



## AGENDA

Wednesday, August 8, 2018

5:30 P.M. Closed Session

6:30 P.M. Open Session

**REGULAR MEETING  
CITY COUNCIL, AIRPORT COMMISSION,  
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE  
COMMUNITY NON-PROFIT CORPORATION AND SUCCESSOR AGENCY OF THE  
FORMER MARINA REDEVELOPMENT AGENCY**

Council Chambers  
211 Hillcrest Avenue  
Marina, California

### VISION STATEMENT

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 - May 2, 2006)**

### MISSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 - May 2, 2006)**

1. CALL TO ORDER



2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, and Successor Agency of the Former Redevelopment Agency Members)

Nancy Amadeo, Gail Morton, Frank O'Connell, Mayor Pro-Tem/Vice Chair, David W. Brown, Mayor/Chair Bruce C. Delgado

3. CLOSED SESSION: *As permitted by Government Code Section 54956 et seq., the (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency Members) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Milias-Brown Act representative.*

- a. Conference with legal Counsel, Anticipated Litigation: initiation of litigation pursuant to paragraph (4) of subdivision (d) of CA Govt. Code Section 54956.9 – Two potential cases

- b. Real Property Negotiations
  - i. Property: Marina Municipal Airport Business Park  
Negotiating Party: Joby Aviation LLC  
Property Negotiator: City Manager  
Terms: All terms and conditions

**6:30 PM - RECONVENE OPEN SESSION AND REPORT ON ANY ACTIONS TAKEN IN CLOSED SESSION**

- 4. **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE** (Please stand)
- 5. **SPECIAL PRESENTATIONS:**
  - a. **Certificate of Achievement**
    - i. Pony West Zone Shetland Regional World Series Champions\_Shetland Marina Pony Allstar Team.
  - b. **Proclamations**
    - i. Mike Mills, Mechanic
    - ii. Lauren Lai, Finance Director
  - c. **Recreation Announcements**
- 6. **SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:** *Any member of the Public or the City Council may make an announcement of special events or meetings of interest as information to Council and Public. Any member of the public may comment on any matter within the City Council's jurisdiction which is not on the agenda. Please state your name for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. City Council members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of four (4) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the City Council*
- 7. **CONSENT AGENDA FOR THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY:** *Background information has been provided to the Successor Agency of the former Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda for Successor Agency to the former Marina Redevelopment Agency and placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*
- 8. **CONSENT AGENDA:** *Background information has been provided to the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.*

a. ACCOUNTS PAYABLE:

- (1) Accounts Payable Rabobank Check Number 85264-85268, totaling \$4,446.35  
Accounts Payable CHASE Check Numbers 90125-90292, totaling \$431,719.21  
Accounts Payable Successor Agency Check Numbers 14-17, totaling \$22,452.98

b. MINUTES:

- (1) July 3, 2018, Regular City Council Meeting
- (2) July 17, 2018, Regular City Council Meeting

c. CLAIMS AGAINST THE CITY: None

d. AWARD OF BID: None

e. CALL FOR BIDS: None

f. ADOPTION OF RESOLUTIONS:

- (1) City Council consider adopting Resolution No. 2018-, accepting responses to the 2017 – 2018 Monterey County Civil Grand Jury Final Report “WHO’S IN CHARGE? Stepping up on homelessness: The need for strategic leadership and comprehensive planning” for the City of Marina, and; Direct that the responses be forwarded to the Honorable, Stephanie E. Hulse, Judge of the Superior Court.
- (2) City Council consider adopting Resolution No. 2018- and Resolution No. 2018-(NPC), approving the Abrams B Housing Area Budget for FY 2018-19, and; authorizing the Finance Director to make appropriate accounting and budgetary entries.
- (3) City Council consider adopting Resolution No. 2018-, and Resolution No. 2018-(PPSC-NPC) approving the Preston Park Housing Area Budget for FY 2018-2019, and; authorizing the Finance Director to make the appropriate accounting and budgetary entries.

g. APPROVAL OF AGREEMENTS:

- (1) City Council: Consider adopting Resolution No. 2018-, authorizing the City Manager to execute amendments to the Deed Restriction and Regulatory Agreement with Preston Park Sustainable Nonprofit Community Nonprofit Corporation and the Deed Restriction and Regulatory Agreement with the City of Marina Abrams B Non-Profit Corporation to make the rent calculations for the Low-Income Units consistent with State Law; And, it is recommended that the Board of Directors of the *Preston Park Sustainable Community Nonprofit Corporation*: consider adopting Resolution No. 2018- (PPSC-NPC), of the Board of Directors of the Preston Park Sustainable Community Nonprofit Corporation authorizing the Executive Director to execute an amendment to the Deed Restriction and Regulatory Agreement with the City of Marina to make the rent calculations for the Low-Income Units Consistent with State Law; And it is recommended that the Board of Directors of the *City of Marina Abrams B Non-profit Corporation*: consider adopting Resolution No. 2018- (NPC), of the Board of Directors of the City of Marina Abrams B Non-Profit Corporation authorizing the Executive Director to execute an amendment to the Deed Restriction and Regulatory Agreement with the City of Marina to make the rent calculations for the Low-Income Units Consistent with State Law.

- (2) City Council consider adopting Resolution No. 2018-, authorizing the City Manager to execute a Memorandum of Understanding between the City of Marina and the Marina Police Officers' Association, and; authorizing adjustments to the City's Salary Schedule and Compensation Plan, and; authorizing Finance Director to make appropriate accounting and budgetary entries.
- (3) City Council consider adopting Resolution No. 2018-, approving Lease Agreement between City of Marina and Joby Aero Inc for the building located at 3200 Imjin Road (Building 507) at the Marina Municipal Airport; and authorizing Finance Director to make necessary accounting and budgetary entries; and authorizing City Manager to execute Lease Agreement subject to minor modifications on behalf of the City, subject to final review and approval by City Attorney

h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None

i. MAPS: None

j. REPORTS: (RECEIVE AND FILE):

k. FUNDING & BUDGET MATTERS: None

l. APPROVE ORDINANCES (WAIVE SECOND READING):

- (1) City Council consider reading by title only and adopting Ordinance No. 2018-, approving the Second Amendment to the Development Agreement between the City and Cypress Marina Heights LLC.

m. APPROVE APPOINTMENTS: None

9. PUBLIC HEARINGS:

- a. City Council to open a Public Hearing to consider adopting Resolutions for: 1) adoption of a Negative Declaration; 2) adoption of a General Plan Amendment (GP 2016-03) to reclassify the property land use designation from "multiple use" to "multi-family residential"; 3) adoption of an Ordinance amending the City of Marina Zoning Map (ZM 2016-04) rezoning the property from "C-1/Retail Business District" to "SP-Shores at Marina"; 4) adoption of a General Plan code text amendment to delete policy 2.63.5 to eliminate the requirement for the provision of childcare; 5) adoption of a Specific Plan; 6) amendment to the Official Plan Line (OPL) to eliminate the cul-de-sac at the end of the De Forest Road extension; and 7) approval of a combined development permit to allow the development of a new five-story, fifty-eight (58) unit apartment complex at 3125 De Forest Road (APN: 032-171-018). CEQA Determination: Negative Declaration." ***Continued from July 17, 2018.***
- b. City Council to Open a Public Hearing, Take Testimony from the Public and Consider Adopting a Resolution Approving a Combined Development Permit consisting of: 1) a Conditional Use Permit (UP 2016-06) for Residential Density over 25 Units Per Acre; 2) a 10% Density Bonus and a Project Incentive to Allow a Reduction in Open Space Requirements 3) an Affordable/Inclusionary Housing Proposal to Provide One Affordable Housing Unit On-site; and, 4) Site and Architectural Design Review (DR 2016-04) for a New Three-Story, 10-Unit Apartment Complex; at 264 Carmel Avenue (APN: 032-291-044). Exempt from CEQA per Article 19, Section 15195.

