

Proposed General Plan Land Use Map











City Limits	Waterbody	Office/R&D Low	Aviation Support High
Sphere of Influence	Low Density Residential	Office/R&D High	Public Facility - Airfield
Urban Growth Boundary	Medium Density Residential	Mixed Use	Public Facility - Education
Local Coastal Zone	High Density Residential	Future Specific/Master Plan Area	Public Facility - Civic
Rail_Regional	Neighborhood Commercial	Specific/Master Plan Area	Parks & Recreation
Specific Plan Area	Visitor Serving Commercial	Light Industrial/Flex	Open Space
Parks Outside the City	Regional Retail	Aviation Support Low	UGB Open Space


 Sources:
 City of Marina (2023);
 County of Monterey (2023);
 CPAD (2021);
 Urban Footprint (2023);
 ESRI (2022);
 USGS & NOAA (2016).

Marina 2045 Land Use Designations





Residential

Map Color	Designation	Types of Uses	Supporting Visual	Density/Intensity
	Low Density Residential	Single family homes and accessory dwelling units (ADU)		Up to 7.5 du/ac
	Medium Density Residential	Duplexes, multiplexes, and townhomes		7.6 - 15 du/ac
	High Density Residential	Multi-family apartments		15.1 - 35 du/ac
	Very High Density Residential	Dense multi-family apartments (no parcels currently designated)		35.1-50 du/ac







Commercial

Map Color	Designation	Types of Uses	Supporting Visual	Density/Intensity
	Neighborhood Commercial	Retail, restaurants, entertainment, office, and other services		0.2-0.5 FAR
	Visitor Serving Commercial	Hotels, restaurants, retail, and other visitor-serving uses		Up to 0.9 FAR
	Regional Retail	Big-box retailers, restaurants, auto-sales, and related uses		Up to 0.4 FAR
	Office/R&D Low	Offices, business parks, and research and development space		0.25-0.6 FAR
	Office/R&D High	Higher intensity offices, business parks, and research and development, and service commercial		Up to 1.2 FAR





Mixed Use

Map Color	Designation	Types of Uses	Supporting Visual	Density/ Intensity
	Mixed Use	Vertical or horizontal mixed-use with residential and/or commercial (including retail, restaurants, services, office, hotels)		Up to 0.9 FAR 15-35 du/ac













Industrial

Map Color	Designation	Types of Uses	Supporting Visual	Density/ Intensity
	Light Industrial/Flex	Maker space, warehousing, PDR, service commercial, medical, small laboratory space, and R&D		Up to 0.4 FAR
	Aviation Support Low	Aviation light industrial, warehouse, PDR, aviation office, and low intensity R&D		Up to 0.7 FAR
	Aviation Support High	Aviation, general industrial, PDR, high intensity high, airport-related uses		Up to 7.0 FAR

Special Uses

Map Color	Designation	Types of Uses	Supporting Visual	Density/ Intensity
	Future Specific/ Master Plan Area	Types of uses detailed in a Specific Plan or Master Plan		Defined in Specific/Master Plan
	Specific/ Master Plan Area	Types of uses detailed in a Specific Plan or Master Plan		Defined in Specific/Master Plan

Public Uses

Map Color	Designation	Types of Uses	Supporting Visual	Density/ Intensity
	Public Facility - Airfield	Marina Municipal airport runway		None defined
	Public Facility - Education	Public and private educational facilities		None defined
	Public Facility - Civic	Public facilities including civic center, library, police and fire stations, and post office		None defined
	Parks & Recreation	Public parks and recreation facilities		None defined
	Open Space	Preserved open space or farm land		None defined
	UGB Open Space	Preserved open space south of the Urban Growth Boundary (UGB)		None defined

