

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.

Questions?

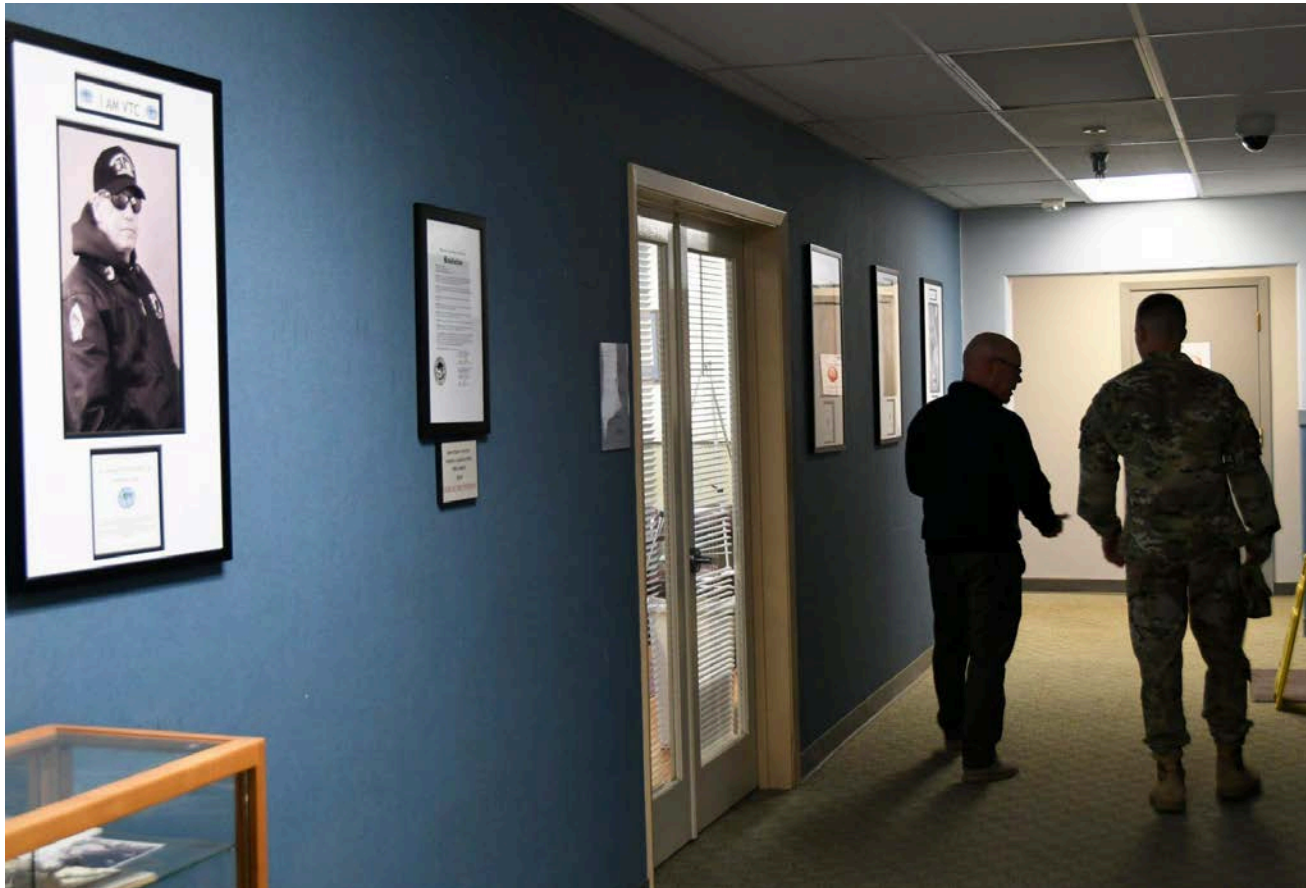


Photo from Veterans Transition Center Facebook account, posted 12/11/2018