

Martinez General Plan Update Task Force Meeting #16 Summary

Wednesday, February 8, 2012

6:30 pm - 9:00 pm

Martinez Senior Community Center

818 Green Street, Martinez

Task Force Members

Jim Blair

Victor Carniglia, Chair

Earl Dunivan Jr.

Jenny Fitzgerald, Vice-Chair

Rachel Ford

Jeff Keller

Cindy Nuse

Donald Pallotta

Leanne Peterson

Denise Sanchez Cannon

Igor Skaredoff

Mark Thomson

George Vetek

Jenny Ward

Jan Weiss

Chris Wills

City Representatives and Consultant

Terry Blount, AICP, Planning Manager

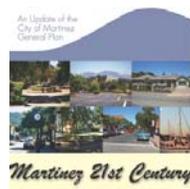
Corey Simon, Senior Planner

Anjana Mepani, Associate Planner

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

Meeting Purpose and Agenda

The purposes of the Martinez General Plan Update Task Force meeting conducted on February 8, 2012 at the Martinez Senior Community Center were to (1) review and discuss residential density options, (2) review and discuss Circulation Element background materials, (3) review and discuss the Preliminary Open Space and Conservation Element, and (4) review the near-term schedule and approach for future Task Force meetings. The Task Force received background information on these topics in the Task Force meeting packet. A copy of the wall-graphic recording of Task Force member comments at the meeting is included at the end of this meeting summary. Below is the agenda for the meeting.



General Plan Update Task Force Meeting

City of Martinez General Plan Update Task Force (GPUTF)

A G E N D A

Task Force Meeting #16

Wednesday, February 8, 2012

6:30 pm – 9:00 pm

Martinez Senior Community Center — 818 Green Street, Martinez

- Outcomes:**
- (1) Review and discuss Residential Density Options
 - (2) Review and discuss Preliminary Circulation Element
 - (3) Review and discuss Preliminary Open Space and Conservation Element
 - (4) Review the near-term schedule and approach for future Task Force meetings
- 6:30 pm **I. Review Meeting Purpose**
- A. Review Task Force Meeting #16 Agenda
 - B. Check-in with Task Force Members (*any time constraints for the meeting*)
 - C. Other Administrative Items (*Meeting #15 Summary*)
- 6:40 pm **II. Task Force Review and Direction on Residential Density Options**
- A. Staff Overview and Questions of Clarification
 - B. Task Force Discussion and Direction
- 7:00 pm **III. Task Force Review and Direction on the Circulation Element**
- C. Staff Overview and Questions of Clarification
 - D. Task Force Discussion and Direction
- 7:45 pm **IV. Task Force Review and Direction on the Open Space and Conservation Element**
- A. Staff Overview and Questions of Clarification
 - B. Task Force Discussion and Direction
- 8:45 pm **V. Task Force Review of the Near-Term Schedule and Dates for Future Meetings**
- 8:50 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 Topics
 - 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.

