

Planning Commission  
Regular Meeting  
July 28, 2015  
Martinez, CA

**CALL TO ORDER**

Chair Waggener called the meeting to order at 7:05 pm with all members present except Vice Chair Keller, Commissioner Lemus, and Alternate James Blair.

Staff present: Planning Manager Dina Tasini

**ROLL CALL**

PRESENT: Sigrig Waggener, Commissioner, Donna Allen, Commissioner, Dwayne Glemser, Commissioner, Kimberley Glover, Commissioner, and Paul Kelly, Commissioner.

EXCUSED: Gabriel Lemus, Commissioner.

ABSENT: James Blair, Commissioner (Alternate).

**AGENDA CHANGES**

None.

**PUBLIC COMMENT**

None.

**CONSENT ITEMS**

1. Minutes of June 23, 2015, meeting.

June 23, 2015 minutes

On motion by Donna Allen, Commissioner, seconded by Paul Kelly, Commissioner, to approve the Minutes of June 23, 2015 meeting. Motion unanimously passed 5 - 0. Yes: Sigrig Waggener, Commissioner Donna Allen, Commissioner Dwayne Glemser, Commissioner Kimberley Glover, Commissioner, Paul Kelly, Commissioner.

**REGULAR ITEMS**

2. Laurel Knoll Townhomes 14PLN-0010, Sub 9263 Public hearing to consider design review for the construction of 76 townhomes to be located at 370 Muir Station Road. An Initial Study evaluating this project's environmental impact was prepared, as required by the California Environmental Quality Act (CEQA). The Initial Study found the project

would not have a significant impact on the environment, due to proposed mitigation measures.

Applicant: Discovery Homes (DT)

### Laurel Knoll Staff Report

Planning Manager Dina Tasini presented the staff report, discussing the history of the project and noting that the City Council has already approved the project. She clarified that a flyer had gone out to many of the neighbors and urging them to come protest, however the information given was incorrect: She indicated that tonight's meeting is related to design review issues only. She specified that items like density, height, location of homes on the site and roadway cannot be discussed and the project will not be amended. She also noted that material samples are available for review.

Ms. Tasini presented a PowerPoint showing the site plan, the three different architectural styles, front elevations of each style, pedestrian pathway onsite, landscape plan, changes based on input from the Planning Commission and the City Council, location of community garden and mailboxes, entry gate, open wire fencing around the boundary, retaining walls, and vegetation. She informed the Planning Commission that she had additional information if they needed to see different details. In addition, she discussed the condition of approval.

Commissioner Allen said she had many questions that she had submitted to Ms. Tasini, to which staff had responded. Ms. Tasini acknowledged there were some unresolved issues, about which the Design Review Committee had not been able to agree.

Commissioner Allen asked about air conditioning units, which Ms. Tasini discussed. Commissioner Allen also asked about the stacked retaining walls, and Ms. Tasini said there were some. Commissioner Allen commented on garage locations and maneuverability issues, as well as perimeter fencing. She said she would like to have larger copies of the site plans and other materials because it is hard to see on such small copies.

Chair Waggener opened the public hearing.

Dana Owyong, Discovery Builders, discussed the design process as it related to the Design Review Committee, Planning Commission and City Council. He discussed details of the proposed townhomes, potential buyers, gated community with proximity to commercial neighbors, roofing, lighting fixtures, patios, air conditioning, cabinets, end elevations, and landscaping. He offered to answer questions from the Commission.

Commissioner Allen discussed drought impacts, water sources and redwood trees, and the landscape architect explained the different types of landscaping. Commissioner Allen said she would like to see cisterns installed to allow the use of recycled water. The landscape architect commented on the amount of water collected from cisterns and how quickly it is used up making it not such a viable option. He indicated that the redwood trees could be changed substituted with another species of drought tolerant tree. Commissioner Allen expressed strong concern about drought impacts and potential mitigation that should be done at the beginning of the project.

Commissioner Kelly commented that although recycled water is being used in new developments elsewhere in the county. Contra Costa Water District has been resistant in providing the same service to its users, including Martinez residents.

JODI MARTIN expressed concern about the need for alternate exits for fire or other emergency vehicles. She also commented on parking and the number of buildings on top of clay soil, water runoff, floods, overflow parking on Muir Station Road, traffic on Alhambra Way, and impacts from construction traffic. She was also concerned that the City does not listen to current residents and suggested bringing the ferry back instead of destroying the City.

BRETT WICKHAM expressed concern regarding deferred parking and site access issues until after development is irresponsible. He noted the California Plumbing Code provides information about using gray water for landscaping, and he added that the sandstone hillside would be better suited for oak trees not redwood.

