



## MEMORANDUM

DATE: November 12, 2014

TO: PLANNING COMMISSION

FROM: Dina Tasini, Planning Manager

RE: Pine Meadow (“The Meadows”) – Subdivision 9358  
The proposed project is General Plan Amendments, Rezone, and a Vesting Tentative Map (Figure 3) that would permit the development of 99 single family residential units on approximately 25.9 acres at the intersection of Center Avenue and Vine Hill Way.

### Background

On November 28, 2014 the Planning Commission held a public hearing, took testimony and requested staff provide additional information related to parks and open space, tree removals and to provide a brief discussion regarding any negotiations the City of Martinez had with respect to purchase of the property for public use.

### Discussion

#### **1. Land Use Context and Density**

Per General Plan 32.4231 within the Hidden Lakes Specific Area Plan, comprised of 565 acres, development was permitted as a density of one dwelling unit per 7,500 square feet. There are approximately 1229 units within the Plan Area; the overall permitted density based on the SAP would be 3,277 units. The proposal of an additional 99 units could easily be accommodated dated within the permitted density.

#### **2. Parks/Open Space**

Staff further analyzed the existing land patterns within the Hidden Lakes Specific Plan Area to better understand the location and size of the existing open space areas. The areas analyzed included passive open space, active City parks and private recreation areas such as part of the Vine Hill Townhome development. The attached Map (Exhibit A) shows the existing open space areas. There are approximately 190 acres of open space areas within the 565 acre Hidden Lake Specific Plan Area.

Staff has provided the following chart depicting the existing park properties:

**LIST OF PARKS MAINTAINED BY CITY**

<b>Name</b>	<b>acreage</b>
Alhambra Park	0.55
Cappy Ricks Park	1.9
Ferry Point Picnic Area	3.8
Foothills Park	2.3
Golden Hills	9.6
Highland Avenue Park	0.25
Hidden Lakes Park	24
Hidden Valley Park	17
Hidden Valley Linear Park	2.3
Holiday Highlands Park	2
John Muir	7.4
John Muir Memorial Park	0.42
Main Street Plaza	0.45
Martinez Marina	60.0
Morello Park	7.1
Mountain View Park	4.5
Nancy Boyd Park	7.3
Plaza Ignacio Martinez	1
Rankin Park	42
Susana Street Park	1.2
Steam Train Display	0.25
Waterfront Park	31
Veterans Memorial Park	<u>0.2</u>
<b>TOTAL ACREAGE</b>	<b>226.52</b>

The City’s Public Works Department oversees 169 acres of *developed* park space within the City. Since the 1980s the City established General Plan and resident ratio of the goal has been established as 5 acres of park space for every 1,000 residents. The City’s population has been relatively unchanged over the past three decades, and remains approximately 36,000. Martinez residents currently enjoy 6.22 acres of park space per every 1,000 residents.

In addition, Martinez residents have access to over 410 additional acres of publicly accessible Open Space areas, such as the *Hidden Lake Open Space* properties. These natural areas are maintained by either the City, East Bay Regional Parks District, and/or Muir Heritage Land Trust and provide local and regional trails that support hiking, biking, and horseback riding. There is no standard for required allocation of passive open space, as opposed to improved recreation areas (ie.parks).

### **3. Trees**

The applicant proposes the removal of 38 trees. An arborist report was conducted in 2011 and provided background on the removal of 47 trees (arborist packet was provided as part of the November 22, 2014 Planning Commission meeting). The applicant provided an exhibit and table depicting the removal of trees in red with an associated tree number (attachment B). The largest concentration of trees to be removed is along Vine Hill Way and at the entrance to the project site. It may be possible for the applicant to save some of the trees (1302-1305) along Vine Hill Way closest to the entrance, by meandering or located the walkway greater distance from the drip line of the tree, but a site survey has yet to occur and therefore they are indicated on the tree survey exhibit as being removed. The largest oak tree slated for removal is tree #1335 which is a Valley Oak and measures 18.4 inches in circumference. The removal is necessary as part of road improvements. It may be possible for the applicant to save some of the trees by either changing configuration of the pedestrian pathway located along the perimeter of the site or through grading within the site and working carefully along the drip lines of some of the trees.

### **4. City Interest**

The property owner and City discussed the purchase of the property as an informal discussion with staff. Staff has not been directed by the City Council to negotiate a purchase price with the property owner. We have no record of informal or formal discussions.

### **5. Recommendation**

The public hearing was closed at the end of public testimony on November 12, 2014, the Planning Commission may open the public hearing to allow for additional public testimony because of the new information provided on the open space, parks and trees or chose to keep the public hearing closed receive a brief staff report summarizing any actions staff has taken and discuss the project, and make a recommendation regarding the General Plan Amendment, Rezoning and Planned Development as was provided on November 12, 2014.

### **Attachments:**

1. Draft Resolution & Conditions of Approval

### **Exhibits**

- A. Open Space Map
- B. Tree Exhibit (2 Pages)