Task Force Discussion of Residential Density Options

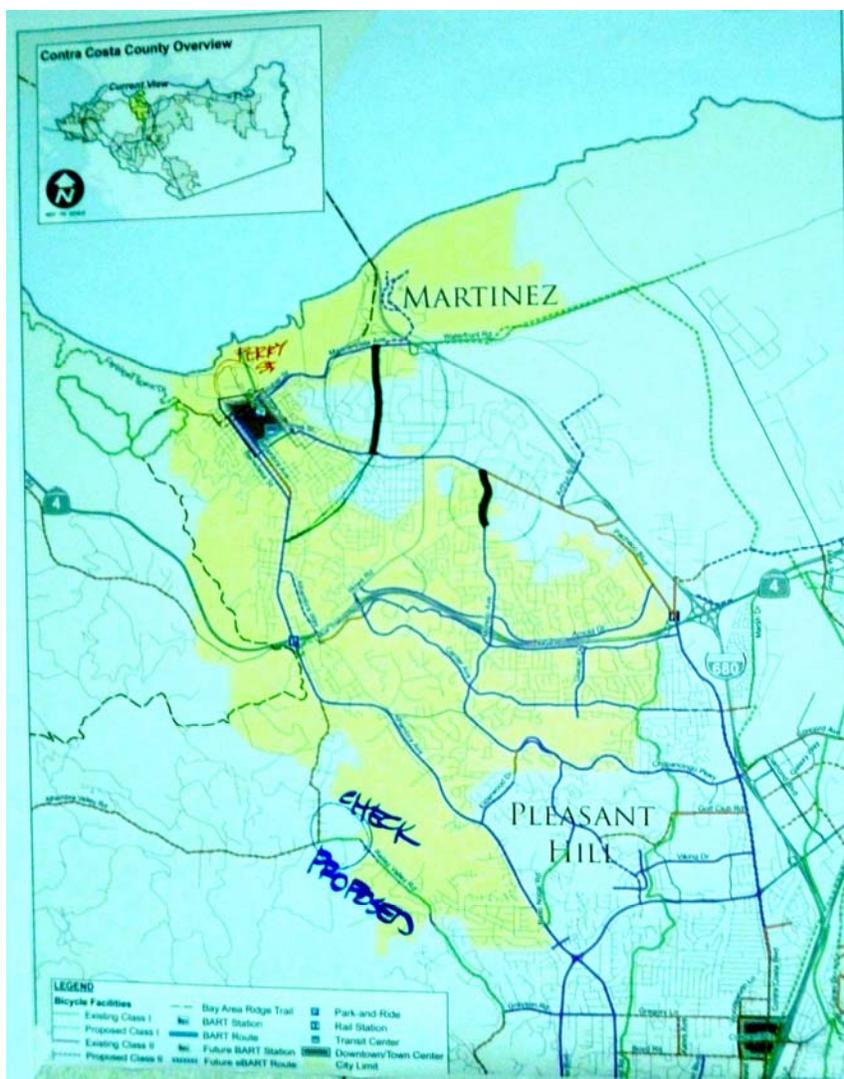
Staff included in the materials for the December 14, 2011 Task Force meeting information on residential density options and staff's recommendations. Staff considered a number of options regarding residential density and intensity, and how it is calculated. The direction provided about residential densities at previous meetings from the Task Force was to provide as much flexibility as possible for residential and mixed-use project development in the downtown and mixed-use areas. Staff presented the option of "Variable Densities," which are used on a limited basis elsewhere in California. The Task Force comments below relate to residential densities.

- (1) Apply variable densities that would be within an overall total number of housing units for downtown as a whole. Under the downtown specific plan a total of approximately 900 more units can be built, with maximum densities at 43 units per acre.
- (2) Variable densities provide a much more realistic sense of unit size, number of people and potential impacts.
- (3) Another option would be to allow residential use within a prescribed building envelope (based on building height, setbacks, etc.) without density limitations.
- (4) Design is a critical part of the success of not prescribing the number of residential units in a particular development in the downtown. We want to balance our small town feel with economic prosperity.
- (5) It is more important what it will look like!
- (6) Provide graphics and visuals to achieve high-quality design.
- (7) For variable densities, establish Martinez-specific ratios and standards for studio, one-bedroom and two-bedroom units.
- (8) Include any zoning ordinance changes as implementing actions in the general plan to effectuate policy.
- (9) Provide examples of projects using the 2 approaches: variable densities and elimination of residential density standards within the building envelope.

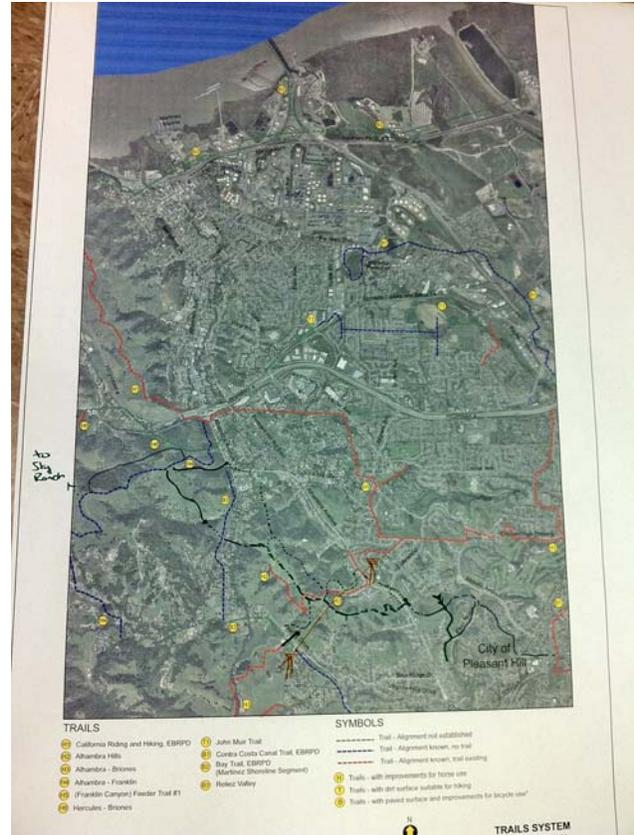
Task Force Discussion of Circulation Background

- (1) Re-check whether Shell was included in the workforce data.
- (2) Address inadequacies of the bike lane on Alhambra Avenue.
- (3) Make sure we link Creek trails to the circulation system.
- (4) Address parking needs; the construction of a parking structure in the downtown was recommended in the Downtown Specific Plan.
- (5) Include a study of the one-way street system in downtown and whether it should change.
- (6) Identify and focus on important circulation improvements, including an evaluation of the feasibility of the improvement and its priority relative to other improvements.
- (7) Keep Alhambra Avenue, south of Highway 4, to two-lanes, unless there are four-lanes already.
- (8) Link the circulation discussion with regional routes of significance and also the requirements contained in the Growth Management Element.

- (9) Investigate Amtrak ridership and the number of people who use the Martinez train station.
- (10) Consider that truck routes and truck traffic also have an impact on the quality of the roadway surface.
- (11) We should strive to convert as many bicycle lanes to a more dedicated, off-road, bikeway that would be separate and safer.
- (12) Consider that people are now using electric bikes that make hill riding much easier.
- (13) Address complete streets and linkage with other forms of transportation. These requirements could be applied to Alhambra Avenue, all arterials (as a goal) or other streets.
- (14) Address the RV Park proposal at the marina.
- (15) Consider that someday we may have more personalized transit, such as in downtown.
- (16) Modify the VISION statement to more specifically reflect Martinez and to avoid harsh, blanket statements such as “we no longer favor the car.”
- (17) Evaluate Class III bikeway designations and determine specific reasons for the designation, including city improvements, signage, etc. Otherwise, we should consider removing all Class III bikeways from our bike plan.
- (18) Use the example of the Creek trail as a way to connect people to natural amenities, which would also have the benefit of getting more people to care about the Creek and our natural resources.
- (19) Link trails with open space and parks.
- (20) Include the Iron Horse Trail connection (see map).
- (21) Alphabetize the lists of streets and other lists as appropriate to make it easier for people to find a street.
- (22) SR4 is a freeway, not a highway (by definition).



- (23) Investigate Reliez Valley Road as not even being a Class III bikeway, let alone a Class I or II, for the segment from Alhambra Valley Road south to the entrance road to Briones. There is no separate bikeway, and it is not even signed. (The map appears to show it as a Class I). It is a Class I trail going south from the Briones entrance road down to Grayson.
- (24) Investigate whether Waterfront Road and Solano Way are blocked to traffic, including bicycles.
- (25) Future materials should use 11x17 inch foldup maps (the trail system map enclosed in the packet, for instance, is too small and is impossible to read).
- (26) Address Shell Ave. not being designated as an arterial.



