

## *Marina's History*

### 1868 to 1945

Dating back to (circa) 1868, about 9,000 acres of land stretching north along the Pacific Ocean, and east along the Salinas River, was owned by the late David Jacks and James Bardin.

The land block breakup began in 1885, when the Bardin heirs sold 1,372 ½ acres to John Armstrong for farmland and grazing. About a year later, 1,450 acres were sold, then named the Sand Hill Ranch. Four hundred acres near the ocean were sold to the San Francisco Sand Company, which subsequently constructed a sand plant in 1906. Thus, a third of the large block of land had been parceled out.

In 1913, a land map designated the general area "Bardin", but this designation was short-lived. Within two years, the area was known as "Locke-Paddon Colonies", then "Paddonville".

In 1915, real estate salesman William Locke-Paddon from San Francisco was looking for land to sub-divide and found the breakup of the large Bardin and Jacks estate as an opportunity. On May 29, 1915, Locke-Paddon purchased 1500 acres south of Sand Hill Ranch designated as the "Pueblo Tract No. 1, City Lands of Monterey" requiring him to obtain a loan of one thousand dollars through the auspices of C.F. Reindollar, then president of the San Rafael Bank. Lock-Paddon then sold 5-acre plots for about \$75.00 an acre, hoping to create a future farming community.

People were slow in staking their claims, and many were not farmers but managed to raise peas, potatoes, turnips, and cabbage, thereby enabling them to subsist on their land, along with the rabbit stew (rabbits were plentiful in the area) and sourdough bread that they concocted.

Shelters consisted of unpainted wooden shacks — tar-paper outside, cardboard inside — with the one-room dwellings partitioned by burlap sacks.

The Southern Pacific railroad laid tracks through the middle of this land, and Locke-Paddon convinced the rail authorities to make a "flag" stop to accommodate his clients coming from the San Francisco area. The stop was called "Mile Post 117" later "Paddonville", a name not especially acceptable to Locke-Paddon, who preferred "Marina", for his newly established community and so renamed it in 1918.

Portions of the land being developed were set aside for a school and a church, both of which Locke-Paddon considered essential to a well-organized community. With the early building problem playing interference, Locke-Paddon provided temporary solution when he agreed to allow the use of part of a small cottage on Elm Street (his former sales office) as the first school in 1916.

William Locke-Paddon (1876-1972), affectionately referred to as the "Father of Marina", and his wife Gussie have three sons, William Jr., George, Kenneth, and a daughter, Marion Carter.

A Marina Post Office was established in April 1919, with Murtle E. Samuels as the first Postmaster. In 1920, Mr. Bruce, the first male postmaster, followed Samuels and Doris E. Baker. The post office was always housed in conjunction with a General Store and a gasoline pump. Mr. Bruce remained as Postmaster for a couple of years until he sold the store to the Roumiguere family, whose daughter Georgette Shelp and husband Archie, operated the store and post office from 1936 to 1946.

In 1926, the community was growing its first 70 families with some like Pete Koenen, and his wife Ruby. Other settlers were Floris Cardoza, Georgette Smith, and Laura Maddison.

One of the oldest organizations in Marina was formed — the Grange.

Designated as #518, the Grange was organized in 1933 with many civic events to follow, most notably its campaign to erect a community center and a youth center in 1954.

Camp Gigling was constructed as an Army cavalry post, at what is now known as the former Fort Ord East Garrison. A county road, now Carmel Avenue, provided direct access from Marina to Camp Gigling and on to Spreckles and Salinas.

In June of 1940, the Seventh Division of the United States Army, after some twenty years of demobilization, was activated, training troops at a new Fort Ord. This activity made some impact on the community of Marina, as it became a “rest and relaxation” area for troops stationed at Fort Ord

“Mortimers” was a favorite gathering place for the off-duty soldiers, for the available food, beverages, and entertainment. Clarence Cosky and staff created pleasant, relaxing surroundings for the young troops far away from home.

Marina’s population now numbered approximately 6,000 individuals.

### **.1946 to 1955**

Bud Maloney, returning from military service, was also a former employee of the post office and took over as postmaster in 1953.

Robert (Buddy) Workman and his son (Marina residents since 1939) established a Standard station just north of Fort Ord, and remained in business there for many years. Buddy and wife Donna were very active in the Marina community in church and civic organizations.

Del Monte Boulevard was the hub of the business activity during this period — post office, hardware store, gasoline stations, and the Mortimer complex all offering service to Marina.

