

GPAC Meeting #7

Summary Notes

June 20, 2024, 6 - 8 pm | Virtual via Zoom

Attendees:

- City Staff/Consultants: Alyson Hunter, Guido Persicone, Layne Long, Troy Reinhalter, Melissa Stark, and Matt Raimi
- GPAC Members Present: Cindy Burnham, Gilia Baron, Richard Zhang, and Grace Silva-Santella
- GPAC Members Absent: Catina Smith, Biruk Cleary, Sheila Baker, Mia Nyugen, Manjeet Dhillon, and Wesley Haye

Overview

On June 20th the General Plan Advisory Committee (GPAC) for the Marina 2045 General Plan Update held its 7th meeting virtually via Zoom. The purpose of the meeting was as follows:

- Receive updates on the General Plan progress
- Build the GPAC's preferred citywide Land Use Alternative
- Review high-level land use and character policies

This meeting did not have a quorum—meaning less than 50% of GPAC members were in attendance—therefore GPAC #7 served as an informational session only and no voting or formal group feedback was solicited. Individual comments and ideas were shared by those GPAC members who did participate, which is summarized below.

Presentation and Discussion

Preferred Land Use Alternative

The group reviewed GPAC, workshop, and interim survey results for each of the areas of discussion. This exercise highlighted the similarities and differences across the three feedback methods, and where the majority of public preference rests related to the land use alternatives.

GPAC Feedback:

- At the onset of the meeting, one GPAC member noted that Workshop #4 summary does not mention the idea of a green cemetery as a new land use in several of the areas of discussion, and the summary should be amended to reflect that feedback.
- One GPAC member asked if the alternatives would discuss the Lake Court area moving forward.
 - *As a note, this area instead has been moved to the LCP project for discussion, as it is in the Local Coastal Zone.*
- Another GPAC member asked if the General Plan Team has worked with CSUMB students to retain feedback related to the land use alternatives.
 - *The General Plan Team noted that there has been coordination with CSUMB student groups.*

- One GPAC member noted the similarities and differences between interim survey results and GPAC preferences on land use show interesting overlap and differences.

High-Level Land Use Policies

Prior to the meeting, GPAC members received a draft outline of the General Plan, which included policy topics for all chapters of the General Plan Update. In the second part of the meeting, the Team walked through high level policy ideas for one of the topics; land use and community character. GPAC members were invited to provide feedback and ideas related to land use goal topics.

GPAC Feedback organized by land use topic:

- 1. Focused Growth
 - No feedback provided.
- 2. Community Gathering Places
 - The potential civic center location should not be called out on the map.
 - Attract outdoor eating in downtown area
 - Add the “arts village” as an activity center
- 3. Housing that is affordable
 - Aging in place policy should be added.
 - Provide tenants right for ADU tenants.
 - If ADUs are financially incentivized by the City, those properties should be deed restricted for affordable housing.
 - Incentivize aging in place modifications to homes.
- 4. Existing neighborhoods
 - No feedback provided.
- 5. New neighborhoods
 - Consider outlawing cul-de-sacs.
 - Do not agree with restricting new gated communities – gated communities can help avoid cut-through traffic and secure age restricted neighborhoods.
 - Change policy suggestion to “minimize” new cul-de-sacs and gated communities.
 - Also provide definition for types of gated communities.
- 6. Living wage jobs
 - Consider adding eco-tourism here or within the Economic Development chapter
 - Work with MPC to locate a 2-year trade school in Marina
- 7. Attractive public realm
 - Concern about what an Army memorial will look like
 - Consider adding “ethnic diversity” to memorials
- 8. Key Gateways
 - Consider adding gateways in South Marina
 - 3rd St and 2nd Avenue (possible future park area)
 - Imjin & Hwy 1 entrance
- 9. Walkable Marina
 - Del Monte Streetscape design
- 10. High-quality/sustainable buildings
 - No feedback provided.

Marina City Manager, Layne Long, noted that the FORTAG Trail and dedicated e-bike space are concepts to connect the city and will be provided in the Parks/Open Space and Circulation chapters. He also noted that further discussion is needed regarding the location of the future civic center, so the policy and alternative language should be vague.



Public Comments

Near the end of the meeting, public comment was open to any who wished to share. No members of the public joined this meeting, therefore no public comments were shared.

Next Steps

GPAC members were reminded to circulate the Land Use Alternative survey that is open through mid-July. The next GPAC meeting is expected to take place in August, though is not yet scheduled.