Task Force Discussion of Open Space and Conservation

- (1) Add to the VISION our connections to two national parks, and highlight John Muir.
- (2) Describe the differences between public and private open space.
- (3) If possible, add all open space to the open space map including private open space and scenic easements.
- (4) Expand and detail out the specifics of all policies as they pertain to Martinez. For example, expand OSC1-1 to describe open space and environmentally sensitive lands (ESL) and other issues.
- (5) Consider referencing the specific plans and sub-area plans to explain the background behind open space preservation.
- (6) Add a discussion of the Franklin Hills open space.
- (7) Make sure we establish separate policies for public open space as compared to private open space.
- (8) Add coordination with East Bay Regional Park District (EBRPD), but identify how the coordination would occur and what we would like to see.
- (9) Retrofit access points to open space and trails. It should not just be done through new development.
- (10) Reference the beavers as a resource and include photographs. Include other resources such as the California whip snake and salt marsh harvest mouse.

- (11) Make sure we cover Native American burial grounds.
- (12) Map areas of habitat for endangered and threatened species.
- (13) Identify the Carquinez Straits as a water resource.
- (14) Coordinate with the schools (Martinez Unified School District and the Mount Diablo School District), national parks and others in open space resource conservation and usage.
- (15) Add Nancy Boyd Park.
- (16) Address issues related to the heat of the city, including solar absorption and heat islands.
- (17) Consider green roofs and water gardens as mechanisms to conserve water and reduce runoff.
- (18) Re-look at goal OSC4.
- (19) Address water quality issues.
- (20) Recognize that Alhambra Creek is not a healthy Creek system and address issues related to septic systems, both in and around the city outside of the city limits, is important to do in coordination with the County.
- (21) Strive for County coordination on the Creek.
- (22) Recognize that we need to address federal clean water standards.
- (23) Consider that liquefaction is another hazard that covers about the same area as the flood hazard areas.
- (24) Identify ways to improve upon the water and drainage systems in the city, and to achieve greater absorption of water in the watershed. For example, mentioning permeable options for parking lots can contribute to greater groundwater recharge.
- (25) Investigate locations for catch basins during heavy rainfall and potential flooding occurrences.
- (26) Consider the opportunity of having the US Army Corps of Engineers study Alhambra Creek.
- (27) Undertake storm drain system improvements.
- (28) Consider that groundwater is a source of water in the event of an emergency.

Task Force Review of the Near-Term Schedule

Staff presented a possible schedule for future Task Force meetings. The proposal was to identify two meetings on consecutive days in March and then in April to review a preliminary draft of the General Plan. Following Task Force discussion, it was decided that meetings on consecutive days are not desirable because it does not provide time between the meetings for additional research or responses to Task Force questions. Another concern raised by Task Force members was the sense that the schedule, as proposed, does not give adequate time for the Task Force to review the preliminary draft General Plan. It also sets up unrealistic expectations for the Task Force's work. It was decided that staff develop a new schedule that spreads the review of the preliminary draft General Plan out over more time. Coordination of the new schedule will occur with the Chair and Vice-chair of the Task Force before it is finalized. Everyone on the Task Force will be contacted as soon as the new schedule is finalized.

MARTINEZ GENERAL PLAN UPDATE TASK FORCE MEETING #16 8 FEB 2012

VARIABLE DENSITY

HT DESIGN SETBACKS

PLDG. ENVELOPE

MARTINEZ-SPECIFIC RATIOS

TOTAL UNITS FOR DENSITY THEN APPLY VARIABLE DENSITY.