Reindollar Avenue was developing as a residential area, with housing construction on the upswing by developers such as Sayers & Sons and C. Cosky. Many former active duty military personnel utilized their GI Bill program to acquire their houses. A home-owned grocery store was located on Carmel Avenue. Reservation Road was mainly a “sand-dune” road, with Pavia’s Pizza House providing an alternative among community restaurants.

Fort Ord military training build-up ensued due to the Korean conflict. With a short supply of on-post military housing, Marina housing was in demand.

The Southern Pacific rail line through Marina carried much traffic. A passenger service called the “Del Monte Special” would leave Monterey in the morning and return in the evening, going to and from San Francisco. Marina was a stop in both directions, and this service continued through about 1975. A pleasant feature of this trip recalled by early residents, was the boarding of vendors in the vicinity of the Castroville Stop selling coffee, doughnuts, or snacks.

Commercial rail traffic included Fort Ord equipment and personnel transported for military maneuvers to other locations such as Ft. Lewis, Washington. Rail carloads of high-quality beach sands, excavated from the Pacific Grove/Carmel coastline and used for optical and commercial lenses, passed through Marina.

Paradise Lodge, a motel added to the Mortimer complex, was one of the first large accommodations of its kind in the city, opening for business in 1953.

F.W. (Bill) Ring, who had moved to Marina in 1950, was the first manager of Paradise Lodge and continued in this capacity for many years. He married Sireta Cosky in 1947, and Bill was involved in all of the civic and Veterans organizations in

Marina for these years, playing an active part as president, and holding other offices. Ring was Grand Marshall of the 7<sup>th</sup> Annual Spring Parade in 1975. He was selected “Man of the Year” in 1982, and Marina civic organizations honored his civic participation by creating “Bill Ring Corner” at Reservation Road and Del Monte Boulevard. Ring passed away in 1984 at the age of 86.

Laura Cosky, wife of Leonard Cosky, was publishing a “home town” paper during the 1950's.

New street names were emerging at this time such as Mortimer Lane and Cosky Drive, establishing a residential area developed by Joe Tate further out on Del Monte Boulevard — and named to honor Clarence Cosky. Cosky died in 1976.

During this period, several elementary schools (part of the Marina Union School District) and churches of various denominations were being built.

More than a dozen Civic and Veterans organizations are now located in the city, some with founding dates back to this period.

The Post Office moved across Palm Avenue in 1953 to its own building and remodeled. The Post Office eventually needed more space and moved to a new and larger facility on Reservation and DeForest Road in 1998. The former Post Office now houses Paige's Security.

### **1956 to 1975**

In 1956, the Marina Fire District was formed as an all-volunteer department, replacing service formerly provided by the California Division of Forestry, located in Castroville.

Reservation Road began to develop as a commercial area, with El Rancho Shopping Center, consisting of a home-owned grocery store, a women's ready-to-wear store, and other business establishments. Feeder streets connecting Reservation Road with Carmel Avenue saw further residential development.

Pre-incorporation efforts were in progress for the Marina area, which was under the jurisdiction of the Monterey County government and service. The first and second official incorporation attempts through the early 1970's failed.

Marina's schools became part of the Monterey Peninsula Unified School District in 1965.

In February 1966, Safeway supermarket came to Marina (Reservation Road and Del Monte Boulevard). With that event, “Marina Shopping Center” began to grow — housing banks, savings & loan facilities, a coffee shop, dry cleaners, laundry mat, barber shop, drug store, filling station, and other offices and businesses.

Reservation Road's development spurred additional housing development near the shopping center. Apartment complexes developed on adjacent streets such as Seacrest and Crescent Avenues and mobile home parks were erected along Reservation Road, Seacrest Avenue and Carmel Avenue

Marina voters approved incorporation on November 5, 1975, by a 20 percent margin, and a City Hall was established on Hillcrest Avenue, with the Public Works housed in what was formerly known as the “Wagner” building, so named after Clay Wagner, always an active participant in the civic affairs of Marina. The official date of incorporation was filed on November 13, 1975 by California Secretary of State March Fong Eu.

## **1976 to 2000**

Marina's form of government is a council-manager form of government. The city became a Home-Rule City Charter (from a General Law City) with voter approval in June 1998. The City has had seven Mayors since its incorporation: Frank Vinyard, Robert Ouye, George Takahashi, Edith Johnsen, Zaruk Takali, James Vocelka, and current Mayor James Perrine.

City Managers have included: John Edgerton, Doug Flautt, Larry Bagley, City Manager John Longley, Jr., Anthony J. Altfeld since August 2002.

The city's logo was designed by Daniel Ziegler in 1977. The logo has been slightly modified throughout the years.

