

Martinez General Plan Update Task Force Meeting #15 Summary

Wednesday, January 10, 2012

6:30 pm - 9:00 pm

Martinez Senior Community Center

818 Green Street, Martinez

Task Force Members

Donna Allen

Earl Dunivan Jr.

Jeff Keller

Linda Meza

Cindy Nuse

Donald Pallotta

Leanne Peterson

Igor Skaredoff

Mark Thomson

George Vetek

Jenny Ward

Jan Weiss

Chris Wills

City Representatives and Consultant

Terry Blount, AICP, Planning Manager

Corey Simon, Senior Planner

Alan Shear, Assistant City Manager

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

Meeting Purpose and Agenda

The primary purposes of the Martinez General Plan Update Task Force meeting conducted on January 10, 2012 at Martinez City Hall were to (1) continue to review and discuss land use mapping designations and categories, and (2) 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 at their 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 #15
Tuesday, January 10, 2012
6:30 pm – 9:00 pm

Martinez Senior Community Center — 818 Green Street, Martinez

- Outcomes:**
- (1) Continue to review and discuss land use mapping designations and categories
 - (2) Review the near-term schedule and approach for future Task Force meetings
- 6:30 pm **I. Review Meeting Purpose**
- A. Review Task Force Meeting #15 Agenda
 - B. Check-in with Task Force Members (*any time constraints for the meeting*)
 - C. Other Administrative Items (*Meeting #14 Summary*)
- 6:45 pm **II. Continued Task Force Review and Direction on the Land Use Map Designations, Categories and Policies**
- A. Combined Corridors
 - B. Industrial
 - C. Public/Quasi-Public
 - D. Recreation and Open Space
 - E. Environmentally Sensitive Lands
 - F. Alhambra Valley (2010 Annexation)
 - G. “Focused Policy” Discussions
 - H. Other Land Use Designations and Policies
- 8:40 pm **III. Task Force Review of the Near-Term Schedule and Dates for Future Meetings**
- 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**

PLEASE NOTE: Other than the Agenda and Task Force Meeting #14 Summary, the packet prepared for the Task Force Meeting on December 14, 2011 will provide the base information for the discussion at this meeting

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.



Task Force Continued Discussion of Land Use Categories and Designations

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).

Public/Quasi-Public Designation

- (1) Evaluate whether the designations for elementary school, junior high school and high school are too specific. Although the detail could provide good guidance for future decision-making.
- (2) Consider traffic impacts and traffic patterns for the high school designation. Provide a focused policy statement in the land-use element text.

Environmentally Sensitive Lands

- (1) Make sure that we do not lose protection of open space.
- (2) Identify the special qualities of environmentally sensitive lands including: scenic resources, wildlife habitat, ridgelines, etc.
- (3) Identify through policies how we protect ridgelines. Make sure we address the impacts of pushing homes off ridgelines and into other environmentally sensitive areas or where the homes could impact neighboring properties.
- (4) Differentiate environmentally sensitive lands with reasons from land where we want to have limited development.
- (5) Identify areas to be protected even if it is in private ownership.

Focused Policy Areas

- (1) Re-check the Franklin Hills densities to make sure they are accurate.
- (2) Provide greater detail on specific areas including drainage issues (such as on Warren Street) and establish requirements that must be addressed.
- (3) Preserve hills.
- (4) Address the access issues for the Bisio property by identifying how access from the Zocchi property could be provided. Identify single access point criteria and considerations. It is desirable that residential uses be planned for the Bisio property long-term, while allowing continuation of the existing use of the property until access and any other issues are fully addressed. We can designate the property and then identify what future studies may be needed as program actions.
- (5) Make sure we have conversations with the property owners.

- (6) Identify any other locations where scenic easements may not have been recorded.
- (7) Change the golf course to a residential designation, but not in a standard subdivision form. Make sure any development is compatible with the surrounding area but some type of creative, well-designed approach would be appropriate, including some type of form-based code approach or master planning of the property that protects resources and results in a high quality designed development. We want flexibility in the type of residential development that occurs on this site; however the overall density should be similar to the surrounding area. Consider a combination of residential and recreational uses as one possibility.
- (8) Undertake the scenic study of the Freitas property to address whether two additional units can be developed and still achieve the intent of the original scenic easement. Address whether the city can abandon a scenic easement.
- (9) For the Riggs property identify how we would define “minimal visual impact” and “minimal grading.” Make sure we preserve existing trees.

