



MINUTES

Thursday, January 9, 2025

6:00 P.M. Open Session

SPECIAL MEETING CITY COUNCIL

THIS MEETING WILL BE HELD IN PERSON AND VIRTUALLY (HYBRID).

Council Chambers
211 Hillcrest Avenue
Marina, California

AND

Zoom Meeting URL: <https://zoom.us/j/730251556>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

1. CALL TO ORDER
2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

MEMBERS PRESENT: Jenny McAdams, Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair Liesbeth Visscher, Mayor/Chair Bruce C. Delgado
3. PLEDGE OF ALLEGIANCE (Please stand)
4. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is requested by staff. The City Council may, at its discretion, take action on any items. Members of the public may be given up to three (3) minutes to speak.*

Note: No additional major projects or programs should be undertaken without review of the impacts on existing priorities (Resolution No. 2006-79 – April 4, 2006).

- a. Receive a presentation from the City's consultant, Raimi+Associates (R+A), on the draft "Final" Preferred Alternative Land Use Map (Map) and Land Use policies; and provide direction to staff allowing for the in-depth analysis of growth projections, water needs, and potential traffic and circulation impacts to begin as part of the preparation of the draft Environmental Impact Report (EIR) for the GP2045.

Round #1 Public Comments:

- Marie Weiner – Commented on the scope of the Draft EIR regarding the 8th street proposed land use direction. One section is zoned as BP. Supports changing the zoning of the Las Animas parcel to mixed-use.
- Amanda Preace, Monterey Audubon Society – Spoke about biodiversity loss crisis that is happening. Hopes the general plan policies will include how the development while also

protecting special types of animals which are present in Marina. Cypress Knolls northwest habitat area and around the airport should be open space.

- Carol Eng – Spoke on executive staff suggestion to change the zoning of the Las Animas plot to mixed-use. Supports the rezoning change suggestion.
- Fred Watson – registered on the city's GP page to receive notification and did not receive any notification of this meeting. Underestimating the scale of the habitat constraint, which we're being told will be fine if we look at the environmental review. Spoke about the comment letter emailed prior to the meeting.
- Scott Waltz – Concerned about conservation issues in general. Commented on the Cypress Knolls preferred land-use map in terms of mitigation acreage. This map does not convey categorically the need that might be required for mitigation. If approved now you give the impression that all of the development, we're looking at on that map can happen.
- Tom Lubowe – Read the last sentence of Marina's vision statement. Believes it's important to do the studies ahead of time before committing to how land use is set for the next 20 plus years.
- Terry Tallen – Spoke on the history of the Walmart site. Noted vacant land adjacent to Walmart has been empty for 20-years due to the current zoning. Stated this process is inadequate, inappropriate and should be changed. The city held stakeholder meetings, and we were not invited to provide any feedback. Supports changing the zoning to mixed use.
- Daniel Dokhanian – Own one of the parcels adjacent to Walmart and have ambitious plans for our property. Commented on how to make real estate work and that's to respond to what consumers want. Noted there is not a lot of retain/hospitality demands right now for that intersection. Supports changing the zoning to mixed-use.
- John Stansbury – Broker for Terry Tallen and Pads C and D of Walmart site and has limited interests in these pads due to current zoning. Retail is shrinking in the world and what is replacing retail is urban village concepts. This gateway designation is from the 70's and will never come to fruition. This site will remain dark if it is not allowed to become a mixed-use designation.
- Kelly Weigel – Asked if there was representation from UCMEST/UCSC? Appreciates the final preferred land use vision.

MCCARTHY/BIALA: THAT WE RECEIVED THE PRESENTATION FROM THE CITY CONSULTANTS AND THAT WE GIVE STAFF DIRECTIONS TO ACCEPT THIS DRAFT LAND USE DESIGNATION MAP TO CONDUCT THE APPROPRIATE STUDIES. WITH THE EXCEPTION OF THE CHANGE TO THE LAS ANIMAS SITE BE CHANGE TO MIXED USE; AND THAT WE DIRECT STAFF TO ESTABLISH A CONSERVATION FOCUS GROUP AS PART OF THE EIR PREPARATION. 5-0-0-0

Motion Passes

General Plan Goals and Policies

Public Comments:

- Fred Watson – Biodiversity conservation is only represented in the goals as an indirect consequence of development through the wording mitigate impacts of development within the open growth boundary on biological resources. It should be recognized in its own right, I suggest that one of the goals is Recognize, protect Preserve and celebrate Marina's endemic and sensitive habitat and plant and animal species. This stuff doesn't take care of itself weeds

invade. It needs to be cared for and it should be encoded into the spirit of the city that we understand and care for our unique biodiversity and the places where it occurs.

- Amanda Preace – Prioritizing as a goal or policy for the general plan, incorporating wildlife corridors to connect up the west side or maybe north. one side of the highway with the National Monument, trying to create corridors to connect up those habitats being a priority
- Carol Eng – like the reference to this marina that we like. And it's not sprawling and all that. Yeah, so thank you for that it goes encapsulated a lot of the things that we like about marina. Asked about changing of the mixed use for Las Animas, if that was part of the last motion or it's just being done in the EIR or for the future?
- Jeff Markham – First Goal, Marina is mostly a coastal community and would like to see that captured somehow in the goal that we would like to preserve, protect and restore our coastal community as a city.

Direction: minor changes to Goals 1, 2, and 7 were made to incorporate language that is more protective of rare plants and special status species and also to incorporate more inclusive outreach practices.

5. ADJOURNMENT: The meeting adjourned at 9:35 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor