

Martinez General Plan Update Task Force Meeting #12 Summary

Wednesday, September 21, 2010

6:30 pm - 9:00 pm

Martinez Senior Community Center

818 Green Street, Martinez

Task Force Members

Donna Allen

Jim Blair

Victor Carniglia, Chair

Earl Dunivan Jr.

Rachel Ford

Jeff Keller

Linda Meza

Cynthia Murdough

Cindy Nuse

Leanne Peterson

Denise Sanchez Cannon

Mark Thomson

George Vetek

Jenny Ward

Jan Weiss

Speakers

Martin Inouye, Omni-Means

Anthony Varni, Representative of the Bisio Property

City Representatives and Consultants

Terry Blount, AICP, Planning Manager

Jeffery Baird, AICP, Consultant

Anjana Mepani, Associate Planner

Joe Enke, Senior Civil Engineer

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

Meeting Purpose and Agenda

The purposes of the Martinez General Plan Update Task Force meeting conducted on September, 2011 at the Martinez Senior Community Center were to: (1) receive an update on "Downtown Matters!" (2) receive information and discuss transportation/circulation element issues and policies; (3) receive information from a representative of the Bisio property; (4) discuss development standards; and (5) review the near-term schedule and "working agendas" for future Task Force meetings. Below is the

agenda for the September 21, 2011 Task Force meeting. A copy of the wall-graphic recording of Task Force member comments at the meeting is included at the end of this meeting summary.



General Plan Update Task Force Meeting

City of Martinez General Plan Update Task Force (GPUTF)

A G E N D A

Task Force Meeting #12
Wednesday, September 21, 2011
6:30 pm – 9:00 pm

Room #2 / Martinez Senior Community Center

- Outcomes:**
- (1) Receive information and discuss Circulation Element issues and policies
 - (2) Receive property owner information (Bisio property)
 - (3) Review information and discuss development standards
 - (4) Review the near-term schedule and "working agendas" for future Task Force meetings
- 6:30 pm I. **Review Meeting Purpose**
- A. Review Task Force Meeting #12 Agenda
 - B. Check-in with Task Force Members (*any time constraints for the meeting*)
 - C. Other Administrative Items (*Meetings #11 and #12 Summaries*)
- 6:40 pm II. **Review of "Downtown Matters!"**
- A. Staff Overview
 - B. Task Force Comments, Questions of Clarification and Feedback
- 6:45 pm III. **Larger Group Review and Discussion of Circulation Element Trends, Issues and Policy Direction**
- A. Staff Overview
 - B. Consultant Presentation
 - C. Task Force Questions of Clarification, Discussion and Direction
- 7:55 pm IV. **Property Owner Presentation (Bisio Property)**
- A. Staff Overview
 - B. Property Owner Presentation
 - C. Task Force Questions of Clarification and Discussion
- 8:15 pm V. **Continued Land Use Discussion — Development Standards**
- A. Staff Overview (Large Group)
 - B. Task Force Discussion and Direction (Large Group)
- 8:40 pm VI. **Review of the Near-Term Schedule and Future Task Force Meetings**
- A. Staff and Consultant Overview
 - B. Task Force Questions of Clarification and Feedback
- 8:45 pm VII. **Public Comments on All Items**
- 8:55 pm VIII. **Summary and Next Steps**
- A. Summary of the Meeting and Review of Next Meeting Agenda

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.

Brief Review of Downtown Matters!

Following a review of the meeting's purpose and agenda, Susan Moeller, consultant to the Downtown Matters! effort, provided an overview of the process and the workshop conducted the previous night. The workshop was entitled "Making it Happen: New Opportunities for Downtown Martinez." At this workshop a list of strategic action items was formulated to assist the City and its citizens, property and business owners, and other stakeholders with "Making it Happen! Making it Real!" The General Plan Update Task Force will discuss recommendations for the Downtown at the October 26, 2011 Task Force meeting.

Downtown Matters! Making it Happen, Making it Real!

Thanks to a series of workshops and events designed to "revitalize" the vibrant Downtown Martinez. This series is part of the General Plan revision process and will identify the vision, needs, priorities and strategic actions required to prosper in the 21st century.

We need your ideas to help transform Downtown Martinez from being the place with "no job opportunities" to the community destination that we know it can become. We need your participation. Check out our calendar for all upcoming events. Please plan to join us for one or all of these workshops and events to help us create the real, vibrant, and prosperous community that we envision for the future. We'll be there to help you every step of the way.

Friday, June 17th 2:00pm to 5:00pm
TOUR of Downtown Redwood City including CONCERT in Courthouse Square. Meet at City Hall, 525 Broadway St.

Wednesday, June 22nd 7:00pm to 9:00pm
WORKSHOP 1 - Transforming Suburban Downtowns. What's possible? Inspirational case studies of transformation, highlighting challenges, opportunities, solutions for making revitalization real. Pastries & Coffee will be served. Willow Cabaret Theatre, 636 Ward St.

Wednesday, June 29th 7:00pm to 9:00pm
WORKSHOP 2 - New Business in the 21st Century: How do downtowns survive and prosper in a world of global competition for business and resources. Local market trends, discuss change theory impacts, personal mobility choices and the linkage of housing and transportation, changing demographics. Pastries & Coffee will be served. Willow Cabaret Theatre, 636 Ward St.

Saturday, July 16th 9:00am to 5:00pm
TOUR of Downtown Livermore and Downtown East. Lunch included. Meet at City Hall, 525 Broadway St.

Tuesday, July 19th 6:30pm to 9:30pm
WORKSHOP 3 - The Art and Science of Placemaking. Creating places where people want to be and community prospers. A discussion of the relationship of mobility and city form, the relationship and connectivity of the pieces of a city, making public places, strengthening relationships and opportunities, regional roles and opportunities, customer identity needed to support services. Includes walking tour of downtown and a "quality of place" evaluation. Pastries & Coffee will be served. Other comfortable shoes for a short walking tour. Willow Cabaret Theatre, 636 Ward St.

Tuesday, Sept. 20th 6:30pm to 9:30pm
WORKSHOP 4 - Making it Happen: New Opportunities for Downtown Martinez. Review of current and upcoming implementation tools. Case study of Little Italy in San Diego and private sector commitments. In light of the new metrics, what should be the priorities for downtown to achieve sustained and ongoing prosperity? Interactive priority-setting session. Pastries & Coffee will be served. Willow Cabaret Theatre, 636 Ward St.

Special Thanks to
Main Street Martinez
and the Martinez Chamber

Please RSVP to: City of Martinez (925) 372-3523 or email Lausting@cityofmartinez.org

Task Force Discussion of Circulation and Transportation Issues

Martin Inouye, of Omni-Means, Ltd., Engineers and Planners, provided an overview of the City's street and transportation system and other background information for the General Plan. In addition, staff from the City's Engineering Division provided a review of recent and planned improvements. The approach for the presentation and discussion with the Task Force identified what enhancements Martinez can do to support an effective circulation system through General Plan policies and actions for circulation, land use, design, public improvements and other issues. The presentation covered an overview of circulation planning, identification of recent successes and current projects in the pipeline, review of the existing circulation system and conditions, and identification of possible strategies and opportunities regarding circulation in Martinez. A copy of the PowerPoint presentation was provided to Task Force members at the meeting.

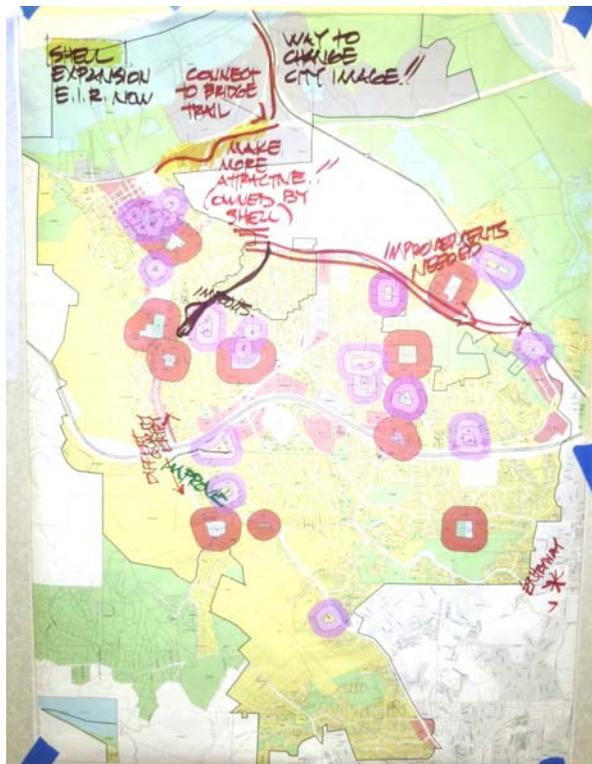


Task Force Comments

- (1) Plan on connecting Martinez to the Iron Horse Trail even though it is difficult. This could hook into bicycle traffic countywide and is a way to bring people Downtown.
- (2) Improve the signage on the Bay Trail. (Staff note: There is additional signage being worked on currently).



- (3) Identify the extent of the quiet zone. The quiet zone affects Waterfront Park usage and the concerns of users.
- (4) Improve Marina Vista.
- (5) Connect the various links to bring people Downtown. Right now it is very confusing.
- (6) Identify off leash dog areas.
- (7) Recognize that WETA has money to spend and the City needs to be aggressive with WETA and take on a more active role in obtaining funding. There is over \$200 million to spend for a ferry terminal.
- (8) Consider the costs of maintenance and other associated costs.
- (9) Provide an attractive link between inter modal transportation and the Downtown.
- (10) Make it more attractive to get people Downtown.
- (11) The circulation system Downtown is too complicated with the mix of one-way and two-way streets.
- (12) The Corporation Yard Downtown is unattractive. We should consider combining Corporation Yards with the County.
- (13) The 500 block improvements Downtown should link with the direction established through the Downtown Matters! process. We want an active Main Street.
- (14) Identify the regional destinations in Martinez.
- (15) Improve gateways to Martinez including Marina Vista and Pacheco and improving the look of streets.
- (16) Improve the entryway at Alhambra and Highway 4. The entryway should be different if you go towards Downtown.
- (17) Keep Alhambra Valley Road to two lanes south of Highway 4.
- (18) Improve the travel experience along Martinez roadways.
- (19) Identify the status of the Downtown Transportation Improvement Plan and apply for funds for improvements.
- (20) Include the entire sphere of influence in planning the circulation system.
- (21) Plan for under-grounding the railroad tracks, even if it does not happen in the near-term.
- (22) Consider the issues related to trail connections and improved entryways as shown on the adjacent map.



Task Force Discussion of the Bisio Property

Anthony Varni, a representative of the Bisio property owners, provided background information on the property and answered questions from the Task Force. The Bisio property is located at 310 Embarcadero Street (directly west of Granger's Wharf). This property was once the site of the Martinez Sanitary

Garbage Company. It is where the garbage trucks were stored when not in use. When the City joined with other local jurisdictions in the area in the 1980s to consolidate solid waste disposal services, the site was no longer used for this purpose. It is currently used as a materials and truck storage facility for the local cable company. This site is directly adjacent to the Martinez Regional Shoreline to the north and the Martinez Sportsmen's Club to the west, a social club whose roots go back many years and is closely associated with the City's Italian-



American community. To the west is also the location of a Central Contra Costa Sanitary District pumping station. Task Force members discussed possible uses and improvements to the property. Topics ranged from flooding and access, to opportunities for this property due to its location near Downtown and the water. Follow-up analysis will be undertaken by City staff to provide the Task Force with more information on possible uses of the property.

