



MINUTES

Tuesday, April 9, 2016

6:00 PM Open Session

SPECIAL MEETING

**CITY COUNCIL, AIRPORT COMMISSION,
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE
COMMUNITY NON-PROFIT CORPORATION AND SUCCESSOR AGENCY OF THE
FORMER MARINA REDEVELOPMENT AGENCY**

Council Chambers
211 Hillcrest Avenue
Marina, California

1. CALL TO ORDER
2. ROLL CALL & ESTABLISHMENT OF QUORUM
MEMBERS PRESENT: Lisa Berkley, Adam Urrutia, Frank O'Connell, Mayor Pro-Tem/Vice Chair Gail Morton, Mayor/Chair Bruce C. Delgado
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. WORKSHOP
 - a City Council consider adopting **Resolution No. 2019-36**, receiving a presentation and provide comments on the Preliminary Concept Plans for the Park at Sea Haven, the Park at The Dunes, Gloria Jean-Tate Park and the Equestrian Center.

the Park at The Dunes:

Question: Are you aware of the designed requirements for Tatum's Treehouse? In the configuration presented will we be able to accommodate Tatum's Treehouse? How much higher is the far west end of this park than 2nd Avenue? What is the resolution for this park relating to water allocation? Of the 1423 feet of recaptured water that's been allocated already by FORA, you're indicating that a portion of our allocation could be used at this park to irrigate, correct? Is there any developer contribution to this park? Was Tatum's Treehouse explored by the city? Where problems identified? What was the feedback from Tatum's Treehouse people on the alternatives? Do we have funding to take down the barracks with 3-5 years? Are the barracks available for public use? Is there a backup plan for that area if it turns out that we need to remove those barracks? Has there been any discussion of what to do with that area if the barracks need to be removed? What point in this process would you envision looking into those questions in a more detail manner than you have so far? With the removal of the barracks do you anticipate that to be an early phase of the park's development or a latter phase? Do you think there will be much conflict for park users of early phases if there was ongoing latter phase demolition? Are there amenities for an amphitheater or dog park? Was there discussion of FORA Regional Urban Design Guidelines (RUDG) and how they might apply to this park development, especially the ones on Fort Ord? have there been any

discussion about which kind of trees you'd use? Is there an amphitheater planned for any of the parks or equestrian center? Upon approval of concept, what is the timeline for completion or implementation and what is the approximate cost? Are there potential grants to help us cover these expenses? Access points for non-motorized access, such as bikes, scooters or skateboards? Besides dollars and water do you anticipate any other major challenges to implementation of some kind of similar plan that you show here? What steps have been taken in the designs to cater to non-motorized wheel access such as bike storage/lockers and parking? What kind of amenities might there be for people arriving with dogs? What kind of discussion has there been for electrical charging stations or thoughts of food and water? How many parking spaces are there and where is the parking located? Are we considering keeping lead-filled barracks? What is the potential for circular jugging/walking trail? Where are Marina's property lines? Does the \$23 million include the removal of the barracks/blight? FORTAG Trail looks constrained, how are we to fit horses through there, bicycles, pedestrians and wildlife? Is putting horses next to parking lots wise? What is the cost to remove the barracks, per structure?

Public Comments:

- Mike Owen – Noted that this park is the most wind exposed park in Marina. Suggested planting cypress as they are excellent wind break trees.

Recommendation:

Water Allocation and potable and reclaimed; Regional Urban Design Guidelines; Phase in early components for Tatum's Garden/Treehouse; FORTAG Trail to allow more horse, bicycles and pedestrians; Stabilization of Barracks funding; Tree Plan Phase; increase bicycle amenities; food/concession area; phase plan for amenities

Glorya Jean-Tate Park:

Question: How big is the dog park? Will professional dog park developers be brought in? Are we eliminating the soccer and baseball field? Where are you replacing this soccer field and baseball field? Did you consult with the youths to see if they are ok with the move? Have the recreation advisory boards discussed these park plans? What would it take to put the play fields back into the plan? Where are the entry points into the park on Cardoza? Is there a way to incorporate ADA access along Cardoza? Is the Pump Track for regular bikes? What kind of noise will there be? Will there be competitions? What's the approximate cost for this and approximate timeline after the concept/design is approved? Will this park be done in phases or all in one? Has there been discussion if this is a small breed or large breed or an all-breed dog park? Is there a sport field planned for Sea Haven? Is # 5 lawn now? If we were to set up a softball/baseball/Soccer field for kids under 8 or 10 could the playground be on hold (number 8) until other parks provided some sport field amenities and then the playground here could encroach upon and reduce the size of the ballfield, are those kinds of trades available? Are the areas (#'s 5, 8, 16 and 13) are those on the same elevation and are they all lawn? Between #5 and #10 was it considered at all to move the perimeter trail to be long Cardoza and make the lawn area larger so that it could facilitate a soccer or baseball field? Is #10 for the Pump Track based on the interested parties saying that it has to be this size? Is this area subject to reduction in size? Given to topography and the higher elevation of Cardoza compared to the itself, is there an opportunity to flip it such that the Pump Track would be on the east side of the park next to Cardoza? What is the status of the mural? Is it possible for the mural to be on the outside of the park? is it appropriate to be designing an entire park around a mural? Are there other places in the city where this mural can go? What is the square footage of the dog park? could it be divided somehow to be a small and large dog park?

