

Martinez General Plan Update Task Force Meeting #19 Summary

Wednesday, April 11, 2012

6:30 pm - 9:00 pm

Martinez Senior Community Center

818 Green Street, Martinez

Task Force Members

Donna Allen

Victor Carniglia, Chair

Earl Dunivan Jr.

Jenny Fitzgerald, Vice-Chair

Rachel Ford

Linda Meza

Cynthia Murdough

Cindy Nuse

Donald Pallotta

Leanne Peterson

Igor Skaredoff

Mark Thomson

George Vetek

Jan Weiss

Chris Wills

City Representatives and Consultant

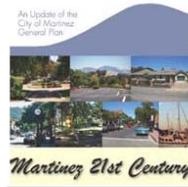
Terry Blount, AICP, Planning Manager

Corey Simon, Senior Planner

Anjana Mepani, Associate Planner

Meeting Purpose and Agenda

The purposes of the Martinez General Plan Update Task Force meeting conducted on April 11, 2012 at the Martinez Senior Community Center were to (1) continue to review and discuss the Land Use Plan (Downtown), (2) review and discuss preliminary land use policies for key sites, (3) review and discuss preliminary draft Land Use Map categories and designations for the area contained within the Sphere of Influence/Planning Area, and (4) review the near-term schedule and approach for future Task Force meetings. 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 #19
 Wednesday, April 11, 2012
 6:30 pm – 9:00 pm

Martinez Senior Community Center — 818 Green Street, Martinez

- Outcomes:**
- (1) Continue to review and discuss the Land Use Plan (Downtown)
 - (2) Review and discuss preliminary land use policies for key sites
 - (3) Review and discuss preliminary draft Land Use Map categories and designations for the area contained within the Sphere of Influence/Planning Area
 - (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 #19 Agenda
 - B. Check-in with Task Force Members (*any time constraints for the meeting*)
 - C. Other Administrative Items (*Meeting #18 Summary*)
- 6:45 pm II. **Task Force Review and Direction on the Land Use Plan (Downtown)**
- A. Staff Overview and Questions of Clarification
 - B. Task Force Discussion and Direction
- 7:30 pm III. **Task Force Review and Direction on Land Use Policies for Key Sites**
- A. Staff Overview and Questions of Clarification
 - B. Task Force Discussion and Direction
- 8:15 pm IV. **Task Force Review and Direction on the Preliminary Draft Land Use Map Categories and Designations (Sphere of Influence/Planning Area)**
- 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 Continued Discussion of Preliminary Land Use Map Categories and Designations

Senior Planner Corey Simon and Planning Manager Terry Blount continued the discussion of the Preliminary Land Use Map categories and designations with the Task Force. At the previous meeting the Task Force requested that a simpler and more graphic presentation be put together that more clearly explains the changes proposed for the Downtown. Staff put together the requested presentation and presented it to the Task Force. Staff also put together a memo to the Task Force which discussed the possible approaches to Downtown land use and intensity of development that have been presented to the Task Force over the last several months. The memo reiterated staff's recommendations and included the Assistant City Attorney's comments.

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

- (1) In the South Downtown Transition (D/ST) area allow existing non-conforming uses to make improvements through the use permit process. Need a clear definition of what improvements can be made.
- (2) Add a policy statement regarding increasing the height limits for portions of the Downtown.
- (3) Consider expansion of the Retail Core (D/RC) area down Alhambra Avenue with ground-floor retail required on Main and Ferry as previously proposed.
- (4) Staff should consider presenting an existing land use map for the Task Force's reference.
- (5) Regarding the density cap area proposed for a portion of the Downtown, the Task Force is still in favor of keeping it in the draft updated General Plan. Staff should investigate further how Redwood City dealt with the taking's issue question, as well as extending the boundary of the proposed area to include the DSP's Downtown Shoreline area.
- (6) Add a policy statement regarding increasing the density permitted in the DSP area.
- (7) The Task Force requested more information on the benefits of a being a Priority Development Area (PDA) and requested that policies be added regarding the creation of a transit village in the PDA.

The Task Force then proceeded to review the proposed land use policies for key sites. Because of a lack of time the Task Force was only able to give feedback and direction on one site. The remaining sites will be discussed at the following Task Force meeting.

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

- (1) Regarding the Pine Meadow Golf Course site, it is not necessary to stipulate the access points for any future residential development project.

Task Force Review of the Near-Term Schedule

Staff presented the 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 25, 2012** — 6:30-9:00 pm (continued discussion of the Land Use Plan Map and specific property and area policies)

- **Wednesday, May 30, 2012** — 6:30-9:00 pm (Presentation and Initial Discussion of the Preliminary Draft of the General Plan)

Several Task Force members noted that the May 30th meeting occurs during the week of Memorial Day. A request was made to move the meeting to the following Wednesday, June 6th. No final decision was made.