



## **Martinez General Plan Update Task Force Meeting #8 Summary**

*Wednesday, May 25, 2010*

*6:30 pm - 9:00 pm*

*City Council Chambers / Martinez City Hall*

### **Task Force Members**

Donna Allen

Jim Blair

Scott Busby

Victor Carniglia, Chair

Earl Dunivan Jr.

Jenny Fitzgerald, Vice-Chair

Rachel Ford

Jeff Keller

Linda Meza

Cynthia Murdough

Cindy Nuse

Donald Pallotta

Leanne Peterson

Denise Sanchez Cannon

Igor Skaredoff

Mark Thomson

George Vetek

Jenny Ward

Jan Weiss

Chris Wills

### **Speakers**

Lou Ann Texeira, Contra Costa County Local Agency Formation Commission, Executive Director

Sailaja Kurella, Association of Bay Area Governments

### **City Representatives and Consultant**

Terry Blount, AICP, Planning Manager

Jeffery Baird, AICP, Consultant

Joshua Abrams, AICP, Consultant

Susan Moeller, Consultant for the "Downtown Matters!" Project

### **Meeting Purpose and Agenda**

The purposes of the meeting of the General Plan Update Task Force (GPUTF) were to: (1) hear from Lou Ann Texeira, Contra Costa County Local Agency Formation Commission (LAFCO), Executive Director — about LAFCO, annexation and the City's Sphere of Influence; (2) receive information on other regional planning initiatives; (3) review policies for the City's Sphere of Influence, Planning Area, and Annexation; (4) undertake continued review of land use designations for potential change areas; and (5) review and confirm

the next meeting agenda and the near-term schedule. Below is the agenda for the meeting.



## General Plan Update Task Force Meeting

*City of Martinez General Plan Update Task Force (GPUTF)*

### AGENDA

Task Force Meeting #8  
Wednesday, May 25, 2011  
6:30 pm – 9:00 pm

City Council Chambers / Martinez City Hall

- Outcomes:**
- (1) Learn about LAFCO and the City's Sphere of Influence and Planning Area
  - (2) Receive information on other regional planning initiatives
  - (3) Review policies for the Sphere of Influence, Planning Area, and Annexation
  - (3) Undertake continued review of land use designations for potential change areas
  - (4) Review and confirm the next meeting agenda and the near-term schedule
- 6:30 pm **I. Review Meeting Purpose**
- A. Review Task Force Meeting #8 Agenda
  - B. Check-in with Task Force Members (*any time constraints for the meeting*)
  - C. Other Administrative Items (*Meeting #7 Summary*)
- 6:40 pm **II. Presentation on LAFCO Policies and the City's Planning Area**
- A. LAFCO and City Staff Presentation
  - B. Task Force Questions of Clarification
- 7:10 pm **III. Presentation on Regional Planning Initiatives**
- A. Staff Overview
  - B. Task Force Questions of Clarification and Feedback
- 7:30 pm **IV. Task Force Break-Out into Work Groups (*rotate after 30 minutes*)**
- A. Policies for the Sphere of Influence, Planning Area, and Annexation
  - B. Continued Discussion of Potential Change Areas
- 8:35 pm **V. Summary of Task Force Work Groups Discussion**
- A. Staff and Consultant Overview
  - B. Task Force Comments
- 8:45 pm **VI. Public Comments on All Items**
- 8:55 pm **VII. Summary and Next Steps**
- A. Summary of the Meeting and Review of Next Meeting Agenda
  - B. Evaluation of the Meeting
- 9:00 pm **Close**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Laura Austin at (925) 372-3523, or Fax to (925) 372-0257. Notification at least 48 hours prior to the meeting will enable the City to make reasonable accommodation to help insure accessibility to this meeting.

Following a review of the meeting's purpose and agenda, Sailaja Kurella, Association of Bay Area Governments (ABAG) gave a presentation on ABAG's regional planning initiatives under the Sustainable Communities Strategy (SCS). Following that presentation, Lou Ann Texeira, Contra Costa County Local Agency Formation Commission, Executive Director gave a presentation about LAFCO and laws related to establishing a City's Sphere of Influence and requirements for annexation.

### **Task Force Discussion**

The Task Force then broke into two smaller groups to discuss possible policies and issues related to (1) the Martinez Planning Area, Sphere of Influence, and Annexation, and (2) policies for neighborhood shopping centers. Below is a summary of Task Force comments from the small group discussion.



