

## **Martinez General Plan Update Task Force Meeting #18 Summary**

*Wednesday, March 21, 2012*

*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.

Jenny Fitzgerald, Vice-Chair

Rachel Ford

Jeff Keller

Linda Meza

Cindy Nuse

Donald Pallotta

Leanne Peterson

Mark Thomson

Jan Weiss

George Vetek

Chris Wills

### **City Representatives and Consultant**

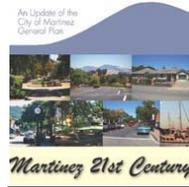
Terry Blount, AICP, Planning Manager

Corey Simon, Senior 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 March 21, 2012 at the Martinez Senior Community Center were to (1) review and discuss the Preliminary Land Use Map designations and (2) review the near-term schedule and approach for future Task Force meetings. The Task Force received background information on Land Use designations 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)*

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### A G E N D A

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Task Force Meeting #18  
Wednesday, March 21, 2012  
6:30 pm – 9:00 pm

*Martinez Senior Community Center — 818 Green Street, Martinez*

- Outcomes:**
- (1) Review and discuss (Revised) Preliminary Draft Land Use Element
  - (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 #18 Agenda
  - B. Check-in with Task Force Members (*any time constraints for the meeting*)
  - C. Other Administrative Items (*Meeting #17 Summary*)
  
- 6:40 pm **II. Task Force Review and Direction on the (Revised) Preliminary Draft Land Use Element**
  - A. Staff Overview and Questions of Clarification
  - B. Task Force Discussion and Direction
  
- 8:40 pm **III. Task Force Review of the Near-Term Schedule and Dates for Future Meetings**
  
- 8:50 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**

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 Preliminary Land Use Map Designations

Senior Planner Corey Simon reviewed the Character Areas Map and the Preliminary Land Use Map designations with the Task Force. A significant amount of time at the meeting was spent in walking through the land use designations for the areas identified in the meeting packet. In addition, it was decided that a more exact and clear land use plan map should be prepared and distributed to the Task Force for discussion at the next meeting on April 11, 2012.



Following a lengthy discussion it was unanimously decided by the Task Force that the area in Downtown designated for significant housing should have no density limits on individual properties but with a cap on the number of units in the area as a whole. In addition, the use of variable density standards (density equivalents) would also be applied throughout the Downtown area. This approach would establish two-bedroom units as the standard for one unit of density, with smaller units being counted in proportion to their impact. For example, a studio unit would be counted at the rate of 0.5 units and a one-bedroom unit would be counted at the rate of .66 units.



Below is a summary of Task Force's comments and directions:

- (1) Provide a clean map of Downtown for the next meeting.
- (2) Remove use permit requirements for additional height and density. Note that the current maximum height in Downtown is 40 feet or 3 stories, with design review required.
- (3) Provide space for auto repair to be located somewhere in Downtown.
- (4) Make sure we have a walkable Downtown.
- (5) Provide for review of the General Plan for consistency and relationship to the Downtown Specific Plan. We need to be clear about consistency and where changes are being made, if any.
- (6) Consider establishing a minimum density in Downtown so that we maximize use of available land and avoid wasting potential opportunities.
- (7) Consider whether we should include the 12-story County building as a potential mixed-use site in the Downtown.

- (8) Provide a memo to the Task Force when the complete draft is prepared that identifies key changes in the proposed General Plan.
- (9) Make sure there is a reference in the Land Use Element to the Franklin Hills Plan.
- (10) Provide photos as examples of residential types and building design, but make sure that we are not listing historical buildings in an official way.
- (11) Use the text on historic buildings and historic preservation from the Downtown Specific Plan.

### **Task Force Review of the Near-Term Schedule**

Staff presented a possible schedule for future Task Force meetings. Based on Task Force directions from the previous meetings, the revised schedule contains no specified “end date” to make sure there is adequate time for the Task Force to review the Preliminary Draft General Plan and it avoids setting unrealistic expectations for the Task Force’s work. The approach also provides sufficient time between meetings for staff to respond to Task Force questions and directions. Below is a listing of specific meeting dates and topics for future Task Force meetings:

- **Wednesday, April 11, 2012** — 6:30-9:00 pm (continued discussion of the Land Use Plan Map and specific property and area policies)
- **Wednesday, April 25, 2012** — 6:30-9:00 pm (continued discussion of the Preliminary Draft Land Use Element as needed, and initial presentation and beginning review of the mostly complete Draft General Plan)
- **Wednesday, May 30, 2012** — 6:30-9:00 pm (continued review of the mostly complete Draft General Plan)

A comment sheet and method for identifying topics for discussion by the Task Force will be developed for use by the Task Force when it reviews the Draft General Plan beginning at the April 25, 2012 Task Force meeting. Staff will provide a memo to the Task Force when the complete draft is prepared that identifies key changes in the proposed General Plan. It was decided that editing comments should be collected separately so that Task Force meetings are used to discuss key issues and policy directions. Coordination with the Chair and Vice-Chair will also continue to occur as the process moves forward.

**CITY OF MARTINEZ  
GENERAL PLAN UPDATE  
TASK FORCE MEETING #18**

21 MARCH 2012

**LAND USE MAPPING DESIGNATIONS**

- NO DENSITY W/ CAP & VARIABLE DENSITY
- VARIABLE DENSITY
- KEEP AS IS

DO CLEAR MAP OF LAND USE

PROVIDE A CLEAR MAP OF DOWNTOWN WITH DENSITY & HEIGHT INFO!!

MAXIMUM HT. 40' / 3 STORIES

IDENTIFY KEY CHANGES IN THE PROPOSED GEN. PLAN

PHOTOS ARE EXAMPLES OF RESID. TYPES, ETC. (NOT OFFICIALLY HISTORICAL)

- DOWNTOWN
  - REMOVE USE PERMIT REQ. FOR ADDITIONAL HT. & DENSITY
- AUTO REPAIR SHOULD BE LOCATED SOMEWHERE DOWNTOWN
- WALKABLE DOWNTOWN
- CLEAR ABOUT CONSISTENCY & RELAT. BETWEEN GEN. PLAN & DSP
- ESTAB. A MINIMUM DENSITY IN DOWNTOWN
- INCLUDE 12-STORY COUNTY BLDG.?
- REFERENCE FRANKLIN HILLS PLAN

Wall-Graphic Recording of Comments from the March 21, 2012 Martinez General Plan Update Task Force Meeting