



Martinez General Plan Update Task Force Meeting #14 Summary

Wednesday, December 14, 2011

6:30 pm - 9:00 pm

City Council Chambers / Martinez City Hall

Task Force Members

Donna Allen

Victor Carniglia, Chair

Earl Dunivan Jr.

Jenny Fitzgerald, Vice-Chair

Linda Meza

Cynthia Murdough

Cindy Nuse

Donald Pallotta

Leanne Peterson

Denise Sanchez Cannon

Igor Skaredoff

George Vetek

Jenny Ward

Jan Weiss

Chris Wills

City Representatives and Consultant

Terry Blount, AICP, Planning Manager

Corey Simon, Senior Planner

Anjana Mepani, Associate Planner

Alan Shear, Assistant City Manager

Jeffery Baird, AICP, Baird + Driskell Community Planning, Consultant

Meeting Purpose and Agenda

The primary purpose of the Martinez General Plan Update Task Force meeting conducted on December 14, 2011 at Martinez City Hall was to (1) review the structure of the Preliminary Draft General Plan, (2) review and discuss land use mapping designations and categories, and (3) review the near-term schedule and approach for future Task Force meetings. The Task Force received information on land use categories and designations (including maps) and the proposed schedule of activities for the General Plan Update.

Below is the agenda for the December 14, 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 #14

Wednesday, December 14, 2011

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Martinez City Hall – City Council Chambers

- Outcomes:**
- (1) Review the structure of the Preliminary Draft General Plan
 - (2) Review and discuss land use mapping designations and categories
 - (3) Review the near-term schedule and approach for future Task Force meetings
- 6:30 pm **I. Review Meeting Purpose**
- A. Review Task Force Meeting #14 Agenda
 - B. Check-in with Task Force Members (*any time constraints for the meeting*)
 - C. Other Administrative Items (*Meeting #13 Summary*)
- 6:45 pm **II. Brief Staff Overview of the Preliminary Draft General Plan, Land Use Map Designations, Categories and Policies**
- A. Staff and Consultant Overview
 - B. Questions of Clarification
- 7:30 pm **III. Task Force Review and Direction on the Land Use Map Designations, Categories and Policies**
- A. Residential Density and Commercial Intensity
 - B. Residential Central
 - C. Downtown Mixed Use
 - D. Combined Corridors
 - E. “Focused Policy” Discussions
 - F. Other Land Use Designations and Policies
- 8:45 pm **IV. Public Comments on All Items**
- 8:55 pm **V. Summary and Next Steps**
- A. Summary of the Meeting and Review of Next Meeting Topics
 - B. Evaluation of the Meeting
- 9:00 pm **Close**

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Task Force Discussion of Land Use Categories and Designation

Following presentations by Senior Planner Corey Simon, the Task Force discussed the staff recommendations as a large group. Below are the comments from the meeting (see also wall-graphic recording of comments attached at the end of this summary).

Residential Designations

- (1) Establish a very strong reason for differentiating residential generally from the designations for specific areas, including residential-central and downtown mixed use. Otherwise, keep the residential land use designations simple and easy to understand.
- (2) Make land-use categories, including residential categories, easier to understand and include better labels defining the residential categories.
- (3) Establish a uniform scale for all land-use categories and simplify the categories as much as possible.
- (4) Define in the overall character of what we are trying to achieve and what the character of the area should be like so that we establish a policy direction for the land-use categories and designations on the land-use plan map.
- (5) Make sure we make efficient use of our land.
- (6) Establish minimum densities that must be achieved so that land is used efficiently.
- (7) Consider that just using density as a regulating tool in the downtown is too blunt an instrument to achieve what we want.
- (8) Establish what we are trying to achieve and then make sure it works as simply as possible. Make sure policies are consistent both from the top-down and the bottom-up.
- (9) Establish a strong basis for specific land-use categories and rules, including defining the character of an area and what we are trying to achieve.
- (10) Make sure we consider that our designations are market driven to achieve what we want.
- (11) We may want to consider the downtown mixed-use area in more of a “form-based” approach that establishes building heights, design and building intensity rather than specific density standards.
- (12) Make sure the land-use plan map covers the Downtown Specific Plan designations and is consistent with the Downtown Specific Plan.
- (13) Establish policies and consideration for the look and integration of higher density residential uses into the community.
- (14) Make sure that geotechnical and other potential constraints and issues can be addressed when we designate land use.
- (15) Assure as much as possible that we have an integration of land uses as appropriate. We do not want to prohibit achieving “whole neighborhoods” and the availability of services and shopping in close proximity to residential areas.

Commercial Designations

- (1) Make sure that commercial designations and categories allow residential.
- (2) Encourage some residential uses with neighborhood commercial designations. We do not want to preclude mixing residential uses with commercial uses.
- (3) Consider ways to continue to allow auto repair uses, especially in the downtown and when it is not a “permitted use.”
- (4) Allow auto repair uses to be conforming but avoid objectionable impacts on nearby uses by minimizing the size and intensity of the use. We could also consider performance standards that minimize impacts.
- (5) Consider using the “non-conforming” Use Permit process for auto repair and other desired “industrial” uses in and near the downtown.
- (6) Define “neighborhood uses” and home occupations that would be allowed, but consider impacts on adjacent areas from foot/car traffic, signage and parking.
- (7) Allow offices and look to opportunities such as the “Muir West” development.
- (8) Extend retail as shown on the map on the wall graphic attached to the summary.
- (9) Encourage high-tech uses on appropriate sites.



Combined Use Corridors Designations

- (1) Consider similar categories to the downtown land use categories and not different categories from anything else. Another possibility would be to use similar land-use categories to the residential-central area.
- (2) Evaluate the County-owned sites designations so that we are proactive in our planning for these sites.

Other Comments

- (1) Cooperate with other agencies on watershed planning within the Martinez planning area and any areas that would affect Martinez.
- (2) Make sure we have an opportunity for review and input from the PRMCC.
- (3) Provide a quality experience for users of the Martinez bike and hiking trails system. This would include the experience of users of city trails to enjoy open space, parks, hills, views, trees and other natural amenities.
- (4) Provide a plan for trails connecting parks and open space throughout the community.
- (5) Enhance access points and connections for trails.
- (6) Consider whether trails are crossing public land compared to private land. Consult the Bay and

Ridge Trail people on how to plan for trails through both public and private properties so that they consider the impacts on each and what would be legally possible.

Task Force Review of the Near-Term Schedule

Task Force comments on the possible schedule for their review of the Preliminary Draft General Plan centered on the amount of time and number of meetings necessary for the Task Force to review the draft. This issue will be revisited at each of the upcoming meetings to assure the Task Force has sufficient time to review everything.