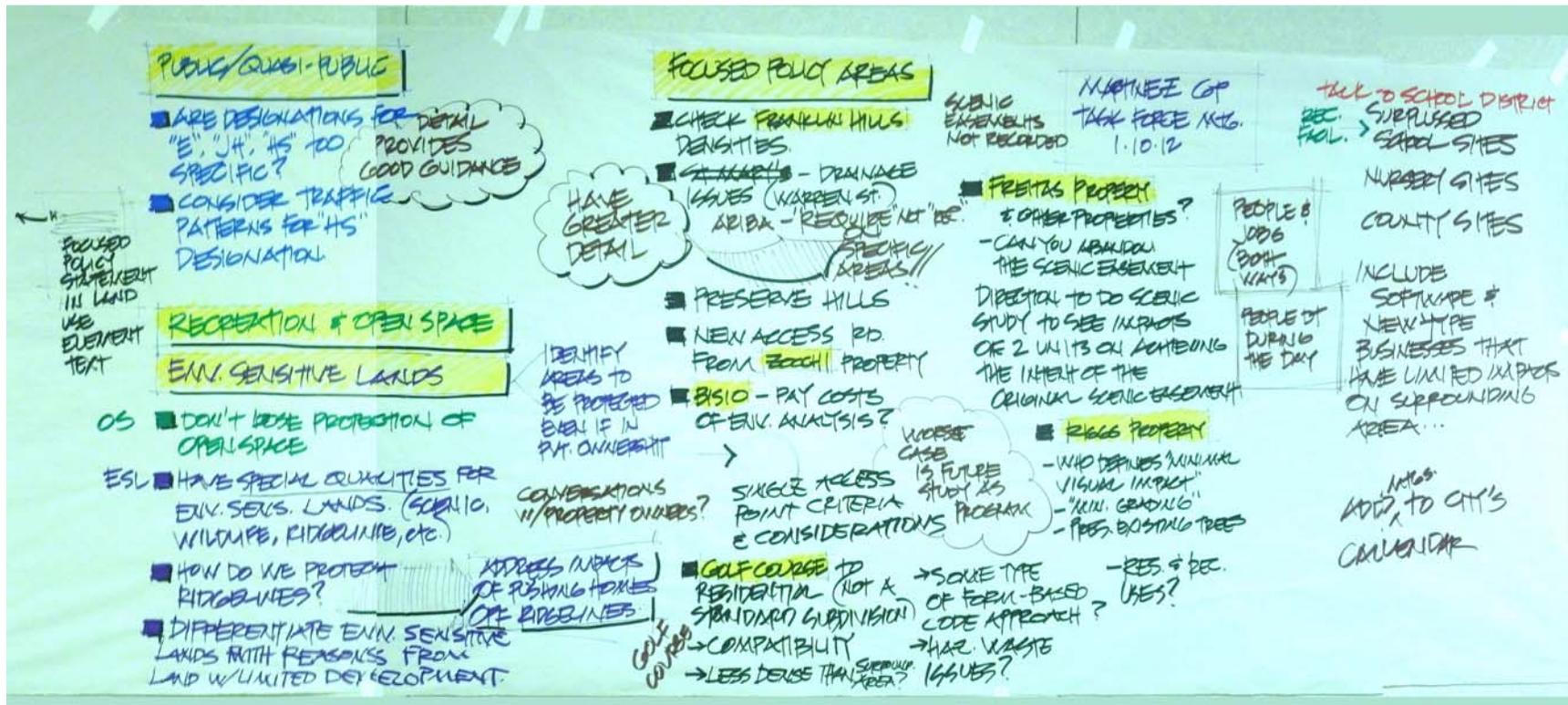


Other Comments

- (1) Talk to the school district about designations for school sites, including use of recreation facilities on school property. Address whether there are any school sites that could be surplus.
- (2) School property designations should be considered much like we consider designations for County-owned sites.
- (3) Evaluate people and jobs in the community in terms of what types of jobs are appropriate for people who live in the community and people who want the types of jobs we are creating.
- (4) Encourage software and new types of businesses that have limited impacts on surrounding areas.

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 Preliminary Draft. This issue will be revisited at each of the upcoming meetings to assure the Task Force has sufficient time to review everything. Task Force meetings will be added to the City’s online calendar.



Wall-Graphic Recording of Comments from the January 10, 2012 Martinez General Plan Update Task Force Meeting