Marina had grown and flourished during its twenty five years of incorporation as a city. Among the recreational features are a city park on Del Monte Boulevard named after the late (and former Public Works Director) Vince H. DiMaggio; a sports complex on Reindollar, Marina State Beach offering picnicking, fishing, sunbathing, and an RV Park located close to the State Beach with modern accommodations and a store. City parks added are Gloria Jean Tate Park, including the Scout House donated by the Kiwanis Club, Locke-Paddon Park, and the acquisition of the Standard Resources Sand Plant property on Dunes Drive by the Monterey Peninsula Regional Park District - resulting in the Marina Dunes Plan being adopted.

Further additions from 1976-1990 included the construction of Highway One Freeway which changed the character of the city, new motels, more multiple dwellings, apartments, and condominiums, medical and dental centers and small shopping centers. Major single-family development was led by 160 + units in 1988 at the old Girotti pig farm off DeForest Road and Crescent Avenue, known as the Monterey Bay Estates. Other housing development which followed included: Cypress Cove, Crescent Heights, Eastridge Estates, Marina Woods, Marina Greens, Oakridge Estates and Seabreeze Estates.

With the under-grounding of the utility lines, the local Beautification Committee and garden Club planted flowers, shrubs, and trees in the dividers along Reservation Road and Del Monte Boulevard, making an attractive entrance to the city's business districts. Bus service, first to Monterey and Fort Ord, and later in 1979 to Salinas, connects the city to the other Peninsula cities.

The city and Veterans organizations, established an "Avenue of Flags" - with the assistance and diligence of Mayor George Takahashi - displaying flags of each State and the U.S. flag on legal holidays.

In 1988, the voters of Marina approved the development of a shopping center, known as the Marina Landing Shopping Center, which currently houses the K-Mart Store. Unfortunately, the K-Mart store announced their plan to close the Marina before the end of January 2001. The voters also approved a bond measure to construct a new Public Safety Department (Police & Fire combined) building on the Civic Center site at 211 Hillcrest Avenue, including an attached Fire Station with bay doors on Palm Avenue. The Public Safety Building was completed in 1993.

A variety of dining establishments came into the city, serving their specialties and native dishes. In 2000, the Marina Dunes Resort consisting of rooms, swimming pool, and restaurant (AJ Spurs) opened its doors.

A Recreational Bike Trail was constructed along Del Monte Boulevard connecting south to Seaside and north to Lapis Road near Highway 1. It was later named after the

late (and former Mayor) George J. Takahashi.

Although the French were the early settlers of the community, with names such as Barbier, Lievre, Teulier, to a name a few, and the city's name is Spanish, the current population mix is represented by people from almost every country. Filipino, German, Korean, Vietnamese, Japanese, Chinese, Hawaiian, Guamanian, Puerto Rican, Mexican and Samoan are predominant in the community, with others representing the Pacific Island areas including Okinawa and the Marianas.

The 1990 population figures included 15,395 Fort Ord population to 32,293, (including Schoonover and Fredricks housing area) according to the State Department of Finance.

Marina received members of four military installations (Fort Ord Army Base, Defense Language Institute, Naval Postgraduate School, and the U.S. Coast Guard) located on the Monterey Peninsula into its community — to include both active and retired personnel.

In 1993, Marina experienced the closure of the Fort Ord Army Base and a drastic drop of its population to 17,300, and revenues to maintain a comfortable level of service to the residents of Marina. Several businesses closed their doors after losing regular customers who were majority military and civil service personnel of the closed base.

The State Department of Finance figures currently show a population of 18,500, which does not include Schoonover and Fredricks housing areas. Census 2000 figures have not yet been released.

In 1995, the Fritzsche Army Airfield was transferred to the City of Marina and renamed "Marina Municipal Airport". The municipal airport has become a hub of viable businesses and companies, housing ninety percent aviation related use businesses, the city's Airport Administration Building, restaurant, Sculpture Habitat; and the University of California Monterey Bay Environmental, Science and Technology (MBEST) Center. The University of California Santa Cruz executed an agreement with the City in 1992 to develop the MBEST Center as a research and development business park.

Monterey County courts expanded and constructed a courthouse on Del Monte Boulevard to handle small claims and traffic court matters.

The city purchased property on Hillcrest Avenue near the Los Arboles Middle School for a Teen Center, named after the late and former Mayor Zaruk "Tak" Takali. The Teen Center provides a place for Marina's teens to enjoy indoor recreational activities with a site supervisor.

In 1998, the city began leasing former Fort Ord housing (Preston Park) as rental units off Imjin Road from the U.S. Army. In 1999 the city received conveyance of about 50 acres for Recreational uses. A few of the buildings houses the Marina Water City Roller Hockey in a former gym, and several recreational activities in the Sports Arena.