Proposed Changes to the General Plan Land Use Designations

Attachment to City Council Staff Report

November 19, 2024

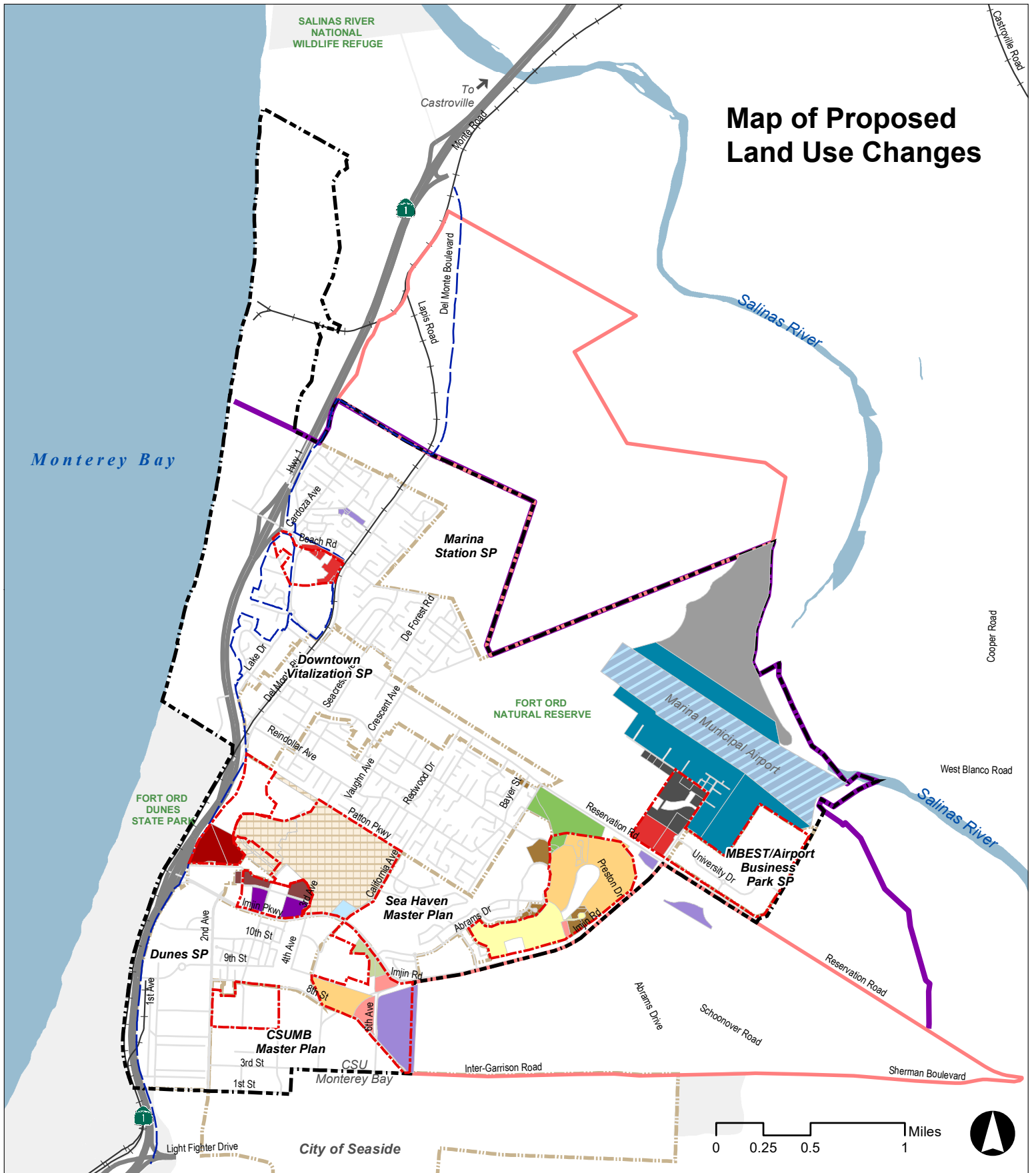


Current General Plan Designations	Proposed General Plan Designations	Rationale
Residential		
<u>Name and Maximum Density</u>	<u>Action Taken, Name and Maximum Density</u>	<u>Rationale</u>
Single Family Residential Average 5 du/ac	Low Density Residential Up to 7.5 du/ac	Change density to align with zoning
Neighborhood Edge Average 5 du/ac	<i>Remove designation</i>	This designation only applies to part of the Marina Station Specific Plan - this area is designated "Specific Plan"
Marina Heights Residential Average 5.5-6.5 du/ac	<i>Remove designation</i>	This designation is part of the Sea Haven Specific Plan - this area is designated "Specific Plan"
University Village Residential Average 8 du/ac	<i>Remove designation</i>	This designation is part of the Dunes Specific Plan - this area is designated "Specific Plan"
Neighborhood General Average 9 du/ac	<i>Remove designation</i>	This designation only applies to part of the Marina Station Specific Plan - this area is designated "Specific Plan"
--	Medium Density Residential 7.6-15 du/ac	New designation that aligns with zoning (R-2 and R-3)
Neighborhood Center Average 25 du/ac + retail	<i>Remove designation</i>	This designation only applies to part of the Marina Station Specific Plan - this area is designated "Specific Plan"
Village Homes High Density 30 du/ac	<i>Remove designation</i>	Only applies to 1 parcel, collapse this designation into the proposed "high density residential" currently called "multi-family"
Multi-Family Residential 15-35 du/ac	High Density Residential 15.1-30 du/ac	Renamed and modified to have no overlap with Medium Density Residential designation
--	Very High Density Residential 35.1-50 du/ac	New designation that aligns with Downtown Vitalization Plan and allows for future very high residential (no parcels currently designated)

