



## MINUTES

Tuesday, March 26, 2019

6:00 P.M. Open Session

### SPECIAL JOINT MEETING OF CITY COUNCIL AND PLANNING COMMISSION

Council Chambers  
211 Hillcrest Avenue  
Marina, California

1. CALL TO ORDER



2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency)

MEMBERS PRESENT: Council Members: Lisa Berkley, Adam Urrutia, Frank O'Connell, Mayor Pro Tem/Vice Chair Gail Morton, Mayor/Chair Bruce C. Delgado

MEMBERS PRESENT: Planning Commission Members: Jeffrey Weekley, Brian McCarthy, Victor Jacobsen, Katherine Biala, David Bielsker

MEMBERS ABSENT: Thomas Mann, Chairperson David Burnett

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)

4. OTHER ACTIONS:

- a. City Council hold a joint public workshop with the Planning Commission on the Local Coastal Plan Update and receive the Draft 2019 Existing Conditions and Sea Level Rise Report.

Planning Commission Questions: On some of the maps there were certain areas away from the beach were highlighted or overlaid in white but did not notice a key or rubric for that, is the area in white a flood zone in that case for 100-year flood or permanent ponds or lakes there? What decade is that area expected to get flooded? Cemex mining closure, in your figuring of this prediction was that just on the 4feet or was it considering the natural excretion if we stop the Cemex sand mining? No mention of our floundering dunes, is that part of why our risk is so low, because our dunes are like no where else in the world, that it was pre-glacial so is that one of the main reasons why we have so much lower risk? Snowy Plover, based on your assessment and the fact that we can't move their nests/habitats so what happens to all the species? Do they go extinct? Annual Change Storm Event, when was the last time in history we had one of those? Is that 1% like a probability like 1 chance out of 100 that would happen? Is it more severe than a king tide? Do you think in planning there is some synergies that can be made in planning for a 100-wave event and flood event like we saw in 1982?

Council Questions: Does anything in your research contemplate how coastal erosion would impact our resiliency against other threats like tsunamis? Would a wave event be higher than a tsunami? Cemex dunes restoration adaptation-is this Local Coastal Plan the tool that enables us to direct what would happen in that recovery? Is this a direction that we as a city should be looking at and asserting our best interest in? Have you looked at the predicted fog cover changes? Is there a prediction for fog cover change? This report does project an increase in the number of days that are 90 degrees or above in temperature, does it have any similar projects for temperature of the bay? What is the impact of the predicted temperature? What is the impact of the increased minimum temperature projected to occur? If we were to adapt beach nourishment, how frequent is nourishment required? What is the difference between beach morphology and coastal erosion? Is there any more recent data beyond 2006? Where does the sand come from when nourishing? Did you take into consideration what other cities such as Monterey, Sand City would be doing to their coast that would affect the erosion on ours? Hypothetically, if there were seawalls installed south of us does that have an impact north? So, is it accurate to say the seawall in Monterey that exists today probably has minimal effect as far north as we are? The sand that drops into the canyon does it ever come back through upwelling? Heard we're expecting an earthquake at some point; would an earthquake trigger a tsunami? Does that factor into any of these numbers? So, earthquake related tsunamis are not a risk worth including or they're not a risk able to be included? Wastewater lift station, is this in a flood area?

Public Comments:

- Mike Owen – Mention was made of the State Park parking lot and that is susceptible to beach erosion and my impression is that's not the case. It's just a case of very poor short sided engineering by the State Parks that did that parking lot, that made no provision for any sort of drainage.
- Paula Pelot – A2 Map, is the flooding in this map a function of this roadway that goes down here because it looks like there are other breaches in this area that crosses the freeway? Or is the flooding a function of this pulling the water into this area and therefore might be something that can be mitigated by re-engineering the roadway?

Council/Planning Commission Direction: MCWD Wastewater Lift Station, Larger maps needed; giving more information about the Cemex site and how the reclamation might affect some of the things in terms of prevention in the future for seawater rise; interesting to see where we are in relation to other local jurisdictions that we can either show leadership with or possible be impacted by their decisions; it would be helpful for the public to have a sense of what other jurisdictions throughout California are facing in a general sense; information on how frequent or how costly nourishment applications would be; funding sources.

- b. City Council and Planning Commission to discuss Marina Downtown Revitalization Plan.

Planning Commission Questions: None

Council Questions: Do you know what percentage of the core downtown area is privately-owned? Has there been any consideration on any various meeting as to what can be done to encourage these private property owners to develop, short of eminent domain or selling, develop the properties they do own such as to off-set Prop 13? How are we going to put this into effect? Has there been any study relating to multi-use properties in the present private property in the core area as to what we're looking at as far as what we can say to the property owner "if you do this" although Prop 13 is going to be in there for you that it would be to your financial benefit to do so? Is this plan intended to eliminate existing drive-thru? Intersection of Reservation & Del Monte, is there any potential that you are aware of on the two corners