10. OTHER ACTIONS ITEMS OF THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Action listed for each Agenda item is that which is requested by staff. The Successor Agency may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*
  
11. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is requested by staff. The City Council may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

***Note: No additional major projects or programs should be undertaken without review of the impacts on existing priorities (Resolution No. 2006-79 – April 4, 2006).***

- a. City Council consider adopting Resolution No. 2018-, awarding the 2018 Citywide Street Repair Project for Digouts and Chip Seal contract to Granite Construction Company of Watsonville, California, authorizing the Finance Director to make necessary accounting and budgetary entries and authorizing City Manager to execute contract documents and all change orders on behalf of City subject to final review and approval by the City Attorney.
  - b. City Council receive the report prepared under Section 9212 of the California Elections Code; and Adopt Resolution No. 2018-, of the City Council of the City of Marina Submitting to the Voters at the November 6, 2018 General Municipal Election an Initiative Ordinance Relating to Cannabis Businesses, Requesting County Elections Officials to Conduct the Election, and Requesting Consolidation of the Election.
  - c. Should the City Council place, on a future agenda for discussion and potential adoption, a city ordinance which addresses campaign reform that limits the monetary amount of contributions that may be made to candidates for citywide elected offices. O'Connell
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12. COUNCIL & STAFF INFORMATIONAL REPORTS:
    - a. Monterey County Mayor's Association [Mayor Bruce Delgado]
    - b. Council and staff opportunity to ask a question for clarification or make a brief report on his or her own activities as permitted by Government Code Section 54954.2.
  
  13. ADJOURNMENT:

#### CERTIFICATION

I, Anita Sharp, Deputy City Clerk, of the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at City Hall and Council Chambers Bulletin Board at 211 Hillcrest Avenue, Monterey County Library Marina Branch at 190 Seaside Circle, City Bulletin Board at the corner of Reservation Road and Del Monte Boulevard on or before 7:30 p.m., Friday, August 3, 2018.

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**ANITA SHARP, DEPUTY CITY CLERK**

*City Council, Airport Commission and Redevelopment Agency meetings are recorded on tape and available for public review and listening at the Office of the City Clerk and kept for a period of 90 days after the formal approval of MINUTES.*

*City Council meetings may be viewed live on the meeting night and at 12:30 p.m. and 3:00 p.m. on Cable Channel 25 on the Sunday following the Regular City Council meeting date. In addition, Council meetings can be viewed at 6:30 p.m. every Monday, Tuesday and Wednesday. For more information about viewing the Council Meetings on Channel 25, you may contact Access Monterey Peninsula directly at 831-333-1267.*

*Agenda items and staff reports are public record and are available for public review on the City's website ([www.ci.marina.ca.us](http://www.ci.marina.ca.us)), at the Monterey County Marina Library Branch at 190 Seaside Circle and at the Office of the City Clerk at 211 Hillcrest Avenue, Marina between the hours of 10:00 a.m. 5:00 p.m., on the Monday preceding the meeting.*

*Supplemental materials received after the close of the final agenda and through noon on the day of the scheduled meeting will be available for public review at the City Clerk's Office during regular office hours and in a 'Supplemental Binder' at the meeting.*

*Members of the public may receive the City Council, Airport Commission and Successor Agency of the Former Redevelopment Agency Agenda at a cost of \$55 per year or by providing a self-addressed, stamped envelope to the City Clerk. The Agenda is also available at no cost via email by notifying the City Clerk at [marina@ci.marina.ca.us](mailto:marina@ci.marina.ca.us).*

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Upcoming 2018 Meetings of the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Community Nonprofit Corporation and Successor Agency of the Former Redevelopment Agency  
Regular Meetings: 5:30 p.m. Closed Session;  
6:30 p.m. Regular Open Sessions

Tuesday, August 21, 2018

Tuesday, October 2, 2018  
Tuesday, October 16, 2018

**\*\*Wednesday, September 5, 2018**

**\*Wednesday, November 7, 2018**

Tuesday, September 18, 2018

Tuesday, November 20, 2018

Tuesday, December 4, 2018

Tuesday, December 18, 2018

**\*\* Regular Meeting rescheduled due to Monday Holiday**

**\*\*\* Regular Meeting rescheduled due to National Night Out Event**

**NOTE: Regular Meeting dates may be rescheduled by City Council only.**