Public Comments:

- Jeremiah Smith, Recreation Commissioner – We had a lot of conversations and I think really the vision and plan for this park was to accommodate what this sport field location doesn't accommodate. One of the biggest things

was the 0-5 age demographic and the play space and that playground was intended for that. we have a need for that in the city. we do have some locations but that is something we need to expand in capacity even if it was Tatum's Garden or Tatum's Treehouse we need a space like that. Also, the trail is intended to accommodate seniors. One of my fellow commissioners she handles 0-5 and the senior's group and think that was what really the trail, the access, the parking being able to pull up as well as hotel guests that may be walking and maybe they have dogs or there's a dog show and that type of stuff. That folks would come from across from the beach area. The parking access being closer to the dog park. We talked a lot about soccer and baseball fields and we haven't used this location in years. We've been able to accommodate 250 kids at essentially a couple of locations. Preston, the High School and other areas. Pony Baseball I don't believe is using it very much either, so we've had a lot of conversation about a few soccer practices where we have upper and lower Los Arboles. We've got Windy Hill Park, we've got other places where we can accommodate that. make things specifically for the needs of the folks and a lot of stuff you saw on your checklist. There really was a lot of comment for 0-5 space, access for seniors to have the ability to move about and exercise and of course the dog park.

- Mike Owen – The drive through at the post office where you drop off envelopes the is approximately from that flagpole to a round about at the end of the street is an existing mural that was done there of seascape, dolphins and whales. That existing line of trees to the west wasn't there 20 years ago. There were about 5 mature cypress at that point and then the Tree Committee had an Adopt-a-Highway Program that allowed them to plant cypress trees on Caltrans property. So, we did that all the way to the end of Armstrong Ranch property. The purpose of that was to provide a wind barrier/sound barrier/visual barrier and confirmation of that is when Steve Emerson told me that the reason they had to leave that park with the Wind Festival is because after awhile there wasn't enough wind.
- Josh Peterson, Wathens Castanos – Question was brought up about phasing to maximize what's already there along with the dollars and how they come in. In looking at this if you move #8 over to #4, #4 being a singular use dog park with Sea Haven adding two dog parks fairly quickly the Tot Lot get relocated to the parking lot closer to the restrooms and in the future, you do add back that dog park where #8 is, along with #5 and create two dog parks. It also puts the dog parks along Cardoza which is usually preferable. In the interim combining #5 and #8 may allow for more space for your soccer field. We talked to the Pump Track people the night of the committee meeting and they were elated on how large the pump track was. Bottom line is if you were to stagger some of the improvements there's plenty of room within the design to accommodate everything the city wants.

Recommendation:

Water Allocation; Regional Urban Design Guidelines; Phase in early components for Tatum's Garden/Treehouse; Design Pro for Dog Park; youth and senior input; Pump Track downsizing/move location; move jogging/walking pathway to run along Cardoza; small and large dog parks; replace playground equipment ASAP once removed; improve access along Cardoza; retain soccer field; prioritize restrooms prior to Pump Track construction

the Park at Sea Haven:

Question: Why only one restroom facility? Is there parking at the picnic areas on the left? In the upper left corner there is a flat area, do this area give the nearest on-street parking spaces access then to the Passive Picnic area? Would there be ADA access from the on-street parking into the Passive Picnic area? How many toilets are in the restroom facility? How many restrooms are needed to accommodate the 800-capacity number for the amphitheater? How do the 4-5feet high berms baffle the wind? Is it possible to flip the amphitheater and play area now facing north-west to south-east? Do you have any concerns that the amphitheater council be compromised by wind? What public art (murals, sculptures) there might be that are part of the initial plan if not for the future opportunities? Do you think there is opportunity around the amphitheater for public art to be incorporated with the walls and berms? Has any thought been given to what kind of concerts might be potential for this area? Do we have dog experts working with you on the dog park? Do we have to water for this park? does our recycled water pipe go to this area? Who pays

for the month to month water bill? Is it part of the maintenance your firm is paying? What type of paths will we have? Are you fully onboard with the Transportation Agency and the City's plans for widening Imjin? Do the backyards to the homes along Imjin have gates that open in to the park? why is there no westside access to the park? Where will overflow parking go during an event at the amphitheater? Is four (4) ADA parking spaces enough for this area?

