as in Resolution #07-16.</p>	Previous