



GPAC Meeting #6

Summary Notes

April 4, 2024, 6 - 8 pm | Marina Library Meeting Room

Attendees:

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

Overview

On April 4, the General Plan Advisory Committee (GPAC) for the Marina 2045 General Plan Update held its 6th meeting. The purpose of the meeting was as follows:

- Review the City Council's revisions to Vision and Guiding Principles
- Review and discuss the draft Land Use Alternative Concepts

The following is a summary of the GPAC's comments and feedback by topic.

City Council Revised Vision & Guiding Principles

The consultant team presented the revised vision statement and guiding principles prepared by the two-member City Council Subcommittee.

GPAC members were disappointed by the new content and number of changes proposed by the Council subcommittee, especially given the work put in by the GPAC to develop the content. Specific comments included the following:

- There were a lot of edits/changes to a document that the GPAC worked collaboratively to develop over multiple GPAC meetings.
- Nearly all of the Guiding Principles are now longer and more detailed than what GPAC proposed, and confusingly incorporate multiple topics rather than sticking clearly to one single theme.
- The vision statement should not be political in nature; DEI or "diversity, equity, and inclusion" is present in too many guiding principles and is a buzzword best avoided.
- As members of the community selected by City Council, the GPAC was concerned that their input was significantly rewritten by Council. GPAC members questioned their value to the General Plan process if their input will continue to be significantly overridden.

Land Use Alternatives Concepts

Missing Land Uses:

In addition to the list provided on slide 19, GPAC members noted that a fire station, medical campus, and leisure options are missing in Marina.

Following the overview of missing land uses, the GPAC reviewed each of the land use concepts, moving area by area. The ideas, preferences, and other notes from the GPAC are listed below:

Area #1: Cypress Knolls & 3rd Avenue

The GPAC preferred the first option, “Mixed-Use Center & Medical.” This mirrors the recommendation that came out of the Community Charrette held in 2023. Other recommendations included:

- #1 “Mixed-Use Center & Medical”: add a small retail shopping component at the southeast corner that is currently low-intensity employment (similar to option 3).
- #1 “Mixed-Use Center & Medical”: add an expansion for MHS
- #2 “Missing Middle & Mixed-Use”: add multi-family housing

Area #2 8th Street

GPAC members preferred the first option, “New Neighborhood” for the 8th Street Area. No additional feedback was provided.

Area #3 UCMBEST Expanded

GPAC members preferred the second option, “Visitor and Aviation-Manufacturing” for the UCMBEST Expanded Area. Comments included:

- Retail nodes at the intersection are a good idea, could serve Joby employees and commuters traveling to/from Salinas
- Residential near the airport seems like a bad idea (option #3) and generally would prefer that employment uses are prioritized here.

Area #4 CSUMB Parking Lots

GPAC members preferred the second option, “Student Village” for the CSUMB Parking Lot. No additional feedback was provided.

Area #5 Beach Road Gateway

GPAC members preferred the first option, “Retail Gateway” for the Beach Road Gateway with a few edits. These edits and additional notes are listed below:

- For all alternatives, there should be a new pocket park at the Seaside Court/Reservation Road roundabout.
- For all alternatives, reflect the existing car wash recently built along Beach Road.
- #1 “Retail Gateway”: swap the proposed park and retail shopping area in the northeast corner of the property, near the intersection of Beach Road and Del Monte Boulevard.

Area #6 Abrams/Preston Park

The conversation around Abrams/Preston Park is slightly different than the other areas of discussion – instead of detailed alternatives, the GPAC was asked more broadly how this area should grow or change in the future.

GPAC members proposed adding a mixed-use and sports complex within the undeveloped portion, south of Preston Park along Preston Drive. The GPAC referenced the Pleasanton Sports Complex as a strong precedent for housing intermingled with athletic facilities/fields.

Area #7: Lake Court

The City owns a small plot of land at the western end of Lake Court, across the 101. This was the former location of the City’s Corporation Yard and Animal Shelter/Pound. GPAC members indicated a preference to utilize this space for public recreational uses or a public campground.

Public Comments

Near the end of the meeting, public comment was open to any who wished to share. One member of the public—Councilmember Brian McCarthy—joined the meeting and provided public comment. This input is summarized below:

Include the City's Corporation Yard within the CSUMB Master Plan as a potential area of change or discussion. How should we consider this area in the future? Should the City consider a swap with CSUMB?

Next Steps

The City hosted the 4th Community Workshop on land use alternatives on April 27, 2024 to discuss these same questions with members of the public. An online survey that allows for voting and comment on proposed alternative concepts will be available, beginning sometime in the month of May.

The next GPAC meeting is expected to take place in June, though is not yet scheduled.