The Monterey County Library Marina Branch, once in a one-bedroom house on Carmel Avenue and currently in a small business site on Reservation Road looks forward to moving into a new and larger library. The Marina Larger Library Committee formed by a group of Marina residents are working hard to raise funds to purchase the land on the north-east side of the Locke-Paddon Park on Seaside Court as the proposed new site. Bricks are being sold (\$250 each), and other fund raising events have been held to provide a library for all in this community.

There are now 4 elementary schools, a middle school, and an alternative high school located in a former fifth elementary school within Marina. The City and Monterey Peninsula Unified School District are working closely together towards the achievement of a Marina High School within the next few years.

The city employs approximately 75 full-time employees. It is a full-service city with an outstanding Public Safety Department and boasts of having the second lowest crime rate in Monterey County. Marina has its own water and sewer district, making it one of the few central coast cities with unallocated water and sewer capacity.

Marina residents are proud of their community, their effortless commitment, and priceless contributions to make Marina a better place to live and work.

## 2000 – 2005

### City of Marina History

Slow but steady marked the progress of our culturally diverse City with the 2000 new development of the Walgreen Center on Reservation Road and Vista Del Camino in Central Marina. The Center also includes the Community Bank of California. Additionally Marina is proud to have branch offices of the Bank of America, Wells Fargo and Washington Mutual Banks. Other new financial businesses joined the community over the past five years as well with Edward Jones Securities being the latest. Also in the year 2000 the Marina Kmart closed as the company downsized across the county.

On October 30, 2000 the City's General Plan was approved. The City of Marina also passed an Urban Growth Boundary Initiative, which encouraged infill growth and redevelopment of the former Fort Ord prior to developing the City to the north. Public workshops identified issues from the General Plan and examined the impact of growth. Passage of the initiative known as Measure E, assured future public services would keep pace with future development. After considering various parcels, Monterey Salinas Transit (MST) settled on a location in Central Marina purchasing 3 acres for their future Countywide Bus Terminal in May of 2001. Currently MST and the City are working together to provide a mixed use, retail, and residential combination to be known as the "Marina Central Village". The City's first mixed use project was developed in 2001 with popular national franchises Starbucks, Papa Murphy's and Quiznos. City Council initiated the formation of the Ad Hock Marina Downtown Committee with the intent to revitalize Marina's existing retail commercial area. The Committee was comprised of a variety of Marina residents, business owners, city commissioners, and other interested parties who met regularly from September of 2001 to April of 2002. In joining other Cities for marketing and promotional programs, Marina raised its profile with Council direction for participation in the Monterey County Convention and Visitors Bureau. The Small Business Incubator also opened its doors in September of 2001 in the UCMBEST Center, 3180 Imjin Road and in 2003 began operating as the Marina Technology Cluster. Three new multi use playing fields in the Preston Park neighborhood were rehabilitated and enhanced complete with team seating, a snack bar and scoreboards. Numerous sports teams including Marina Pony Baseball, Marina Soccer League and the Pop Warner, Jaguars Football team, use the playing fields almost daily. In the same year the City of

Marina's Community Center was remodeled and the audiovisual system in the City Council Chambers was upgraded.

The Ad Hock Marina Downtown Committee Report was presented to City Council in April 2002 with a strong commitment to Downtown Vitalization. That year also saw the opening of the Holiday Inn Express where visitors enjoy modern lodging as well as meeting space for small conferences and many community groups and organizations.

At about this time the City's transition began from the status quo of the bedroom community of former Fort Ord to seeking their own identity and implementing Marina's vision for the future. Early in 2002 the City Manager of 13 years took another position in Porterville CA which marked the beginning of administrative changes for the City's reorganization. Following John Longley's departure, the City Manager's position was filled temporarily for five months before the Council appointed Anthony J. Altfeld in August of 2002. Community activity also began to change that year with the first Friday in December Holiday Tree lighting program being moved to Vince Di Maggio Park. The event gained community interest and increased participation from residents and visitors alike. It featured Santa's arrival, singing and the lighting of a mature 25ft. tree. This now popular event was organized and led by Councilman Dave McCall, his wife Robin, and Darlena Ridler.

After close to 40 public meetings and lengthy negotiations the Cypress Marina Heights plans were approved in March of 2003. The developer, the Chadmar Group, made many modifications and adjustments to the original concept at the request of the Marina Citizens. The project consists of 1,050 residences in all price ranges. It includes 20% affordable housing, 12% work force, market rate and a small number of large homes on ¼ acre lots. The developer initiated an Educational Foundation (501c3) with the donation of one market rate home, will include an 18 acre public community park at no cost to the City and assist with the grading of the high school site.