that presently have nothing but the railroad tracks for TAMC to somehow develop that in some way or is it always just going to be in the conditions it's in? Has there been a discussion or suggestion of possibilities as to how we offset the loss of traffic by the traffic going on Imjin Road when it's widened as compared to coming down Reservation Road to see the businesses that are in the core area? Would it be and if so what percentage of benefit do you think it would be if the government center was to be developed at the library area as a point of reference to driving in and seeing quality buildings? Is the Water Supply Assessment and the Sewer Water Modeling necessary before this plan is adopted? Is the cost for these already budgeted or do we need to make a budget allocation? If we have inadequate water, you do this assessment and it is determined that you would have to predict if the Cal-Am Water project goes forward? If there is inadequate water how does that water assessment impact the housing numbers? How does that impact our RHNA numbers? Map 5-9, Patton Parkway/Del Monte Extension – is the dotted straight line going east to west, is that the former Fort Ord boundary? The alignments of Patton Parkway and Del Monte, have we done an EIR? Incentives, if in fact the city were to create a plan of seed money or waive fees for approval of project that we're precipitating the necessity of pay prevailing wage for any improvements on those projects? If we were to encourage private land owners to develop further in alignment with the Specific Plan what kind of incentives have you seen? Is anywhere in our downtown area able to utilize the state law AB2? Is it appropriate to have a current and or a future figure showing a street grid in our downtown? Is it appropriate for this plan to discuss the vision or the preferred arrangement of the Reservation/Del Monte intersection? What is going to happen to the travel lanes and parking along Reservation Road? Parks, does this document address parks in the downtown core? Is there any CSUMB, E-Scooter connectivity to our downtown plan? Would it be appropriate to have some discussion about how to plan for a downtown that specifically caters to a university environment for the economic benefit and people aspect of the downtown? Is there any reference to bike amenities in this document to encourage more bike traffic? Do we have lots in this plan to accommodate Accessory Dwelling Unit/Granny-house to fit into our housing needs? Can we get more native trees unique to Marina planted vs. non-native species?

**Public Comments:**

- Nancy Amadeo – Was on the Downtown Ad-Hoc Committee and attended every meeting, worked exceptional hard, there were lots of discussion and debates. There are some issues that you are concerned about like street grids and how we're going to change what we have to something different is going to take a lot of time. Does not think an overlay of a street grid on top of our current streets is actually going to solve the problem because it will be solved depending upon how areas are developed. They will be developed one lot at a time vs. in mass and that will dictate where you will put streets. We also talk about where you can't put a street through but can have pedestrian access. Much of what the mayor talked about sounds more like a General Plan update and this plan will definitely impact the General Plan update and will show connectivity of all part of Marina and how they connect to our surrounding community including CSUMB. There was a lot of discussion related to trees and some of the things you have to be concerned about is: how does it grow, how does it adapt to the wind, and will it lift the sidewalks and impact the sewer lines or impact the windows of the upper story buildings? Thinks it a mistake to restrict the plants to being just native. We should have a diversity just like our city. Leaves it up to our Council and Planning Commission to solve that problem.
- Mike Owen – If there was a tree study group formed after this would be willing to contribute. Regarding the Marina Arbutus picture, that was planted over a dozen years ago was a unique replacement for the lollipop trees that had been prevalent in Marina for several decades. It was so successful as a street tree that its being at risk of being the dominant fallback simple minded alternative for street trees now. There are a number of downsides to doing pattern. It's becomes boring and indistinguishable from other cities. It's a simple alternative to offer some variety. There

is a place for non-native trees that are small adaptable, attractive and do well on street medians. On public art, a recommendation is to make it sort of functional as possible rather than isolated examples in the plan. Suggested using sculptured benches such as cypress logs, loveseats, bronzed statue seating. There are a number of varieties to choose from.

- Grace Silva-Santella – Was one of the original members of the Downtown Committee some years ago and thrilled that we are at this place right now. On 1-11 there is reference to CSUMB and the importance of CSUMB and Council may want to build on that a little bit. On 3-15 references parks and the need to identify places for greenspaces and maybe you want to add on to that a little bit. On 5-18 references bikes and this definitely needs to be added on to a little bit. Remembers we had a lot of discussion on scooters and the safety of them with pedestrians. We also talked a lot about charging stations for electric bikes. Would love to see an example of the proposal for Del Monte and Reservation Road intersection in this plan. When we talked about this plan we saw it as a “bible” as a guide and that it was going to be around for 20-30 years and it will be amended and added to, it would be supplemented. Urged Council, the Planning Commission and the Ad-Hoc committee to embrace this principle. Don’t think of it as a ridged vision and just be grateful and happy where we are right now.

**MORTON/BERKLEY: TO DIRECT STAFF TO INCORPORATE THE COMMENTS THAT HAVE BEEN GIVEN COUNCIL, PLANNING COMMISSION AND THE PUBLIC INTO THIS DRAFT SPECIFIC PLAN; AND TO BRING BEFORE COUNCIL AN ACTION ITEM FOR US TO DIRECT THE WATER SUPPLY ASSESSMENT, THE SEWER WATER MODELING ASSESSMENT AND ENVIRONMENTAL IMPACT REPORT; AND TO PROVIDE FUNDING FOR THOSE TO GO FORWARD AS SOON AS POSSIBLE. 5-0-0-0 Motion Passes**

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

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Anita Sharp, Deputy City Clerk

ATTEST:

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Bruce C. Delgado, Mayor