Task Force Comments

- (1) Assure access for emergency vehicles.
- (2) Consider residential near the transit center.
- (3) Consider that East Bay Regional Park District may be opposed because of dogs and cats from residential uses.
- (4) Evaluate the economics of development but we may want to target this as a high density site near the Downtown.
- (5) Consider the seismic stability of sites north of the railroad tracks and the costs of engineering.
- (6) What are the impacts of flooding and the potential rise in sea level?
- (7) Consider possible nonresidential uses such as a hotel and restaurant.
- (8) Evaluate alternative access points.
- (9) Provide direction so that the developer can come up with creative solutions.
- (10) Do not develop a hotel on this site.
- (11) Make sure all the costs of development are known up front.
- (12) Consider that from an aesthetic standpoint higher building heights are not good.

Task Force Discussion of Development Standards

Anjana Mepani of City staff provided an overview of development standards. Development standards provide the geometric limitations (e.g. maximum building height and minimum setbacks from property

lines) within which development can take place on a lot. The City's development standards can be found in the Zoning Ordinance. The City's Zoning Ordinance is planned to be updated after the General Plan Update for the purposes of consistency. The General Plan Update process should consider improving the Zoning Ordinance and development standards to reflect the policy direction that will be contained in the new General Plan

Task Force Comments

- (1) Support complete streets.
- (2) Consider a form-based code approach for the Downtown and possibly Pacheco. Provide examples in Martinez of the two approaches — traditional zoning and a form-based code approach.
- (3) Obtain a list from staff of areas in the zoning code that need to be fixed.
- (4) Establish criteria for development and consider not using density as a standard of intensity such as in hillside areas.
- (5) Consider a wedding cake approach to height limits.
- (6) Provide additional information on form-based codes.
- (7) Simplify, but retain the intent, of current regulations.
- (8) Provide for exceptions to standards as opposed to the more structured and rigorous variance process.
- (9) Avoid impacting community character if we change zoning standards.
- (10) Define what we want the community to look like and then implement regulations to achieve that goal.
- (11) Remove out of date sections of the Zoning Ordinance especially in Downtown.
- (12) Make decision-making easier and more transparent.
- (13) Avoid parking impacts and the impacts on quaint neighborhood character as we discussed about the neighborhood south of Downtown.

Task Force Review of the Near-Term Schedule

The approach to the upcoming meetings provides a logical connection between all of the Task Force's discussion and direction to date with review and discussion of Downtown, including Task Force consideration of the recommendations from the "Downtown Matters!" effort. It was decided that the October 26, 2011 Task Force meeting would be devoted solely to Downtown. It was also decided that the November Task Force meeting would be cancelled so that staff can complete a first draft of portions of the General Plan for Task Force discussion at the December meeting on December 14th. The Task Force also requested that the Draft General Plan be distributed to the Task Force 10-14 days prior to the meeting so everyone has a chance to review it before the meeting. The Task Force would also review an approach for covering the Draft General Plan at the December meeting.

CITY OF MARTINEZ GENERAL PLAN UPDATE TASK FORCE MEETING 21 SEPT 2011

WAY TO CHANGE CITY IMAGE!!
 MAKE LIFE ATTRACTIVE (WALK BY SHORE)
 IMPROVE PERMS NEEDED

CIRCULATION

- PLAN CONNECTING MARTINEZ TO IRON RIDGE TRAIL
 - DIFFICULT
 - HOOK INTO BIKE TRAILING CORRIDOR
- POPE SIGNAGE ON BAY TRAIL
 - ADDITIONAL SIGNAGE BEING WORKED ON
- QUIET ZONE EXTENT?
 - PARK USAGE CONCERNS
- IMPROVE MARINA VISTA
- CONNECT VARIOUS LINKS AND BRING PEOPLE DOWNTOWN
- TAKE INTO CONSIDERATION "DOWNTOWN AMBASSADORS" DIRECTIONS

WAY TO BRING PEOPLE DOWNTOWN!!

