

Planning Commission  
Regular Meeting  
June 23, 2015  
Martinez, CA

**CALL TO ORDER**

Chair Sigrid Waggener called the meeting to order at 7:05 p.m. with all members present except Commissioner Keller and Alternate James Blair, who were excused.

Staff present: Planning Manager Dina Tasini, Engineering staff Khalil Yowakim.

**ROLL CALL**

PRESENT: Donna Allen, Commissioner, Paul Kelly, Commissioner, Sigrid Waggener, Commissioner, James Blair, Commissioner (Alternate), Gabriel Lemus, Commissioner and Dwayne Glemser, Commissioner.

EXCUSED: Kimberley Glover and Jeff Keller.

ABSENT: None.

**AGENDA CHANGES**

None.

**PUBLIC COMMENT**

None

**CONSENT ITEMS**

May 5, 2015, minutes

On motion by Donna Allen, Commissioner, seconded by Dwayne Glemser, Commissioner, to approve Minutes of May 5, 2015, meeting. Motion unanimously passed 5 - 0. Yes: Donna Allen, Commissioner Paul Kelly, Commissioner Sigrid Waggener, Commissioner James Blair, Commissioner (Alternate) , Dwayne Glemser, Commissioner.

**REGULAR ITEMS**

2. Floodplain Management Public hearing to consider a recommendation of an Ordinance of the City Council of the City of Martinez, repealing and reenacting Chapter 15.30 of the Martinez Municipal Code, relating to Floodplain Management. The Planning Commission will make its recommendations to the City Council, which will consider the possible amendments at a future date to be announced.

*This proposed zoning text amendment is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15305, 15307, 15308, and 15061 (b)(3). No further environmental review is required by State law. The Planning Commission will consider a recommendation on the exemption.*

*Applicant: City of Martinez (JE)*

#### Floodplain Management Staff Report

Planning Manager Dina Tasini presented the staff report, discussing the purpose of the 1995 Ordinance, FEMA's input regarding necessary changes to the Ordinance and the Floodplain Map, deadline for the changes to be made, questions raised by Commissioner Allen, and subsequent changes to the proposed revised Ordinance.

Commissioner Kelly asked why staff decided to pull the section on mobile homes. He expressed concern that it could limit future development options for commercial property owners.

Commissioner Allen noted that the Zoning Ordinance would have to be amended to allow for mobile homes since there is no current zoning for them, and the floodplain section could be amended at the same time. Ms. Tasini agreed, but noted the decision as to whether to include mobile homes or not is up to the Commission.

Commissioner Kelly asked if the provisions would be the same for boat storage or RV storage, and Ms. Tasini said no, because those are not considered residences.

Commissioner Allen stated that her concern was to remove unnecessary elements, including references to sand dunes and a primary frontal dune. Chair Waggener agreed that removing superfluous language would be good. Ms. Tasini added that the resolution for approval (if that is what the Commission decides) can include the proposed changes as well.

Chair Waggener noted that she had too proposed clarifications to the language of the Ordinance, which she listed for staff.

Commissioner Kelly asked whether affected property owners had been notified of the revision to the Ordinance, and Ms. Tasini said there will be a public meeting regarding the Ordinance one week before the City Council meeting.

Chair Waggener noted that the appeal period for the CEQA determination had already expired.

Commissioner Kelly expressed that the affected property owners should be notified of the changes that might impact them. Commissioner Allen agreed that proper notification was essential.

Chair Waggener pointed out that the FEMA map changes had occurred at the federal level, and those affected would have been notified of the changes and had the opportunity then to comment.

Ms. Tasini said yes, that was true; and they will also be notified of the proposed changes to the City's Ordinance and will be notified and can comment at the City's public meeting.

Commissioner Allen thanked staff for following up on her questions and concerns.

Chair Waggener asked whether the language should say "manufactured homes" instead of "mobile homes". Ms. Tasini explained that the City does allow for individual manufactured homes on residential property, but not mobile home parks. She indicated she would double-check how to differentiate between the two.

On motion by Donna Allen, Commissioner, seconded by Sigrid Waggener, Commissioner, adopt Resolution 15-02 recommending that the City Council approve an Ordinance of the City Council of the City of Martinez, repealing and reenacting Chapter 15.30 of the Martinez Municipal Code, relating to Floodplain Management, including the removal of superfluous language regarding mobile homes, sand dunes, and primary frontal dunes (sections 5g on page 14, and Part 3 on page 16); and recommending that the proposed zoning text amendment is categorically exempt from CEQA requirements. Motion unanimously passed 6 - 0. Yes: Donna Allen, Commissioner Paul Kelly, Commissioner Sigrid Waggener, Commissioner Kimberley Glover, Commissioner James Blair, Commissioner (Alternate) , Dwayne Glemser, Commissioner, Abstain: Rachael Ford, Commissioner.

Commissioner Allen pointed out for the record that there is a program through the Department of Water Resources called the Community Rating System, and the City is one of a few that does not take part. She noted that there might be points for updating the Floodplain Ordinance, for providing written information to the public and for having a public meeting on the issue. She added that points earned contribute to a reduction in flood insurance premiums, and that residents in unincorporated Martinez receive a 20% discount compared to what City residents pay. She strongly urged the City Council to consider participation in the Community Rating System. She also indicated she would be willing to help in the application process.

Ms. Tasini asked who the contact person was at the County, and Commissioner Allen said either Ken Dahl or Mitch Avalon should be able to provide that information.

### **COMMISSION ITEMS**

Commissioner Allen asked about upcoming items for the Commission. Ms. Tasini said the Muir Station/Laurel Knolls development should be coming in July, following design review.

Commissioner Allen asked about the General Plan update, and Ms. Tasini indicated the draft was complete and the EIR process has begun.

### **STAFF ITEMS**

**None**

### **COMMUNICATIONS**

**None**

The meeting was adjourned at 7:26 pm.

Respectfully Submitted

Approved by the Planning Commission

Mary Hougey

Sigrid Waggener, Chair