

CALL TO ORDER

Mayor Rob Schroder called the meeting to order at 6:11 p.m. in the Council Chambers with all members present except Councilmember Avila Farias and Vice Mayor Ross, who arrived shortly after roll call. He noted that Conference with Legal Counsel regarding Workers Compensation Claim No. WC-011458 had been canceled.

PUBLIC COMMENT (Comments are limited only to items listed under Closed Session).

There being no comments made, the Council adjourned to the City Manager's Office.

CLOSED SESSION

- A. With respect to an item of business to be discussed in closed session pursuant to Cal. Government Code Section 54957.

PUBLIC EMPLOYMENT - Title: City Manager

PUBLIC EMPLOYMENT APPOINTMENT - Title: City Manager

- B. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to California Government Code section 54956.9(d)(1)

Name of Case: Workers Compensation Claim No. WC-011458

Item B, Conference with Legal Counsel was canceled.

RECONVENE - PLEDGE OF ALLEGIANCE - ROLL CALL

Mayor Schroder reconvened the meeting at 7:06 p.m. in the Council Chambers. He stated that a Closed Session was held regarding Public Employment/Appointment, Title: City Manager. Mayor Schroder reported that direction was given to the City's negotiators, and there was nothing else to report.

PRESENT: AnaMarie Avila Farias, Councilmember, Lara DeLaney, Councilmember, Debbie McKillop, Councilmember, Mark Ross, Vice Mayor, and Rob Schroder, Mayor.

EXCUSED: None.

ABSENT: None.

PRESENTATION(S)

- A. Proclamation proclaiming "Amy Walker Launches World Tour in Martinez."

Mayor Schroder, on behalf of the City Council, read the proclamation proclaiming January 22nd as Amy Walker Day. Mayor Schroder welcomed Ms. Walker and wished her success. Ms. Walker expressed her appreciation and entertained the Council and public.

**PUBLIC COMMENT (COMPLETE SPEAKER CARD AND GIVE TO CLERK)
Reserved only for those requesting to speak on items not listed on the Agenda.**

Aimee Durfee, Martinez Environmental Group (MEG), requested an update on the City's progress on Crude by Rail, the transport of dangerous materials. She asked when the Public Safety Committee would meet again to look at this. She noted that the Richmond City Council passed a resolution calling on the Bay Area Air Quality Management District to rescind their illegal permit allowing the trains to change from ethanol to Bakken crude without a public process and asked that the City of Martinez adopt a similar resolution.

Peter Dragovich, MEG, asked about the City's and the League of California Cities' work on Crude by Rail. He asked about the outcome of the City's meeting with Union Pacific and the steps taken so far to assure rail safety.

Bill Nichols, MEG, asked Council to revisit two issues: Alhambra Hills open space and the Union Pacific switchyard that continues to be a safety issue as people have been using the switchyard as a dumping area. It was noted that Union Pacific has responsibility for maintaining it.

Tom Lewis, resident and member of the United Steel Workers Union Local #5, noted that the Union is in negotiations with Shell Oil Refinery and proposed a joint committee on civil rights, which Shell rejected. Mr. Lewis stated that the Union is asking for a fair hiring commitment, and urges the Council's support.

Ray Jones, United Steel Workers Union Local #5 and health and safety representative at Shell Oil, requested community support for a permanent fire crew.

Jim Neu, MEG, stated that the Public Safety Subcommittee has not met since September. He asked when the next Subcommittee meeting would be so that questions raised at the last meeting could be addressed.

Simon Todd, Mt. View area, thanked Chief Ghisletta for his assistance. He has noted an increase of police presence and stated that the neighborhood is seeking ways to protect this area of Martinez.

Adam Garza, Mt. View area, stated that he and his son were threatened a couple of months ago while outside working on his car. He requested assistance from the City to make the area safer.

Mark Peters, Mt. View area, requested help with mitigating the increase in drug dealing, vagrancy, vandalism and speeding problems. He stated that the neighbors have formed a community group to deal with these serious neighborhood issues and invited the Council to attend the group's next meeting. They strongly support Chief Ghisletta.

Thomas Arbuckle stated that although he loves his home and Martinez, the Mt. View area has gone downhill. He requested continued support from Police Department.

Tim Platt stated that he sent a letter requesting Councilmembers Avila Farias and McKillop be recused from participation in the Pine Meadow discussion due to property owned in the area. Councilmember Avila Farias stated Mr. Platt had provided incorrect information, and that she had no conflict of interest. Senior City Attorney Veronica Nebb clarified the regulations from the Fair Political Practices Commission (FPPC) regarding immediate family and stated the FPPC reviewed the matter and ruled that no conflict was apparent for either Councilmember. The Contra Costa County District Attorney's Office concurred.

Mike Alford asked Vice Mayor Ross if he had a Conflict of Interest, and Vice Mayor Ross stated that he did not.

Douglas Van Raam stated that he went through the CERT program last year but has not yet received his certificate due to his background check not being completed. He also will be requesting a concealed gun permit.

An unidentified male speaker talked about the crime problems on the Pine and Pacheco corridor. He requested assistance in the matter.

Joan Savarese raised the issue of prudent observer standard related to the requested recusement of Councilmembers Avila Farias and McKillop.

Mark Thompson urged the Council to assist the homeowners in the Mt. View area.

CONSENT CALENDAR

- A. Motion waiving reading of text of all Resolutions and Ordinances.
 - 1. Motion approving City Council Minutes for the Meeting of December 17, 2014. [M.Cabral]
 - 2. Marina Vista Pedestrian/Bicycle Improvement Mitigation Project: [T.Tucker/12.02.12]
 - A. Resolution No. 003-15 accepting bids for the Marina Vista Pedestrian/Bicycle Improvement Mitigation Project (C2009) and awarding the construction contract to Grade Tech Inc. of Castro Valley in the amount of \$276,157.25 and allocating \$85,000 of Traffic Mitigation funds to Account No. C2009; and
 - B. Resolution No. 004-15 authorizing the City Manager to execute an amendment to the consultant services agreement with Harrison Engineering, Inc. for an amount of \$7,500 to provide construction phase services; and
 - C. Resolution No. 005-15 authorizing the City Manager to execute a one year extension to Cooperative Agreement No. 4-2389 between the City of Martinez and the State of California acting through its Department of Transportation (CALTRANS) for use of Toll Bridge funds in the amount of \$300,000 for the Marina Vista Pedestrian/Bicycle Improvement Mitigation Project.
 - 3. Resolution No. 006-15 accepting the Pedestrian Signal System & Curb Ramp Project per contract documents and instruct the City Clerk to file a Notice of Completion. [D.Salts/15.06.14]

4. Resolution No. 007-15 accepting the Chemical Containment Facility Project per contract documents and instruct the City Clerk to file a Notice of Completion. [D.Salts/15.06.14]

Councilmember Lara DeLaney requested that Item 2A be pulled from the Consent Calendar.

Mayor opened public comment on Items #1, 2, B and C, #3 and #4, with no one coming forward.

Since City Engineer Tim Tucker had left the room, Councilmember DeLaney stated that she would seek clarification on Item #2A at a later time.

Mayor Schroder opened Item #2A for public comment with no one coming forward.

On motion by AnaMarie Avila Farias, Councilmember, seconded by Debbie McKillop, Councilmember, to approve Item #A and Items #1 through #4 of the Consent Calendar. Motion unanimously passed 5 - 0. Yes: AnaMarie Avila Farias, Councilmember; Lara DeLaney, Councilmember; Debbie McKillop, Councilmember; Mark Ross, Vice Mayor; Rob Schroder, Mayor.

PUBLIC HEARING(S)

5. Public hearing to consider approving A) a Resolution to approve a Mitigated Negative Declaration and Mitigation Monitoring Program and adopt findings pursuant to the California Environmental Quality Act; and B) a resolution to approve a General Plan Amendment to i) amend the Hidden Lakes Specific Plan Area to delete Section 32.32 and ii) amend Land Use Map 1 to change the land use designation from OS/R Open Space and Recreation, Permanent to R-0-6 units for a 25.9 acre parcel; and C) Ordinance to rezone 25.9 acre parcel located at 451 Vine Hill Way from M-OS/RF (Mixed Use Open Space/Recreational Facilities) to R-7.5/PUD Overlay (Family Residential, minimum 7,500 square feet per dwelling unit/planned development overlay); and approve Planned Unit Development Plan; and D) Vesting Tentative Map for the development of 99 single family residences to be located at 451 Vine Hill Way - The Meadows. [D.Tasini/9.3.12]

Planning Manager Dina Tasini provided a PowerPoint presentation reviewing the actions requested of the Council. She reviewed the history of the parcel's annexation and zoning and the Hidden Lakes Specific Plan.

Councilmember DeLaney asked for more information on how the OS/R Permanent designation was applied to the property. Ms. Tasini stated that she could not find any documentation for it; she stated it is a designation that is no longer used. She stated the original property owner had not objected to the designation. Councilmember DeLaney asked if the Planning Commission was notified of the current ratio of park/recreation acreage to population, and Ms. Tasini stated the number had recently been updated due to the latest census results. She noted that Martinez still meets the state standard for that ratio. Councilmember DeLaney asked if Mount Diablo Unified School District (MDUSD) or Martinez Unified School District (MUSD) had commented on the impact of the proposed development. Ms. Tasini stated the study had been circulated to them and no comments were received. She noted that a portion of the applicant's fees would go to the schools to support the new students.

Councilmember DeLaney asked if there was further evidence supporting the finding that the proposed development is of superior quality. Ms. Tasini stated staff had looked at pedestrian and street access, landscaping, and the development's layout and design. Councilmember DeLaney asked about the Specific Plan requirement that a neighbor-hood committee be formed to review proposed developments, and Ms. Tasini stated that one had never been formed. Previous developments in the area have been approved without that requirement being met.

Mayor Schroder asked where the population estimate had come from, since Martinez' population was down in 2010 and there had been little growth since then. Ms. Tasini stated it came from the American Community Survey.

Councilmember Avila Farias asked about the question raised that the owner had not been notified of the designation, and Ms. Tasini stated staff reviewed the records and legal notification was accomplished.

Mayor Schroder opened the public hearing.

Applicant Dave Sanson, DeNova Homes, spoke about his past projects in Martinez and reviewed the history of the property and goals of this project to fit in with the neighborhood and the original intentions of the landowner. He stated he looked forward to moving forward and working with the City again.

Mayor Schroder asked about the specific concerns of neighboring homeowners. Mr. Sanson reviewed the different community meetings and discussed changes made to the landscaping and building elevation and orientation.

Councilmember Lara DeLaney asked about the average lot size in relation to the current average lot size of the neighborhood. Mr. Sanson explained the homes toward the outside of the development will be larger to match with neighboring homes. He noted that the plan meets PUD requirements for the ratio of the area to the number of residents. Councilmember DeLaney asked why the number of units was decreased from 100 to 99. Mr. Sanson stated that the affordable housing requirement for developments of 100 or more units had been controversial in the community. He stated the decrease also helped to improve the water quality. Mr. Sanson also stated staff's findings had been that there is adequate capacity for the new residents in the impacted school districts.

Vice Mayor Ross asked about the planned road improvements, and Mr. Sanson stated Vine Hill would be improved to add the road widening and pedestrian walkways, as well as performing some other needed road maintenance.

Mike Evans, Director DeNova Homes, provided an overview of the property, the open space areas and the project. He noted areas where the Design Review Committee's suggestions had been incorporated.

Councilmember DeLaney asked about the proportion of two-story houses. Mr. Evans stated that of nine house plans, four are one-story, and 40% of the planned homes are one-story. Councilmember DeLaney also asked about tree removal, and Mr. Evans stated DeNova Homes designed the pedestrian walkway to protect as many trees as possible and will try to save and transplant many of those that have to be removed.

Councilmember Avila Farias asked about the possibility of an HOA, and Mr. Evans said an HOA would be in place to help maintain the picnic areas and fund other maintenance. He stated there is no estimate for the fee yet, but it would be similar to that of nearby areas.

Councilmember DeLaney asked about estimated home values. Mr. Evans stated he did not have a dollar estimate, but they would be among the nicer projects done by DeNova Homes and should improve the area.

Stacy Boschetti stated she works in the high school and there is no room for more students, that the elementary school is full and the middle school is close to capacity. She also expressed concern about the street and stated the quality of the street is continually getting worse with people using it as a thoroughfare. She stated she would prefer to maintain open space in the area.

Jim Neu stated he felt amending the General Plan is not a good idea when it will be updated soon anyway. He stated the project is too dense for the area and expressed concern with the impact on the City's natural resources and the contribution to climate change. He also expressed concern that Mayor Schroder, Vice Mayor Ross, Councilmembers McKillop and Avila Farias had received campaign contributions from DeNova Homes.

Joel Crawford stated the landowner should have the ability to improve her property and asked the Council to no longer delay the project.

Mike Benson expressed concern about the impact on the land with the excavation process as well as the impact of the noise and pollution on the neighborhood.

Aimee Durfee asked the Council to keep Pine Meadow open space because that is what the community wants. She also expressed concern about the decrease in the number of units to avoid the affordable housing requirement.

Joe Vorlerbeueggen expressed support for the project and stated he felt there is enough open space in that area.

Richard Verrilli commented on an article in the *Martinez Gazette* in support of the project and expressed his agreement with the article.

Robert Aue asked the Council to reject the project and support the wishes of the people who should benefit from the land. He stated there are better uses for the land than a housing development.

Rob McGuire expressed support for the project and stated he had been on the Parks and Recreation Commission and had worked with DeNova Homes on the Mountain View Park. He stated they do quality work and the community should judge the project on its merits.

William Cauley expressed support for the project and DeNova Homes' work in Martinez.

Scott Bell expressed support for the project and its impact on the school district's revenue and the jobs in the City.

Vik Ramamurthy urged the Council to buy the land for the City and build some kind of community center to benefit the community.

Tim Brown stated he felt the landowner deserves to get the fair market value out of their property, but wished the City would have tried harder to retain the golf course.

Bob Lilley expressed support for the project and stated it would turn the property from a net cost to the City to a benefit to the City.

Slava Gospodchikov expressed opposition to the project and expressed concern about the drainage plan, the density and the traffic impacts.

Heather Ramamurthy repeated Mr. Platt's earlier comments and requested Councilmembers Avila Farias and McKillop be recused from participation in the Pine Meadow discussion due to property owned in the area.

Richard Paoli stated there has not been a new home in Martinez since 2011 and stated DeNova Homes is a great developer with a beautiful project. These will be homes that Martinez' current children can afford, because otherwise they will have to leave Martinez.

Doug Kuznik, Benicia Plumbing, stated he had worked with DeNova Homes before. He expressed support for the project and stated it will be a benefit to the City.

Bill Whitney, No. CA. Mechanical Contractors, expressed support for the project to enable new demographics to live in Martinez.

Sally Sweetser expressed support for the project and stated it will fit in the neighborhood well. She stated the golf course is no longer profitable and the landowner deserves the opportunity to improve the land.

MC O'Bryant stated Martinez has a unique character that should be maintained. He asked the Council to represent the wishes of the community and reject the project.

Lisa Lopez expressed opposition to the project and stated that the new residents would likely not spend a lot of money in the City, so it would not bring in that much revenue. She asked that the area remain open space and that the Council represent the people instead of special interests.

Mohsen Heidari expressed support for the project. He stated there are enough parks in the area and the revenue from this project should be used to improve the surrounding roads.

Dennis Cunnane expressed concern with the grading of the hills and the fact that the development is not using the natural topography. He suggested that one of the hills be used to provide open space.

Nick Roscha spoke about his experience with the golf course. He expressed support for the project, saying that the landowner has the right to the value of the property and neither the City nor anyone else is able to buy it.

Albert Rausch stated he felt the owners should be able to develop the property, but expressed concern about the impact on traffic, which is already a problem on Morello.

Nancy Hobert expressed support for the project and noted that although there are many expressing opposition, the people who are in support usually are not motivated to speak.

Peter Carpenter expressed support for the project and stated that it would be nice to have a new park to replace the golf course, but the City does not have the money for it.

Guy Cooper expressed concern about campaign contributions received by the Council and stated that just because something is legal does not mean it is ethical.

Tim Platt presented a proposal for a park at Pine Meadow to commemorate the Coward family's contributions to Martinez. He stated his opinion that the City has enough money right now to purchase the property and that the public would be willing to contribute and pay higher taxes to maintain the park.

Gracie Johnston stated she and her family had enjoyed the golf course for many years but that things change, and she supported the project.

Rhonda Beatty-Gallo expressed opposition to the project. She stated the land is beautiful as it is and the area will not support that many more people.

Felix Sanchez expressed concern about the ability of the Fire Department to protect the area and urged the Council to buy the area and maintain it as open space.

Tom Griffith, MEG, spoke on the economic benefit of parks and open space.

Warren Rose expressed opposition to the project and expressed concern that the land was being rezoned for the benefit of one party.

Janeace Liles expressed opposition to the project and its impact on traffic and the open space in the area. She stated she would be willing to pay more taxes in order to fund the City's purchase of the property.

Mark Thompson expressed opposition to the project. He stated it should wait for the General Plan revision in order to allow the community to comment on the rezoning.

Cheryl Groover, Mt. View Improvement Association, stated that the developers should reimburse the neighbors for the traffic and pollution impact on the area. She expressed her opinion that the project is too dense and that the owner should find a developer with a different vision to purchase the land.

Mike Alford stated the project will bring in revenue that can be used to improve the streets. He stated that the owner has the right to do what she wants with her property.

Robin Houdashell stated that the majority of the neighborhood prefers a park to a housing development and would be willing to pay higher taxes for it. She commented on the value of the animal habitat in the area.

Jim Blikenstaff, Mt. Diablo Sierra Club, asked the Council not to permanently eliminate the open space, and to delay a decision to collaborate with the community, the landowner, and other open space groups to come to a better solution.

Douglas Van Raam commented on the poor quality of some of the construction at Mountain View Park. He stated that he supported open space as well as jobs.

Harlan Strickland asked the Council to stick to the General Plan and allow the community the chance to have a say on a project of this size. He urged the City to lead in helping the community to collaborate with the landowner and find a better solution.

Steve Cadel expressed support for the project. He stated it includes open space and fits well with the character of the area.

Dave Sanson, DeNova Homes, thanked the community for its input.

Laura Dean Ingrassia stated DeNova Homes has been open-minded and creative and has been willing to collaborate with the community. She spoke of the diverse and progressive options that would be available in the homes and commented on how they would benefit Martinez. She stated DeNova Homes has been willing to do everything asked and has followed the rules. Ms. Dean Ingrassia expressed unhappiness with those who were suspicious of the Coward family's decision to sell the land. She stated that the family had tried to sell the golf course to someone who could keep it going and that it was a difficult decision to sell to a developer. She also stated that the development had the potential to bring needed revenue into the City and to continue to revitalize it.

Chris Dean stated that her father had no intention of maintaining the property as permanent open space and that he was never notified it was zoned that way. She stated she had been unable to find out why it had been zoned that way. She also noted the property is private property and has not been open for public use other than as a golf course. She stated the family had been unable to find a buyer to maintain the property as some kind of open space. She stated the City did not see it as a priority to place a park there since there is a park less than a mile away, and also commented on conversations with the Friends of Pine Meadow group, which had not resulted in a viable plan. She asked the Council to support her family's rights to develop the property.

Dave Sanson, DeNova Homes, commented on the frustrations the family had faced in trying to develop the property. He stated that the rezoning would right a wrong that was done to the family. He stated he felt that the family and DeNova Homes had worked with the City to meet the desires of the community. He urged the community to work within the system to collaborate and compromise on the General Plan update and help to improve this process for future projects. Mayor Schroder closed the public hearing.

** Council recessed at 10:55 p.m. and returned to the dais at 11:05 p.m. with all members present.*

Mayor Rob Schroder complimented the speakers for handling themselves well and being respectful.

Mayor Rob Schroder stated he had enjoyed playing at Pine Meadow Golf Course and would love to see it continue, but understands that it is not possible. He complimented the Dean family on keeping it open this long. He commented on past conversations within the Parks and Recreation Commission and the City's intentional decision not to pursue the purchase of Pine Meadow for a park and instead to spend money on improving existing parks. He noted that Measure H does not allocate any funds for the acquisition of new parks and commented on other projects that needed

funds both from Measures H and WW and the unrestricted reserves, including street maintenance. He reminded the public that the Council must make its decision based on the needs of not only the immediate area but the entire City. He stated he is in favor of the project.

Councilmember AnaMarie Avila Farias asked Ms. Dean if she was interested in pursuing a different route for the property, and Ms. Dean stated she is no longer interested and wants the proposed project to move forward.

Councilmember Lara DeLaney asked about the open space included in the proposed project, and Mr. Sanson described the park and explained it was designed to provide walking trails throughout and surrounding the development. Councilmember DeLaney asked if DeNova Homes would be providing a contribution to the Affordable Housing Trust Fund, and Mr. Sanson stated there are no plans to do so at this time, but he would be happy to review it with City staff.

Councilmember Debbie McKillop asked about the developer fees that would help fund other open space purchases. Mr. Sanson stated the project would generate over \$700,000 in parks and recreation mitigation fees. The City would have discretion where to spend the funds, but DeNova Homes would be willing to pre-pay the fees in order to assist the City with the purchase of West Hills Farm with the Muir Heritage Land Trust. Councilmember DeLaney clarified that is not an additional contribution but a pre-payment of required fees.

Vice Mayor Mark Ross thanked the public for their comments and thanked those who had been involved in helping to make the property purchase happen. He clarified the property is not open space, as it has been modified and preserved against natural growth. He stated that 62% of the neighboring community in favor of funding the purchase is not enough to move a bond measure forward, and any grant requests would be low on the priority list because of the current state of the property. He stated the Friends of Pine Meadow have not provided a tenable plan to purchase the property and the seller is not willing to work with them at this time, so he is in favor of the project as submitted.

Councilmember McKillop thanked the public for their comments. She stated she had met with both sides of the issue to review the history and had been to see the property. She had also enjoyed the golf course and values open space, but she felt she had taken all the facts into account and is in favor of the project as submitted.

Councilmember Avila Farias stated that the FPPC and the Contra Costa District Attorney had reviewed the perceived conflict of interest and found there was no conflict. She clarified that she shares the same name as her mother. She thanked the public for voicing their opinions and acknowledged those who had submitted letters and emails and met with her, and thanked staff for all the information provided. She stated she perceived an even split between those who were in favor of and opposed to the project. She stated she understood the emotional opposition to the development, but felt it was in the best interest of the City. She commented on the goals included in the Housing Element and how the project meets those goals. She stated she is in favor of open space, but the golf course is not a suitable purchase for the City. Councilmember Avila Farias asked Mr. Sanson to work with banks to create streamlined opportunities for first-time homebuyers. She thanked Ms. Dean for sharing the property with Martinez for so long. She stated she is in favor of the project as submitted.

Councilmember DeLaney stated this is the most difficult decision she has faced so far on the Council. She stated she is in support of housing and job growth, but was sympathetic to the community's desire to maintain what was zoned as permanent open space. She thanked DeNova Homes for their work, but felt that there could be a better project that better served the needs of the community, and that the City could find the funds and resources to purchase the property. She felt there were good reasons to support the project, but stated she planned to vote against it. Senior City Attorney Veronica Nebb pointed out that the Council had received a revised version of the Conditions of Approval correcting typographical errors and items that were not copied from the statute accurately. The Council confirmed that the revised Conditions of Approval would be included in the motions.

On motion by AnaMarie Avila Farias, Councilmember, seconded by Mark Ross, Vice Mayor, adopt Resolution No. 008-15 approving a Mitigated Negative Declaration and Mitigation Monitoring Program and adopt findings pursuant to the California Environmental Quality Act. Motion passed 4 - 1. Yes: AnaMarie Avila Farias, Councilmember; Debbie McKillop, Councilmember; Mark Ross, Vice Mayor; Rob Schroder, Mayor. No: Lara DeLaney, Councilmember.

On motion by AnaMarie Avila Farias, Councilmember, seconded by Debbie McKillop, Councilmember, adopt Resolution No. 009-15 amending the General Plan Amendment (text amendment) to to delete Section 32.32 and amend Land Use Map 1 designation from Open Space and Recreation, Permanent to R-0-6 units for per gross acre for the project site. Motion passed 4 - 1. Yes: AnaMarie Avila Farias, Councilmember; Debbie McKillop, Councilmember; Mark Ross, Vice Mayor; Rob Schroder, Mayor. No: Lara DeLaney, Councilmember.

On motion by AnaMarie Avila Farias, Councilmember, seconded by Mark Ross, Vice Mayor, introduce an Ordinance to rezoning the subject property located at 451 Vine Hill Way from M-OS/RF (Mixed Use Open Space/Recreational Facilities) to R-7.5/PUD Overlay and approve Planned Unit Development Plan including the revised Conditions of Approval. Motion passed 4 - 1. Yes: AnaMarie Avila Farias, Councilmember; Debbie McKillop, Councilmember; Mark Ross, Vice Mayor; Rob Schroder, Mayor. No: Lara DeLaney, Councilmember.

On motion by AnaMarie Avila Farias, Councilmember, seconded by Debbie McKillop, Councilmember, to approve Resolution No. 010-15 Vesting Tentative Map for the development of 99 single family residences, and include the revised Conditions of Approval. Motion passed 4 - 1. Yes: AnaMarie Avila Farias, Councilmember; Debbie McKillop, Councilmember; Mark Ross, Vice Mayor; Rob Schroder, Mayor. No: Lara DeLaney, Councilmember.

CITY MANAGER

6. City Manager Comment(s)/Update(s).

CHIEF OF POLICE

7. Chief of Police Comment(s)/Update(s).

APPOINTMENTS TO COMMISSIONS AND/OR AGENCIES

CITY COUNCIL

8. Council Subcommittee Reports.

9. City Council Comments.

ADJOURNMENT

Adjourned at 12:05 a.m. to a Special City Council Meeting on January 26, 2015 at 6:30 p.m. in the Council Chambers, 525 Henrietta Street, Martinez, California.

Approved by the City Council,

Rob Schroder, Mayor

Mercy G. Cabral, Deputy City Clerk – 3/4/15

CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL

Mayor Rob Schroder called the meeting to order at 6:30 p.m. with all members present except Councilmember DeLaney and Vice Mayor Ross. Councilmember DeLaney arrived right after roll call.

PRESENT: AnaMarie Avila Farias, Councilmember, Lara DeLaney, Councilmember, Debbie McKillop, Councilmember, Mark Ross, Vice Mayor, and Rob Schroder, Mayor.

EXCUSED: None.

ABSENT: None.

PUBLIC COMMENT (COMPLETE SPEAKER CARD AND PRESENT IT TO THE CLERK) Comments are limited only to items listed on the agenda.

WORKSHOP

A. Discussion of the Waterfront Park Renovation Project.

City Engineer Tim Tucker provided a PowerPoint presentation reviewing the current park layout, proposed changes/improvements, project elements, financial summary (costs), potential additional funding sources, and balance remaining in the Measure H fund. He concluded with the staff recommendation, which is to 1) construct all project elements as shown on schematic plan; and 2) plan for future enhancements; as well as next steps in the process.

Mayor Schroder asked whether the ballfield lights include the soccer field. Mr. Tucker said no, it was briefly discussed, but ultimately not part of the proposal. He noted there are adjacent light standards for the parking area; however, he was doubtful that they would provide enough light to meet safety standards for the soccer field. He also confirmed that AYSO had been involved in the process, but that field does not get much use. He noted that there are other parks that will have new, artificial turf soccer fields that will be paid for with Measure H funding, and they will likely get much more use.

**Vice Mayor Ross arrived at 6:50 p.m.*

Councilmember DeLaney asked about the improvements to the group picnic area, and Mr. Tucker discussed the extensive renovation plans that will include new tables/benches, new barbecues, new landscaping, raising up of the area to make it more visible/more secure, and resurfacing.

Mayor Schroder responded to a comment from the Parks, Recreation, Marina & Cultural Commission (PRMCC) member John Fuller regarding the need for a Master Plan for the Waterfront as a whole, but Mayor Schroder said he did not think that was the right way to go. He acknowledged the importance of the park to the City overall; and he would support other funding to be added to ensure that the result is a high quality asset. He was appreciative of the ballfield lights and the recommendation for a phased approach to the project.

Councilmember DeLaney commented on the amount of money being spent on parking. She asked whether additional parking was being added or just re-striping and re-paving. Mr. Tucker stated that 40-50 additional spaces would be included; and he discussed areas that were being improved and the accommodations that are made for special events.

Councilmember DeLaney also asked whether security cameras are being added. Mr. Tucker said yes, and he reviewed park locations throughout the City that will have security cameras. Councilmember DeLaney commented on signage for the Joe DiMaggio fields and the possibility of adding a sculpture if public art funding can be found.

Councilmember Avila Farias thanked staff and the Council for taking the time to have the presentation for the public. She indicated she supports the recommendations and additional funding to be allocated as plans move forward. She also agreed it was not necessary to have one Master Plan, but she cautioned that the City should not wait to make improvements while the Marina Master Plan is being considered. She noted that the park improvements will bring new vitality to the City, and she expressed support for additional amenities, such as a mini rail.

Councilmember McKillop thanked staff for taking extra time to show her the plans and explain the background history. She expressed appreciation for the improvements to such a key feature in the City. She echoed Councilmember DeLaney's questions and concerns about the parking enhancements and security cameras. She agreed with Mayor Schroder that the park plans and Master Plan should be integrated, and she wouldn't want the park improvements delayed for development of the Master Plan. She hoped that additional amenities can be included as funding is identified.

Vice Mayor Ross apologized for arriving late to the meeting. He acknowledged the funding gap mentioned by staff and was supportive of efforts to find additional funds. He commented on the need for an improved intersection at the railroad crossing, while ensuring maximum safety including the use of wayside horns. He also agreed that the Master Plan for the marina should be separate from the park plan. Mr. Tucker indicated that the wayside horn could be considered as part of the next CIP budget.

Mayor Schroder asked whether the Berrellesa Bridge crossing was part of the next CIP phase. Mr. Tucker confirmed and noted that the environmental review and other enhancements will be done in the future.

Mayor Schroder opened public comment on the item.

Dylan Radke, Chair of the PRMCC, discussed the recommendations made by the Commission that will bring the residents the same high level of amenities that have been realized at other parks throughout the City. He thanked Mr. Tucker, Mr. Enke and former PRMCC Chair Richard Patchin for their diligence in developing the plans, and he expressed appreciation to the Council for deciding not to delay this project until a Master Plan can be finalized. He asked for clarification regarding the extent of the project elements, which Mr. Tucker provided.

Kate Cox questioned the addition of the light poles that will only be used a few hours a day for only a few months of the year. She did not think it suits the "jewel" that everyone wants the park to be.

Paul Craig commented on the impact the giant poles will have on the ambiance of neighboring homes that are less than half the height. He also urged the Council to consider the whole picture - the amount of money going into the ballfields would be better spent on the marina.

Seeing no further speakers, Mayor Schroder closed public comment on the item.

Councilmember DeLaney asked Mr. Tucker whether the ballfields would only be used by children or by adult ballplayers too. City Engineer Tim Tucker confirmed that the primary use will be adult ballplayers, during evening hours after work.

Senior Civil Engineer Joe Enke added that weekend users are mostly youth, but weekdays are used by adult leagues. Councilmember DeLaney asked how many light poles were proposed, and staff said about twenty.

Councilmember DeLaney expressed doubt that Measure H money could be used for marina improvements. She noted that an enhanced infrastructure finance district is being considered for the marina and would be a better option than additional taxes.

Councilmember Avila Farias asked, and Mr. Tucker confirmed, that the placement and angle of the light fixtures would be designed to minimize impacts on neighboring residents.

The Council concurred with staff's recommendation to approve the schematic plan, approve the budget plan and directed staff to place the item for approval on the next Council agenda.

CITY COUNCIL

1. Discussion of, consideration of and possible action regarding Muir Land Trust request for \$262,500 from the City towards the acquisition of 44 acres known as West Hills Farm.

Acting City Manager Alan Shear provided the staff report, noting that this was a follow-up to the January 13th Council meeting. He explained that if, the Council decides to fund all or part of the \$262,500, staff recommends the use of Measure WW funds. He added that the project manager at East Bay Parks has confirmed that would be an appropriate use of those funds, and the deadline for application for those funds is March 31st.

Mayor Schroder asked about the offer from DeNova Homes to advance the City the \$262,500 from park mitigation funds. Acting City Manager Shear explained that the delay in applying for Measure WW funds while investigating the possible use of Park Mitigation funds could cause the City to miss the application deadline. He indicated that the City Attorney confirmed that Park Mitigation funds cannot be used outside City limits.

Vice Mayor Ross said he thought using WW funds was the best way to cover the cost, although he was appreciative of the offer of Park Mitigation funds.

Mayor Schroder opened public comment on the item.

Chuck Lewis, Chair of the Muir Heritage Land Trust Board of Directors, noted that one of the first actions of the Land Trust was the purchase of Mt. Wanda and donation to the National Parks Service. He thought this was another good opportunity for the Trust to increase open space and enhance recreational uses in the City through the acquisition of this property.

Ted Rojasavich agreed this was an important opportunity for the City to participate in the purchase of this property at a very good price, as well as a great use of WW funds (approved by the voters in 2008), which thus far have had no projects submitted by Martinez. He noted there would still be plenty of WW funding left that could be used at the marina.

Marie Olson, Secretary of the Alhambra Valley Improvement Association, commented on the importance of this property to the eventual annexation of the Alhambra Valley by the City. She urged the Council to think like visionaries and support the purchase.

Seeing no further speakers, Mayor Schroder closed public comment on the item.

Mayor Schroder stated that he supported the purchase and he recommends the use of Measure WW funds, but he would like to backfill with Park Mitigation funds from the Pine Meadow development.

Councilmember Avila Farias expressed her support and said she agreed with the Mayor to use Measure WW funds and backfill with Park Mitigation funds. She added, however, that she trusts that the Council will be more strategic in considering areas for purchase within the City limits in the future.

Councilmember McKillop was supportive of the property acquisition especially as it would provide better access to the Mt. Wanda site.

Councilmember DeLaney said she supported the use of WW funds for the acquisition as she had expressed in the past. She indicated she looks forward to visiting the site.

Vice Mayor Ross stated he would make a motion in support of the acquisition and the use of WW funds. He also commented that the future annexation of the Valley is not intended to change its character; hopefully, the residents there will see this as a token of good will.

On motion by Mark Ross, Vice Mayor, seconded by Lara DeLaney, Councilmember, to approve the appropriation of \$262,500 to the Muir Land Trust towards the acquisition of 44 acres known as West Hills Farm; and the use of Measure WW funding for the purchase. Motion unanimously passed 5 - 0. Yes: AnaMarie Avila Farias, Councilmember; Lara DeLaney, Councilmember; Debbie McKillop, Councilmember; Mark Ross, Vice Mayor; Rob Schroder, Mayor.

2. City Council Comments.

Councilmember DeLaney reported that she attended the League of California Cities Policy Committee on Employee Relations.

Councilmember Avila Farias expressed that she and Councilmember McKillop also attended League of California Cities programs and would report more fully at the next Council meeting.

ADJOURNMENT

Adjourned at 7:28 p.m. to a Regular City Council Meeting on February 4, 2015, at 7:00 p.m. in the Council Chambers, 525 Henrietta Street, Martinez, California.

Approved by the City Council,

Rob Schroder, Mayor

Mercy G. Cabral, Deputy City Clerk – 3/4/15