

Planning Commission
Special Meeting
May 5, 2015
Martinez, CA

CALL TO ORDER

Vice Chair Jeffrey Keller called the meeting to order at 7:00 p.m. with all members present except Chair Waggener, who arrived after roll call, and Commissioner Kelly, who was excused. Planning Commission Alternate Jim Blair was not present either.

Staff present: Planning Manager Dina Tasini, Senior Planner Corey Simon and Joe Enke, Public Works Department

ROLL CALL

PRESENT: Sigrid Waggener, Planning Commission Chair, Jeffrey Keller, Planning Commission Vice Chair, Donna Allen, Planning Commissioner, Dwayne Glemser, Planning Commissioner, Gabriel Lemus, Planning Commissioner, and Kimberley Glover, Planning Commissioner.

EXCUSED: None.

ABSENT: Jim Blair, Planning Commission Alternate.

After roll call, Vice Chair Keller turned the meeting over to Chair Waggener.

AGENDA CHANGES

None.

PUBLIC COMMENT

None.

CONSENT ITEMS

1. [*Capital Improvement Program \(CIP\) Find the draft fiscal year 2015/16 - 2019/20 five-year Capital Improvement Program \(CIP\) consistent with the General Plan. Applicant: City of Martinez \(JE\)*](#)

Five Year Capital Improvement Program

Joe Enke, Public Works Department, presented the staff report, discussing the mandatory update, list of projects by type, ongoing projects, and unfunded future projects.

Vice Chair Keller asked about the Hillside Reservoir project, which Mr. Enke summarized.

Commissioner Allen asked about paving projects, and whether Brown Street would be on the list. Mr. Enke said yes, as part of the One Bay Area Grant (OBAG) and Green Street will be paved as well.

Commissioner Glover asked about the parks. Mr. Enke said there were three ongoing parks projects, as listed in one of the attachments. Commissioner Glover asked whether out-of-area teams would be allowed to play on the new soccer fields. Mr. Enke said if it is coordinated with the Parks Department.

Chair Waggener asked whether the jogging/walking trail would be maintained at Hidden Lakes. Mr. Enke said yes, and he reviewed other components and some scheduling constraints.

Commissioner Glover asked about Hidden Lakes baseball fields. Mr. Enke said he didn't think additional work was needed right now. He also discussed Waterfront Park improvements and reviewed additional Measure H elements.

Chair Waggener asked about a dog park. Mr. Enke said the PRMCC (Parks, Recreation, Marina and Cultural Commission) has not recommended funding for one at this point.

Commissioner Allen expressed concern about the sidewalk on Shell Avenue, only on one side, which has now been lopped off. She was especially concerned about pedestrians walking in the street. Mr. Enke explained the contractor is responsible for the construction site and noted some risk from excavated areas onsite. Commissioner Allen said she thought contractors should have to provide a plan for an alternate pedestrian route.

On motion by Donna Allen, Planning Commissioner, seconded by Jeffrey Keller, Planning Commission Vice Chair, find the draft fiscal year 2015/16 - 2019/20 five-year Capital Improvement Program (CIP) consistent with the General Plan. Motion unanimously passed 6 - 0. Yes: Sigrid Waggener, Planning Commission Chair Jeffrey Keller, Planning Commission Vice Chair Donna Allen, Planning Commissioner Dwayne Glemser, Planning Commissioner Gabriel Lemus, Planning Commissioner, Kimberley Glover, Planning Commissioner.

REGULAR ITEMS

- Draft Housing Element Update 2015-2023 Public hearing to review and consider recommending approval of a General Plan Amendment for adoption of 2015-2023 Draft Housing element and a determination that adoption of the Housing Element is exempt from CEQA (Section 15061(b)(3). According to State Law, an update of the Housing Element is required every eight years. This proposed update would cover the planning period between 2015 and 2023. The primary purpose of the Housing Element is to set the goals, policies, quantified objectives, and scheduled programs to preserve, improve, and develop housing for all social and economic segments of the community. Staff Recommends that the Planning Commission recommend that the City Council find that the Housing Element Update is exempt from the requirements of the California Environmental quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines which states*

the general rule is that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The Draft Housing Element Update 2015-2023 does not propose any new policies or programs that would change any land use or portend new development that was not already considered in the 2007-2014 Housing Element. The Housing Element update can therefore be seen with certainty that there is no possibility that the adoption of the 2015-2023 Housing Element update would have a significant effect on the environment.