CONFUSING!!

OFF-LEASH DOGS ARE A PROBLEM

W.E.T.A. HAS #1 TO SPEND TO BE AGGRESSIVE ON CITY'S PART

W.E.T.A. MORE AGGRESSIVE TO BRING PEOPLE DOWNTOWN!!

CONSIDER COSTS OF MAINTENANCE & ALTERNATIVE ROUTES

PROVIDE ATTRACTIVE LINK BETWEEN INTER-URBAN & DOWNTOWN

CIRCULATION DOWNTOWN IS TOO COMPLICATED

- 1 & 2 WAY STREETS
- CORP YARD DOWNTOWN IS UNATTRACTIVE
- COMBINE CORP YARDS W/ SCENIC

PROVIDE ATTRACTIVE LINK BETWEEN INTER-URBAN & DOWNTOWN

MAKE IT IMPROVE THE EXPERIENCE

DOWNTOWN TRANSIT IMPACT PLAN STATUS?

- APPLIED BY FUNDS
- INCLUDE ENTIRE STREET OF INFLUENCE

ACTIVATE MAIN STREET!!

500 BLOCK IMPACT LINK W/ DOWNTOWN

REGIONAL DESTINATIONS IN MARTINEZ

- GATEWAYS TO MARTINEZ
- INCLUDE MARINA VISTA & PACIFIC
- IMPROVE LOOK OF STREETS
- IMP
- ADD OF SHARED VLT ROAD - KEEP 2 LANES

UNDERGROUND RAILROAD TRACKS

BASIC PROPERTY

- IS ACCESS FOR EMERGENCY VEHICLES
- RESIDENTIAL NEAR TRANSIT CENTER
- E.P.A.P.D. (WORKING BECAUSE HIGHER OF COSTS)
- FILL? (ON FILL)
- TARGET AREA (HIGHER DENSITY NEAR DOWNTOWN)
- SENSITIVITY STABILITY SITES NORTH OF RAILROAD TRACKS
- FLOODING? (W/ SEA LEVEL RISE)
- THINK ABOUT NON-RESIDENTIAL (HOTEL?)

ACCESS?

- WE WANT PEOP TO COME UP W/ CREATIVE IDEAS
- NO HOTEL!!
- MAKE SURE ALL THE COSTS ARE KNOWN UP FRONT
- AESTHETICALLY

CONTENT

- REGS
- SPECIFICATIONS

FORM-BASED CODE

- COMPLETE STREETS

DEVELOPMENT STANDARDS

- LIST FROM CHART OF YEARS OF ZONING CODE THAT NEED TO BE FIXED
- FORM-BASED LOCATIONS: PRODUCE EXAMPLES (SPEC. IN DOWNTOWN)
- DOWNTOWN IN MARTINEZ
- PACIFIC IN MARTINEZ
- ESTABLISH CRITERIA
- DEVELOPMENT & NOT DENSITY (MULTI-USE AREAS)
- SIMPLY BUT RETAIN IMPACT
- MORE EXCEPTIONS COMP. TO VARIANCES
- DON'T IMPACT COMMUNITY CHARACTER...
- DEFINE WHAT WE WANT IT TO LOOK LIKE
- REMOVE OUT-OF-DATE SECTIONS (SPEC. IN DOWNTOWN)
- PRODUCE EXAMPLES (SPEC. IN DOWNTOWN)
- EXAMPLS OF BOTH
- APPROACHES!!
- MAKE DECISIONS CLEAR & CLEAR!!
- AVOID PARKING IMPACTS & IMPACTS ON QUALITY NEIGH. ORG.

WALKING CANAL

Wall-Graphic Recording of Comments from the September 21, 2011 Martinez General Plan Update Task Force Meeting