Public Comments:

- Tina Nieto, Police Chief – Police Activity League (PAL) is already looking at the amphitheater for movies in the park and other events that will attract our youth, because this is the one park that's going to take place and it would be great if we get bigger events but for Pal we're looking at how can we use it for our community that's here and now. We have several ideas, we're just waiting for it to kick off. Agrees that they need to put more restrooms in or we're going to have some issues. Hope they talk to use about the environmental safety concerns before they get into specifics.
- Mike Owen – Knows hydro-seeding is the most economical way to do a wide expanse but if there's any chance that you would do some of it other than by hydro-seeding I would really recommend that you look at the little display on the corner park at the entrance which is all native landscaping. To me it's a beautiful example. Was with a small group of people and we were reviewing street trees for the downtown area and probably along Del Monte and Reservation maybe 30-50 trees at the most and if I counted the dots correctly on this, this around about 160 trees. At the Public Works Commission, I expressed some concerns about lack of information about this. The developers agreed to come back with a tree plan. Part of my concerns were that the proposal calls for existing trees to remain but there was no identification number or where existing trees were. Concerned that when the tree plan comes back that everything else is going to be so locked in place that there's not really any room for input as far as where these trees might go, what kind of groupings and things like that. if it's possible, it would be really great if when the tree plan is available if there would be an opportunity for a small group of people like last night to actually go over it and provide feedback back to the developer.

Recommendation:

Water Allocation; Regional Urban Design Guidelines; Phase in early components for Tatum's Garden/Treehouse; Restrooms; windbreaks for amphitheater or throughout the park; art locations; Hydroseeding Plan B; Tree Plan (skeletal); ADA Access; Access from Denali Drive

the Equestrian Center:

Question: Has the difference in elevation been looked at between the covered arena, viewing station, open arena? Amphitheater parking? How does the schematics with the covered arena, the arena, what are these other buildings and how do we make this assessable beyond just horses? Where are the vehicle access point to get hay and feed to the stalls? How are we separating the park from the cars? Will the horses and vehicles be utilizing the same roads? What about the speeds and widths of the roads? What about the safety of pedestrians, cars and horse? Is there any blight removal for this park? What if the timeline and cost? Do you see any problems (police/fire) of removing those two (2) short east/west roads? Stockade removal? Where it says Horse Rental 10, is that the existing center arena? Where is the main show arena? Has there been any analysis done on the ratio between stalls, turnouts, arena space to make sure those different functions have enough? Would it be possible to ensure that there's a proper analysis done by a professional to look at the number of private boarding spaces is expected, the number of rental horses' spaces expected, and the number of turnouts and arena space needed for those numbers?

Public Comments:

- Mike Owen – When this came to the Public Works and Recreation Commission I didn't ask any questions, but when I drove out there today was surprised at how the trees that are out there are non-

native. Native ground cover is great and flourishing. Requests that the City do a tree survey and if appropriate tree removal permits for something going down the road.

Recommendation:

Water Allocation; Regional Urban Design Guidelines; Phase in early components for Tatum’s Garden/Treehouse; look at Ad-Hoc Committee work; removal of East/West roads; Hydrant Plan; Program of Utilization (POU) Connectivity; ratio to stalls and turnouts

Matthew Mogensen, Assistant City Manager summarized the recommendations for all the parks

1. For all parks discussed, the City Council wished to:

Ensure adequate water allocations of potable and reclaimed water are available; consider opportunities to integrate Tatum’s Garden/Treehouse; ensure design guidelines of the FORA Reuse Plan are integrated; plan for opportunities to phase in park concepts; maximize FORTAG Trail use for horses, bicycles and pedestrians; maximize ability to accommodate youth activities during park concept phasing

2. the Park at The Dunes:

Regional Urban Design Guidelines; Phase in early components for Tatum’s Garden/Treehouse; FORTAG Trail to allow more horse, bicycles and pedestrians; consider Stabilization of Barracks and funding; increase bicycle amenities; food/concession area; phasing plan for amenities; develop a plan to phase in trees; phasing plan for barrack removal; consider a use plan for remaining barracks; include a circular walking path; consider additional access points.

3. Gloria Jean-Tate Park:

Hire a Design Pro for Dog Park; obtain adequate youth and senior input; Pump Track downsizing/move location; move jogging/walking pathway to run along Cardoza; include a small and large dog park; replace playground equipment ASAP once removed; improve access along Cardoza; retain soccer field; prioritize restrooms prior to Pump Track construction.

4. the Park at Sea Haven:

Regional Urban Design Guidelines; Ensure adequate restroom facilities for typical park usage; incorporate windbreaks for amphitheater or throughout the park; provide art locations; Hydroseeding Plan B; Tree Plan (skeletal); ADA Access; Access from Denali

5. the Equestrian Center:

look at Ad-Hoc Committee work; removal of East/West roads and/or installation of removable bollards; ensure adequate number of turnouts and arena space; bathrooms; Hydrant Plan; consult the Program of Utilization (POU); ensure adequate connectivity;

MORTON/BERKLEY: THAT THE LIST AS RECITED BE THE DIRECTION OF THE COUNCIL TO STAFF. 5-0-0-0 Motion Passes

- 5. ADJOURNMENT: The meeting adjourned at 10:30 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor