

# GPAC Meeting #8

## Summary Notes

October 10, 2024, 6 - 8 pm | Virtual via Zoom

### *Attendees:*

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

### *Overview*

On October 10<sup>th</sup>, the General Plan Advisory Committee (GPAC) for the Marina 2045 General Plan Update held its 8<sup>th</sup> meeting virtually via Zoom. The purpose of the meeting was as follows:

- Receive updates on the General Plan progress including recent workshop #5 results.
- Review and provide feedback on the preferred land use alternative (draft General Plan Land Use Map).
- Review and provide feedback on policy topics for several general plan chapters.

### *Presentation and Discussion*

#### **Preferred Land Use Alternative and Land Use Designations**

The GPAC was presented with the final draft Preferred Land Use map and corresponding designations, in advance of sharing these with Planning Commission and City Council. No significant comments were recorded, and thus the GPAC agreed with the staff's recommended land use map, notwithstanding previous comments regarding too many hotels around Beach Road Gateway.

#### **Policy Preview, Part 1**

Prior to the meeting, GPAC members received draft policies for five topic areas (Safety & Hazards, Conservation, Public Utilities & Water, Environmental Justice, and Climate Change). Comments and additional ideas from GPAC are presented below:

#### **Topic Area #1: Safety & Hazards**

- Make sure we are addressing coastal erosion with respect to the desalination plant
- What about the beach parking lot eroding?
  - Fort Ord Dunes are not in County limits
  - State Beach is discussed in the LCP

#### **Topic Area #2: Conservation**

- Add tree preservation standard (for exemplary trees; large/heritage) to scenic routes for single-family residential and park

- Encourage planting of trees on residential lots
- Del Monte medians need more trees

### Topic Area #3: Public Utilities and Infrastructure

#### Energy and Electrification

- Add policy on supporting solar/alternative/green energy (mention small/rooftop micro-wind)
- Solar on public buildings/facilities
- Explore the possibility of wind
- Microgrids to enable lower bills?
- Incentivize 3CE electrification?
- Undergrounding beyond Reservation Road
- Clarify “natural gas in existing, electricity in developing areas”
- Add microgrid/resilient energy sources

#### Water Supply

- Brown water/greywater system in the home/on-site
- Concern about reallocation; reword to “reallocate more water to Fort Ord (City properties in Ord; City parks, Cypress Knolls, etc.)”
- Revise Monterey One Water purple pipe; can be potable now, not just irrigation
- Ensure adequate/fair share of M1W; coordinate with M1W (political)
- Explore other (new/future) technologies to collect water (e.g., fog collection)
  - Support MCWD
  - Water efficiency techniques

#### Public Facilities

- Add WiFi in parking lots; look at WiFi dead zones
- Is the City planning on an Airport runway extension? Looking at it in 2025

### Topic Area #4: Environmental Justice

#### Land Use

- Add a separate line/policy on housing for disabled populations (see Housing Element)
- Use the terminology “cultural and appropriate” instead of culturally appropriate
- Work/housing balance; increase livable jobs in town
- Multi-income housing? Different sizes/types of housing in a project
- Add more policies on aging populations / add more aging in place content

#### Physical Activity

- Beach Road and Reservation Road are really wide; roundabout to be built at Beach/Reservation
- Consider bus access in new neighborhood street design
- With respect to Ped/Bike access to schools, keep tourists in mind

#### Economic Development

- Include MPC in economic equity policy
- What does “discourage” drive-thru/liquor/vape? Make it Conditionally Permitted (CUP) or Not Permitted

- Isn't there already a quota per square mile for liquor?
- Don't allow drive through uses in walkable areas
- Don't discourage fast casual/"healthy fast food"; it's more nuanced
- One member wants to prohibit vape stores (others don't agree); may not be legal
- Split food from vape and liquor policies; promote healthy lifestyle/physical activity

#### **Topic Area #5: Climate Change**

- Aren't there already waste reduction requirements?
- Don't need a cooling center in Marina (already a cool climate year-round)

### *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.