

GPAC Meeting #4

Summary Notes

Meeting Date: October 5, 2023, 6 pm - 8 pm | Marina Library

Attendees:

- City Staff/Consultants: Guido Persicone, Matt Raimi
- GPAC Members Present: Catina Smith, Cindy Burnham, Gilia Baron, Manjeet Dhillon, Wesley Haye
- GPAC Members Absent: Daniel Munoz, Grace Silva-Santella, Maya Morrow, Mia Nyugen, Richard Zhang, Sheila Baker

Overview

On October 5, the General Plan Advisory Committee (GPAC) for the Marina General Plan held its 4th meeting. The purpose of the meeting was as follows:

- Review results from community questionnaire #1.
- Review and discuss the proposed draft Vision Statement and Guiding Principles.
- Review and provide direction on the land use opportunity areas in Marina.

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

Vision Statement

Prior to the meeting, the General Plan Team provided GPAC members with two variations of an updated General Plan Vision Statement. The first option included minimal modifications in a "track changes" format. The second option was a revised and rewritten statement based off GPAC and public input collected from previous GPAC meetings and the first online questionnaire.

- Most GPAC members preferred the revised and rewritten statement best, though one GPAC member liked the "track changes" version. Specific feedback and edits included:
 - Members had mixed feelings on whether it reads like a vision.
 - The revised vision statement is too long - extra words and repetitive thoughts should be removed.
 - The tense should be changed to "the city desires to become;" not the future tense.
- The General Plan Team will update the Vision Statement and work with Galia to revise and send back out to the whole GPAC.

Guiding Principles

As a continuation of previous GPAC discussions, the group reviewed revised General Plan Guiding Principles—and provided prior to the meeting—and provided feedback. The revised Guiding Principles include new concepts identified by the GPAC and ideas from the first online questionnaire. Overall, there was strong support for the direction of the new Guiding Principles, as they are better organized, clearer, have only one idea per bullet, and are more well-written. There were multiple suggestions for improvements that included:

- Emphasis on the ocean and the beach is missing – it can be added to #8
- Transportation, roads, and infrastructure are missing – add a related principle.
- Consensus for changing “One Marina” to “Unified Marina” and revising the text to: “One city with shared resources, appreciation for all residents regardless of where they live, the length of time in the city or their cultural background.”
- Revise the “transit” bullet.
 - Delete the term “functional.”
 - Add the idea that transit should serve the residents, be cost effective, be more “self-sustaining.”
 - The city doesn’t necessarily need to provide the transit service, but the decisions on service should be “collaborative” and the city wants a say in how transit happens.
 - Add “noise” to list of benefits; revise to: “...and that reduce congestion, noise, and...”
- Add a bullet on Public Safety including police and fire. The city should be safe for all residents and safety should be sufficiently funded. Move this bullet close to the top of the list.
- The bullet on diversified local economy should include the idea of continued “fiscal sustainability” and make a stronger link to the provision of high-quality public facilities and services.
- In the public facilities and services bullet, add that the City will be committed to providing high quality public services.
- Consider using letters for the list as numbers imply that there is a level of importance.
- GPAC Members noted they would like to list the Guiding Principles in rank-order.

The General Plan Team will revise the Vision Statement and Guiding Principles based on GPAC feedback. The new versions will be shared with the group for review and editing prior to the next meeting.

Land Use Map and Areas of Discussion

The next section of GPAC #4 covered General Plan land use opportunity areas. The Team provided a series of maps that summarized ongoing constraints to development, existing adopted master plans and specific plans, potential areas of annexation, and finally potential development areas (or areas of discussion).

- There was general agreement that many of the land use decisions are already determined and that the proposed map is mostly correct and that most of the land use decisions are set in place. This means that there is not a large geographic area for the GPAC to focus on. Additional questions and revisions included:
 - Confirm the boundary for Cypress Knolls to add the area to the west or identify this area as an Area of Discussion.
 - Several questioned why “Reservation Road” was included on the map; others were glad so that they could talk about the types of commercial uses. Some GPAC members expressed concern that additional hotels will be added in this area.
 - Explore the County housing element site more because it will impact the city. If developed, it could be annexed and then East Garrison could be annexed as the city would be contiguous.

The General Plan Team will send an email to GPAC members with an updated composite map of potential development areas. Prior to the next GPAC meeting, members will look at each designated area and begin to think about future land uses for those areas.

The marked-up map is below,



Map modified by GPAC.

Public Comments

Near the end of the meeting, public comment was open to any who wished to share, though none participated.

One member of the public provided comments via email after the GPAC meeting which included the following key points:

- Concern that new housing will price out existing diversity.
- Concern that Marina will turn into a “destination town” and bring unwanted traffic.
- Desire to build more hotels to collect TOT.

Next Steps

The General Plan Team will revise the Vision Statement and Guiding Principles and send to the GPAC in late October for review and improvement. The revised Vision Statement and Guiding Principles will be provided to the Planning Commission and City Council at a joint meeting on November 14th. The next GPAC meeting will be held on December 7th and this meeting will be VIRTUAL. The meeting will focus on a land use vision for each of the Areas of Discussion.