A committee of citizens, commissioners and council representatives selected Marina Community Partners (Shea Homes, Shea Properties and Centex Homes) and general contractor, Monterey Peninsula Engineering as the developers of University Villages. This 400-acre development consisting of retail commercial, mixed use and residential will become the primary economic recovery of the former Fort Ord and is the largest coastal development project in California. The City has already begun attracting new businesses and visitor serving amenities.

The Marina Skate Park, dubbed the best in Central California, by Skater's Magazine, opened in 2004. The Park now draws skate borders and in-line skaters

from around the peninsula. Additionally, Imjin Parkway was completed from Hwy 1 to Reservation Road. The City also saw the completion of another new lodging facility and gas station. Built as a Day's Inn, the motel is now independent doing business as the Heritage Inn. In the same year the expansion of City offices occurred with the opening of the remodeled City of Marina Community Development Department building at 209 Cypress Street. Annual events such as the Marina Air Faire continued in October at the Marina Municipal Airport with its recent runway reclamation of 500 feet, with improved programming and participation. Marina's signature event, the International Festival of the Winds was again held at Marina's Gloria Jean Tate Park over Mother's Day weekend. While continuing numerous popular social and recreational events, 2005 was the year that The "Filipino Festival" relocated and moved to Marina as their new venue and home.

As we close in on 2005, it has been by far the most revealing year for the City of Marina in regards to the direction the City has now taken. The many changes in the City of Marina might best be conveyed by second term Mayor Ila Mettee-McCutchon, (Army Colonel Retired) and City Council members when they implemented a vision and identity for the City of Marina. Both the Council and City Manger encouraged the City staff to transition from "why not" to a "how to" posture. On June 28, 2005 the Marina City Council approved a two-year budget plan that kept basic services in place while eliminating several management positions in a reorganization process. Five new positions however will be added during the process. The new positions will include a Community Development Director, Recreation and Cultural Services Director, Personnel/Risk Manager, Engineering Service Manager and a Planning Manager. City Hall also modified hours this year to enable staff to meet deadlines as well as to provide the level of customer service Marina citizens expect and deserve.

The Crescent Avenue improvements (new sidewalks, striping, parallel parking) was completed, as was the City's Housing Element Update assuring the community of affordable housing (20%) for all new major projects.

Plans were approved for our new Library with donations coming in from the Community and Harden Foundations. An anonymous donor provided seed money of \$25,000 for the property and \$25,000 for the children's library. Former Marina Mayor and 4<sup>th</sup> District Supervisor Edith Johnson provided \$10,000 seed money for the Library furniture in addition to other regular contributors. Other community members and organizations have also provided funds through the sale of bricks and designated plaques. Expected date of ground breaking is scheduled for mid May of 2006.

In 2005 Marina Homeowners saw a noticeable increase in real estate values. The Ramada Inn Limited was completed adding to the skyline of Reservation Road.



The Council approved a major Capital Improvement Program that includes additional and upgraded City facilities, road improvements and public parks. It also was the year that the mixed-use project of University Villages was adopted. Marina at Monterey Bay is now capturing their fair share of publicity with regular media coverage and a new Chamber of Commerce City map. Council provided direction for a quarterly four color City Hall Newsletter that is used as an educational tool for the community as well as to various agencies and inquiries. The Marina Chamber of Commerce, through strong and increased participation and a new Executive Director provided creative and valued programs. The Chamber also served as the umbrella for the Marina Hospitality Association that hosted the first "International Flavors of Marina", a most successful event. This is also the year that the City of Marina's Strategic Development Center (SDC) opened its doors on Reservation Road housing the Project Managers for all the seven major City development projects. The projects include, University Villages, Marina Heights, Marina Station, Cypress Knolls, Marian Golf Resort, Marina Industrial Park and Downtown Vitalization. This is also the year that an experienced shopping center developer is the new buyer on the former Kmart site. Expectations for the Marina Landing Shopping Center have improved greatly with the October 24, 2005 close of escrow and plans to upgrade the abandoned site immediately providing an attractive appearance for 2005 and retail tenants for 2006.

Good things are happening in our young City and people are taking note and showing interest. Marina has become a destination of its own. This anniversary year is the first time a sitting Governor has made a visit to this former agricultural community. Governor Arnold Schwarzenegger held a town hall meeting at Monterey Peninsula Engineering in Marina as part of his plan to push state reforms. It would seem that the Governor is aware as are others that Marina is a City on the rise and a City who's voice makes a difference!