EDU/VG OP/D/VANCE CHANGES NEEDED

PROVIDE EXAMPLES

MAPS (IMV)

DESIGN CRITICAL ECON PROSPERITY

+900 UNITS

43 U/KC

GRAPHICS & VISUALS

TRUCK ROUTES ROADWAY SURFACE IMPACTS

CIRCULATION

- RE-CHECK SHELL
- PIKE LAKE ON ALHAMBRA
- CREEK TRAILS LINKED TO CIRC.
- ADDRESS PARKING/PKG. STRUCTURE (DISP)
- ONE-WAY STREETS DOWNTOWN (STUDY)
- FOCUS ON IMPROVE (FEASIBILITY & PRIORITY)
 - ALHAMBRA WIDEN UNITS NO NEED TO 2 LANE
 - REGIONAL ROUTES
 - LINK W/ SOUTHWEST MARKET
- AKATRAM. RIDE/BIKE
- CONVERT TO OFF ROAD
- ELECTRIC BIKES

COMPLETE STREETS

- ALHAMBRA - ALL SIDEWALKS (GOAL)
- OTHERS ...
- RV PARK
- PERSONALIZED TRANSIT IN DOWNTOWN
- VISION - TAILOR TO MARTINEZ (NOT: NO LONGER FAVOR THE CAR...)
- RE-LOOK AT CLASS III DEGENERATIONS (REMOVABLE?)
- CREEK TRAIL (CONNECT PEOPLE TO CAPE ABOUT THE CREEK)
- LINK PARK TRAILS
- IRON HORSE TRAIL CONNECTION

OPEN SPACE/CONSERVATION

- ADD CONNECTION TO NAT'L PARKS
- HIGHLIGHT JOHN MUIR
- TALK ABOUT PRIVATE OPEN SPACE
- ADD ALL O.S.
- SCENIC ENHANCEMENT
- EXPAND/DETAIL OSC. I.I. OS PRES. (EST., etc.)
- REFERENCE SPECIFIC PLANS?
- ADD DISCUSSION OF PEAKING HILLS OPEN SPACE
- POLICIES SHOULDN'T APPLY EQUALLY TO PUBLIC & PRIV. O.S.
- COORD - EBRPD, HOW TO COORD. E WHAT WE WOULD LIKE TO SEE
- RETRAIT ACCESS NOT JUST NEW DEV.
- KEEP BEAVER (RESOURCE & PHOTO)
- WHIPSAUCE
- PROVIDE SPECIFIC ALTERNATIVE EXAMPLES
- EBRPD (NICE)
- INDIAN BURIAL GROVE
- MAP AREAS SEND SERIES
- FLOOD IMPROVEMENTS CAROLINER ST.
- MARLSD'S (SUELS, MT. etc.)
- COORD. WATER QUALITY
- RETRAIT ACCESS NOT JUST NEW DEV.
- KEEP BEAVER (RESOURCE & PHOTO)
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- MAP AREAS SEND SERIES
- FLOOD IMPROVEMENTS CAROLINER ST.
- MARLSD'S (SUELS, MT. etc.)
- COORD. WATER QUALITY
- RE-LOOK AT GOAL OSC
- COUNTY COORDINATION ON GREEN AREAS
- NOT A HEALTHY CR. SYSTEM (USED WATER CO. COORD. ON SEPTIC SYSTEMS)
- HEAT OF CITY (SALINE ISLANDS ABSORPTION)
- HEAT ISLANDS
- GREEN ROOFS & WATER GARDENS
- LIQUEFACTION ABOUT THE SAME AS FLOODING AREAS
- MENTION PERMEABLE OPTIONS (THAT CONTRIBUTE TO REUSE RECHARGE) EMERGENCY
- IN SITES SEE
- CATCH BASINS
- COOP. OF ENG. STUDY CITY
- SYSTEM DRAIN
- GROUNDWATER UP IN WATER BAR

Wall-Graphic Recording of Comments from the February 8, 2012 Martinez General Plan Update Task Force Meeting