Planning Manager Dina Tasini presented the staff report, noting staff continues to work with state Housing and Community Development Department. She discussed changes based on past comments from the City Council and changes from HCD. She offered to answer questions from the Commission, and she noted the item has to go to the City Council by May 20th to ensure action by the May 30th deadline.

Commissioner Allen noted that she had submitted written comments based on hours of personal review because she was out of town the last time the item was before the Commission. She was concerned that at the subsequent Council meeting she heard that there were no comments from the Planning Commission. She indicated she had specific concerns about senior housing, and felt senior housing should be included in the section on page 55, regarding streamlined review.

Ms. Tasini explained the purpose of the Housing Element is not to analyze market rate Senior Housing, but once the Zoning Ordinance is updated an analysis and development standard can be added that addresses market housing.

Commissioner Allen disagreed, noting there has been much concern about senior housing, given the aging population.

Chair Waggener said she thought land use data like that should be in the General Plan. She agreed it was a valuable and necessary part to include there, but she was concerned that the Housing Element could be rejected if superfluous information were included.

Commissioner Allen said she thought senior housing could and should be included in this document, as there is information about housing types. She listed areas where she would like to see the added language. Ms. Tasini was concerned that the document would have to go back to the state if that change is made.

Chair Waggener agreed with Ms. Tasini, pointing out that all housing types are already mentioned in the document. She thought the changes Commissioner Allen wanted should be postponed until the land use documents - the General Plan and Zoning Ordinance - are updated. Ms. Tasini also noted that City Council had received Commissioner Allen's written comments from before.

Commissioner Allen asked whether her comments were discussed with the state. She also stated she understood that this is dealing with affordable housing, but she also thought senior housing is another type that is needed. Ms. Tasini explained further that the purpose of the Housing

Element is to deal with affordable housing for all housing types at very low, low and market rate levels.

Commissioner Allen asked about re-establishment of redevelopment and enterprise development programs. Ms. Tasini said those would not be relevant here.

Commissioner Allen expressed concern as well that this document is supposed to be as simple to read as possible, but she did not think that was done. She noted that the Vision Statement for Goal 1 says very little about housing and seems to have been excerpted direct from the General Plan. She said she would like to see the Vision Statement more attuned to housing goals, not including all of the General Plan Vision Statement.

Ms. Tasini noted that this update is not intended to rewrite the document completely, only to make new changes/updates. She indicated the language referred to by Commissioner Allen was already in place since 2011.

Commissioner Allen also was concerned about the readability of the first page. Staff agreed it could be changed.

Chair Waggener thanked staff for their work. She agreed with Commissioner Allen that the streamlined process should apply to senior housing, but acknowledged this is a state-mandated process. She indicated senior housing should be included throughout the General Plan.

Commissioner Lemus said most senior housing has a subsidy attached to it, and is presumed to be low-income simply because many seniors are on fixed incomes.

Commissioner Allen commented on the need for senior-friendly housing, which Martinez does not have currently, and that is why she would like to see it incorporated into future planning. She asked if there would be any opportunity to include such language in future revisions. She also asked if it would be possible to consider the adoption of a home improvement assistance program, like loans or grants, by the City (maybe on page 45). Staff explained Martinez 's population is not large enough to qualify for funding, applicants need to go through the County for such a program.

Commissioner Allen said Lodi had a program for residential and commercial property improvement. Commissioner Lemus said he would provide information to staff regarding county programs.

On motion by Dwayne Glemser, Planning Commissioner, seconded by Jeffrey Keller, Planning Commission Vice Chair, to adopt Resolution 15-01, recommending approval of a General Plan Amendment for adoption of the 2015-2023 Draft Housing element and a determination that adoption of the Housing Element is exempt from CEQA (Section 15061(b)(3)). Motion unanimously passed 6 - 0. Yes: Sigrid Waggener, Planning Commission Chair Jeffrey Keller, Planning Commission Vice Chair Donna Allen, Planning Commissioner Dwayne Glemser, Planning Commissioner Gabriel Lemus, Planning Commissioner , Kimberley Glover, Planning

Commissioner.

COMMISSION ITEMS

Commissioner Allen asked if the Schrader building, which is almost complete, will have additional parking, and if so, where. Staff said yes, and described where the parking would be. Commissioner Allen expressed this is not an ideal setup and should not be used as an example in the future.

STAFF ITEMS

None.

COMMUNICATIONS

There was brief discussion between staff and the Commission regarding the status of the General Plan update and other potential new projects.

Chair Waggener adjourned the meeting at 7:49 p.m.

Respectfully Submitted

Approved by the Planning Commission
Chairperson

Mary Hougey

Sigrid Waggener, Chair