Current General Plan Designations	Proposed General Plan Designations	Rationale
Commercial		
<u>Name and Maximum Density</u>	<u>Action Taken, Name and Maximum Density</u>	<u>Rationale</u>
Regional Sales and Service 0.25 – 0.4 FAR	Regional Retail Up to 0.4 FAR	Rename and modify FAR for clarity
Multiple Use Commercial 0.25 – 0.9 FAR	Mixed Use Up to 0.9 FAR and 15-35 du/ac	Rename and modify FAR for clarity
Mixed Use/Service Low Retail/Service	Neighborhood Commercial 0.2-0.5 FAR	Rename and modify FAR for clarity, remove residential component
Visitor-Serving 0.15 – 0.4 FAR	Visitor Serving Commercial Up to 0.9 FAR	Rename and modify FAR for clarity
Office/Research 0.25 - 0.6, varies by area	Office/R&D Low 0.25-0.6 FAR (0.9 FAR with bonus)	Rename and modify FAR for clarity
--	Office/R&D High Up to 1.2 FAR	New designation to allow higher intensity employment uses
Office	<i>Remove designation</i>	This designation is part of the Marina Station Specific Plan - this area is designated "Specific Plan"
Industrial		
<u>Name and Maximum Density</u>	<u>Action Taken, Name and Maximum Density</u>	<u>Rationale</u>
Light Industrial/Service Commercial	Light Industrial/Flex Up to 0.4 FAR	Rename and modify FAR for clarity
Industrial	<i>Remove designation</i>	This designation only applies to part of the Marina Station Specific Plan - this area is designated "Specific Plan"
--	Aviation Support Low Up to 0.6 FAR	New designation align with the Aviation Master Plan
--	Aviation Support High Up to 7.0 FAR	New designation align with the Aviation Master Plan

Current General Plan Designations	Proposed General Plan Designations	Rationale
Public		
<u>Name and Maximum Density</u>	<u>Action Taken & Name</u>	<u>Rationale</u>
Public Facility - Civic	Public Facility - Civic	No change
Public Facility - Education	Public Facility - Education	No change
--	Public Facility - Airfield	New designation for airport runway
Public Facility - Proposed Education	<i>Remove designation</i>	Collapsed into "public facility - civic"
Public Facility - Other	<i>Remove designation</i>	Collapsed into "public facility - education"
Parks and Open Space		
<u>Name and Maximum Density</u>	<u>Action Taken & Name</u>	<u>Rationale</u>
Agriculture	Agriculture	Applied to land outside the city's planning area (no parcels designated in City)
Public Parks and Recreation	Parks and Recreation	No change
Habitat and Open Space	Open Space	No change
UGB Open Space	UGB Open Space	No change
Golf Course OS	<i>Remove designation</i>	The formerly designated area has been changed to be consistent with the Airport Master Plan
Specific/Master Plan		
<u>Name and Maximum Density</u>	<u>Action Taken & Name</u>	<u>Rationale</u>
--	Specific/Master Plan Area	New designation for all adopted specific/master Plan areas
--	Future Specific/Master Plan Area	New designation to identify areas that require a future specific/master plan

Map of Proposed Land Use Changes



Areas of Discussion	Office/R&D Low	Aviation Support High	City Limits	Waterbody
Low Density Residential	Office/R&D High	Public Facility - Airfield	Sphere of Influence	
Medium Density Residential	Mixed Use	Public Facility - Education	Urban Growth Boundary	
High Density Residential	Future Specific/Master Plan Area	Public Facility - Civic	Local Coastal Zone	
Neighborhood Commercial	Specific/Master Plan Area	Parks & Recreation	Rail_Regional	
Visitor Serving Commercial	Light Industrial/Flex	Open Space	Specific Plan Area	
Regional Retail	Aviation Support Low	UGB Open Space	Parks Outside the City	

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