MICHAEL AYERS said the City should be more concerned with current residents rather than potential new residents. He was also concerned about traffic on an already busy road, flooding, gated access limiting traffic in the new neighborhood but not for existing neighborhoods. He suggested working on the downtown rather than another housing development.

DEBBI ROSENGRAY discussed documented speeds and the number of cars on Muir Station Road Alhambra Way and the impacts on current residents, as well as the potential for pedestrian accident(s). She also noted there has been no traffic monitoring by the Police Department since recent budget cuts.

PAT CORR was also concerned about traffic on Muir Station Road and changes over her lifetime. She asked how rush hour traffic will be handled and commented on the limited access in/out of development.

Seeing no further speakers, Chair Waggener closed the public hearing.

Commissioner Allen reiterated that the project approval has already been granted by the City Council, even though some members of the Planning Commissioner voted against the approval. She noted that the question tonight is not whether the development will happen; the Planning Commission is considering project aesthetics. She asked staff about secondary access to the development, and Ms. Tasini said the development site plan was given to the Fire Department, which approved the plan with only one entrance. She confirmed that changes to the tentative map cannot be done now, based on the Municipal Code. Commissioner Allen asked about emergency access through the shopping center, and Ms. Tasini said it could not be done without changing the site plan.

Commissioner Allen urged the residents to follow up with City Engineer Tim Tucker regarding traffic issues.

Commissioner Allen also asked the Planning Commission to ask developer to put in secondary line or other options for recycled water for landscaping. She acknowledged that traffic issues cannot be resolved at the Planning Commission level.

An audience member asked why traffic cannot be addressed at this point, which Ms. Tasini explained. She discussed the past CEQA review and the development application process, with which the applicant complied. She clarified that traffic impacts, roadways, and the site plan have already been approved by the Council, and she confirmed that the Planning Commission does not have authority to address traffic concerns at this time or as part of a design review approval.

Commissioner Allen commented on drainage issues that are the responsibility of the developer and then the property owner. Ms. Tasini said the Planned Development review and approval has drainage/grading considered and applied acceptable standards. Commissioner Kelly noted drainage will be dealt with through the bioswale and a dedicated storm drain that should help drainage further down the road.

Commissioner Allen asked if there will be a bike lane on Muir Station Road. Ms. Tasini said pedestrian access, but not a bike lane. Commissioner Allen referred those with traffic issues to the City Engineer. Ms. Tasini said she would also refer transportation issues to the City Engineer.

Chair Waggener agreed with public comment that oak trees would be better than the redwood because they would need less water. She also asked for drought resistant landscaping that achieves the aesthetics specified.

Commissioner Kelly strongly agreed with the residents about existing traffic issues and urged staff to convey the same to City Engineer Tucker.

Chair Waggener asked, and staff confirmed there will be no on street parking on Muir Station Road. Commissioner Kelly said installation of new storm drains will widen the street. He confirmed with the applicant there will be forty guest parking spaces inside the development.

Commissioner Kelly asked about the depth of corner units with side by side garages rather than tandem ones, which the developer discussed.

The Commission discussed drought resistant landscaping and the feasibility of using recycled water for irrigation, however possible.

Ms. Tasini suggested an email from Chair Waggener to the City Council to approach Contra Costa Water regarding the availability of recycled water.

Ms. Tasini reviewed the appeal period.

On motion by Sigrid Waggener, Commissioner, seconded by Dwayne Glemser, Commissioner, adopt the draft resolution with an additional condition regarding drought resistant landscaping with the same aesthetic. Motion unanimously passed 5 - 0. Yes: Sigrid Waggener, Commissioner

Donna Allen, Commissioner Dwayne Glemser, Commissioner Kimberley Glover, Commissioner, Paul Kelly, Commissioner.

A roll call vote was held, with unanimous approval of the motion.

### COMMISSION ITEMS

Commissioner Allen asked staff to report back to the Commissioner regarding traffic issues and the possibility of using recycled water.

There was brief discussion of the City Council's new 6:00 p.m. start time and whether the Planning Commission can do the same.

In response to a question about the next meeting date and potential agenda items, Ms. Tasini confirmed there will probably not be another meeting until September.

Commissioner Allen asked about the General Plan update, which Ms. Tasini also discussed.

### STAFF ITEMS

Ms. Tasini noted that the Minutes Clerk would no longer be attending the meetings but will do the minutes from the audio recording. She thanked the Clerk for her service. Chair Waggener expressed appreciation as well.

### COMMUNICATIONS

**None.**

Chair Waggener adjourned the meeting at 8:25 p.m.

Respectfully Submitted

Approved by the Planning Commission

Mary Hougey

Sigrid Waggener, Chair