### **Shopping Centers**

#### **General Comments About Shopping Centers**

- (1) Keep neighborhood shopping centers commercial, although residential uses could be acceptable on the second floor or incorporated into the site plan. This would include Virginia Hills, Village Oaks and Muir Station.
- (2) Shopping centers should be better connected to the neighborhood if possible.

#### **Virginia Hills Shopping Center**

- (3) Push out sidewalks and create better pedestrian connections.
- (4) Consider that the center is built out already and there is limited parking.
- (5) Address cosmetic updates and improved appearance.
- (6) Provide for outdoor seating.
- (7) Consider two-story shopping but keep parking in mind and transportation improvements and improved entrances and exits.
- (8) Consider that Nob Hill (Muir Station) may be a better candidate for a second story because it is set back from surrounding uses. This is similar to your shopping center.
- (9) Keep neighborhood shopping centers commercial but residential uses could be okay on the second floor or incorporated into the site plan. This would include Virginia Hills, Village Oaks and Muir Station.
- (10) Leave this shopping center pretty much alone.
- (11) Development on mud lot would be good.
- (12) Any changes that are significant could have significant resident opposition.
- (13) The center should be better connected to the neighborhood if possible.

#### **Village Oaks Shopping Center**

- (14) Traffic is an issue for all neighborhood shopping centers including access getting in and out, but it is particularly a problem at Village Oaks.

- (15) Recognize that Village Oaks needs major updating, although the shopping center has sufficient parking.
- (16) Consider construction of another building that could improve the looks and draw to the shopping center.
- (17) Restaurant heaviness is good.
- (18) Neighborhood connections are good.

### **Muir Station Shopping Center**

- (19) Consider that parking is limited but laid out well.
- (20) Sidewalks need improvements from the west (Muir Station Rd.).
- (21) Recognize the theater is an asset to support. We should avoid other uses that impact the theater.
- (22) Think about what to do with empty County buildings.
- (23) Expansion to the west is possible because there is RV storage area.

### **Home Depot**

- (24) Consider that this center could be mixed-use and multistory.
- (25) Possibly incorporate and improve the appearance. It has a strip mall feel.
- (26) The empty lot could be developed.
- (27) Traffic is a problem.
- (28) Home Depot is a regional draw.
- (29) Provide for better freeway access if possible.
- (30) Use regional draw to support other shopping centers and stores. This is an important opportunity that the City should capitalize on and generates significant tax dollars.
- (31) The Christmas tree lot has potential for more commercial development.

## **Planning Area, Sphere of Influence and Annexation**

### **Martinez Planning Area**

- (1) Expand the planning area beyond the City's Planning Area and Sphere of Influence to the west to address potential development at Franklin Canyon golf course.
- (2) Consider including unincorporated areas within the Martinez Planning Area even though they may be in another jurisdiction's Sphere of Influence.
- (3) Assure that the City will be able to review proposals within the Planning Area and the Sphere of Influence.

### **Annexation and Sphere of Influence**

- (4) Annex all land within the City's Sphere of Influence.
- (5) Annex all of Pacheco Boulevard and Shell Oil.
- (6) All of Pacheco Boulevard should be part of Martinez and the City should control everything that happens along Pacheco Boulevard. The Pacheco area is a long peninsula and its identity with Martinez should be evaluated. The Pacheco area all has a Martinez address, schools, and shopping. It is a community of interest.

- (7) There is significant property assembly and development potential along Pacheco Boulevard.
- (8) Set up a Shell Oil tax sharing system for various time increments that cover annexation. For instance, establish a different tax sharing agreement for the first five years as compared to the 6 to 10 year time frame and future time frames.
- (9) Require annexation of industrial areas to pay off improvements that may be needed for Mountain View.
- (10) The goal of the City by the year 2030 would be to annex everything within the Sphere of Influence. Until this happens, Martinez would continue to offer water service to these areas.
- (11) Contra Costa County should continue to regulate the refinery for health and safety considerations.
- (12) Annexation of areas must include consideration of the negative costs of infrastructure improvements. We should always do a cost benefit analysis.
- (13) Recognize that we cannot force the annexation of Shell Oil, but the City should explore the idea of shell annexation.
- (14) Consider that Mountain View has its own sewer (Mountain View Sanitary).
- (15) The City should annex everything north of Highway 4 at Vine Hill.
- (16) Remove the open space policy regarding lands staying in the County.