



City of Marina Local Coastal Program (LCP) Update Community Workshop #2

Public Comments

Introduction and Background

The City of Marina hosted LCP Workshop #2 on July 30, 2025 at the Marina Library. The objective of the workshop was to present the policy ideas being considered for each section of the Land Use Plan and to receive community input on the policy ideas through an interactive activity. Eight community members attended the workshop in-person and two community members provided written comments prior to the workshop. All comments are summarized below.

Public Access and Recreation

The following comments were received:

- Concerned with the limited amount of beach access.
- What is the definition of “coastal-dependent recreation”? Different government agencies have different definitions.
- To implement low-cost accommodations, consider using PG&E’s income determination.
- Reduce barriers to the coast. Boardwalks are an example of how to reduce barriers.
- There is no ADA beach access at Marina State Beach.
- Call the former CEMEX site ‘the Sand Plant’ when referring to that area in documents. It has been called ‘the Sand Plant’ forever.
- There was a boardwalk at Marina State Beach in the past. It was covered in sand.
- Dune restoration and boardwalks in Marina can be done.
- No park employee housing at the former CEMEX site.
- Provide lots of bicycle parking, and maybe repair tools and EV charging stations.

- Provide public transit (MST bus) access to the coast.
- Do not support a campground at Lake Court.
- Include a policy that encourages boardwalk at Marina State Beach.
- Define “recreation improvements”.
- Define “active recreation”.

Biological Resources and ESHA

The following comments were received:

- How often can trees be trimmed up to 25 percent without needing a Coastal Development Permit? Limit the number of times pruning is allowed within a certain time period.
- Locke-Paddon shouldn't be considered a vernal pond because it is not seasonal.
- When revegetating project sites within ESHA, consider allowing California native species, not just species naturally found around the project site.
- Some of the boardwalks at Asilomar are raised off the ground and would seem to allow wildlife passage to continue beneath.
- Needs work: Dogs on leash Snowy Plover. Poor signage at beach.
- Remove “drought tolerant plant species” from BIO-7. There may be CA natives found in an ESHA area that grow naturally in wetlands and the edge of lagoons that are not drought tolerant.
- How would tree removal trimming and replacement policies apply to the native Willow's at Locke-Paddon Park? Replacement plan for Willows would be challenging.
- Consider the biological impacts of managed retreat.

Marine Resources and Water Quality

The following comments were received:

- At a meeting with MPRPD, MPRPD staff shared that the NW corner parcel of Locke-Padon Park at Del Monte Avenue and Reservation Road is critical to the city's responsibility to manage street run-off, and that there is an intricate system that may not be properly maintained given the overgrown shrubs and trees on the site.

Opportunistic Beach Nourishment Program

The following comments were received:

- Don't see storing sand as viable.
- With the cessation of sand mining, the shoreline may build up naturally.
- The only place for Opportunistic Beach Nourishment in Marina would be Marina State Beach and Reservation Road.
- Ocean Beach in San Francisco is an example of sand redistribution that has been highly unsuccessful. It takes major resources (heavy equipment).

Scenic and Visual Resources

The following comments were received:

- Reword policy VIS-1 to avoid misinterpretation.
- Clarify landscape policy. Local natives versus non-invasive California natives. Is it "local native seed stock" or can it be CA native plants from the geographic region?
- No micro-spray irrigation should be allowed for landscaping. Replace with subsurface or drip irrigation, only.
- Keep signs to a minimum. For example, the news signs at Locke-Paddon Park are unused and too many.

Tribal, Cultural, and Historic Resources

No comments were received for this section.

Land Use and Development

The following comments were received:

- The following comments were provided for the vacant properties adjacent to the Walmart that currently have a land use designation of General Commercial:
 - The owners of the large vacant properties adjacent to the Walmart request that the land use and zoning of these two sites be changed to allow high-density residential development, stating that this site is not viable for traditional retail development.
 - A community member asked if the General Commercial land use designation allows hotels and stated that hotels bring in the most revenue to the City.
 - Another community member stated that during the General Plan outreach, the community supported retaining the General Commercial land use designation.
- Regarding the allowed uses within the proposed Open Space land use designation: State Parks housing, for example, is a very permanent structure and seems specific to the former CEMEX site.
- Regarding the allowed uses within the proposed Open Space land use designation: How is "community garden" defined? Is it a community garden of CA native plants similar to the Oak woodland site in Locke Paddon Park? Is it a Food Forest Garden of non-native fruit trees? Is it a garden of exotic plantings? Would the locally found native plant requirements apply?
- Limit allowed uses within the Public Service Facilities land use designation to library and city corporation yard.
- Leave land use designations in place.
- No new development west of Highway 1.
- Do not exempt ADUs and JADUs from Coastal Development Permit requirements. ADUs will have a big impact on parking in neighborhoods.

- Development of mass transportation systems like SURF will allow for higher density housing than the LCP area can accommodate.
- Recreation facilities need to be defined especially relative to Locke-Paddon Park.
- The map from the workshop shows the parcel west of Marina Library identified as Public Facility. We have a Corporation yard on Lake Ct. There should be no additional "Public Facilities" in Marina's Coastal Zone beyond those two existing footprints.

Environmental Justice

The following comments were received:

- Coastal access needs work.