

Planning Commission
Regular Meeting
October 27, 2015
Martinez, CA

CALL TO ORDER

ROLL CALL

PRESENT: Sigrid Waggener, Commissioner, Jeffrey Keller, Commissioner, Dwayne Glemser, Commissioner, Gabriel Lemus, Commissioner, and James Blair, Commissioner (Alternate).

EXCUSED: Donna Allen, Commissioner, Kimberley Glover, Commissioner & Paul Kelly, Commissioner

ABSENT: None.

Chair Waggener called the meeting to order at 7:05 p.m. with all members present except Commissioners Allen, Glover and Kelly, who were excused.

Staff present: Planning Manager Dina Tasini, Senior Management Analyst Mike Chandler, Senior Planner Corey Simon

AGENDA CHANGES

None.

PUBLIC COMMENT

None.

CONSENT ITEMS

1. *Minutes of July 28, 2015, meeting.*

The minutes were carried over to the next meeting since there was no quorum of past attendees.

REGULAR ITEMS

2. City of Martinez - Public hearing to find the extension of an existing franchise agreement consistent with the Martinez General Plan. Currently the city is a party to a franchise agreement with Plains All-American Pipeline. The pipeline is located south of Shell Oil Company property and runs parallel to Southern Pacific Railroad along Marina Vista to Mococo Road until the edge of the City Boundary at the CalTrans right of way I-680 on ramp. The current pipeline franchise agreement permits up to 3 pipelines to transport various liquids and one pipeline to transport natural gas. Part of this franchise extension

includes the relocation of approximately 1804 lineal feet of pipeline from the wetlands are to an area adjacent to the city Right of Way. The Planning Commission will make its recommendations to the City Council, which adopt a resolution supporting the franchise agreement and making a finding of General Plan Consistency.

Categorical Exemption 15302(c) Replacement or Reconstruction.

Applicant: City of Martinez (MC)

Planning Manager Dina Tasini presented a brief staff report, discussing the history of the agreement, the Planning Commission's decision whether the proposed agreement is consistent with the General Plan, the location of the pipeline, surrounding uses, environmental evaluation and California Environmental Quality Act (CEQA) exemption.

Chair Waggener asked the approximate distance toward the industrial zone that the pipeline would be moved. Ms. Tasini said it was within the right-of-way onto the street, and away from the wetlands.

Vice Chair Keller [*I think, but not sure - it was male voice 00:03:33*] asked about the proposed mitigation measures; which staff discussed, noting that there are other agencies that have oversight of the process and will impose their own conditions and mitigations.

Chair Waggener opened and closed the public hearing with no speakers coming forward.

On motion by Gabriel Lemus, Commissioner, seconded by Jeffrey Keller, Commissioner, to approve the resolution supporting the franchise agreement and making a finding of General Plan Consistency and that the project is categorical exempt from CEQA pursuant to Sections 15302(c) and 152848.

On a motion by Commissioner Gabriel Lemus, seconded by Commissioner Dwayne Glemser. Motion unanimously passed 5 - 0. Yes: Sigrid Waggener, Commission Chair, Jeffrey Keller, Commissioner Dwayne Glemser, Commissioner Gabriel Lemus, Commissioner, James Blair, Commissioner (Alternate).

3. City of Martinez - Public hearing to review proposed zoning text amendments to the Martinez Municipal code Chapter 22.36; Off-Street Parking. Proposed changes include: adjusting the minimum required parking for multi-family residential development; and modifying the design standards and use restrictions of driveways and garages. The Planning Commission will make its recommendations to the City Council, which will consider the possible amendments at a future date to be announced.

This proposed zoning text amendment is categorically exempt from the requirements of CEQA (Class 5 Categorical Exempt; Minor Alterations in Land Use Limitations). No further environmental review is required by State law.

Applicant: City of Martinez (CS)

Senior Planner Corey Simon presented the staff report, reviewing the City's parking standard, past proposed changes, requests for exemptions from developers, the need for parking equity throughout the City, and efforts to make the parking requirements consistent with other agencies/jurisdictions.

Chair Waggener asked about a text modification to require use of a garage for parking, not storage alone. Mr. Simon explained the provision was still included but had been moved to a different place in the ordinance. He explained as well the difficulties in how to word the language to make it equitable across housing types and to avoid excessive enforcement demand on code enforcement staff.

Vice Chair Keller asked if the Cascara Canyons project has had any issues with parking. Staff said they were unaware except for some comments made on Facebook, but probably not from residents there.

Vice Chair Keller asked why this item was under consideration now; specifically, why not include it under the General Plan update unless there are any pending projects that would be affected by the change. Ms. Tasini said it would not fall under General Plan update, but it would be under an update under the Zoning Ordinance. She explained there have been several inquiries for infill development projects on some larger sites, and the parking issues limit development options.

Vice Chair Keller asked which sites specifically have been considered, which staff discussed. Commissioner ?? 00:22:00 ?? asked how the proposed parking ratios compare with neighboring jurisdictions, and staff confirmed Martinez would still have slightly higher requirements than some, but would fall within the range of the others.

Commissioner Glemser asked about two current projects in the downtown area, and staff discussed the parking requirements for each, noting that with grandfathered provisions and variances they were not subject to the ordinance requirements.

Regarding the Cascara Canyons project, Mr. Simon explained it was covered under a PUD (planned unit development) so it's parking requirements were also lessened. Commissioner Glemser acknowledged that the parking issues in that neighborhood were primarily pre-existing.

Chair Waggener opened the public hearing.

On motion by Sigrid Waggener, Commissioner, seconded by Jeffrey Keller, Commissioner , to approve recommend that the City Council review and adopt the proposed zoning text amendments to the Martinez Municipal code Chapter 22.36; Off-Street Parking, including: adjusting the minimum required parking for multi-family residential development; and modifying the design standards and use restrictions of driveways and garages. This proposed zoning text amendment is categorically exempt from the requirements of CEQA (Class 5 Categorically Exempt; Minor Alterations in Land Use Limitations), and no further environmental review is required by State law. Motion unanimously passed 5 - 0. Yes: Sigrid Waggener, Commissioner Jeffrey Keller, Commissioner Dwayne Glemser, Commissioner Gabriel Lemus, Commissioner , James Blair, Commissioner (Alternate).

Ms. Tasini added that none of the proposed changes have anything to do with the size of parking spaces; they are remaining the same in the Code as currently set. She further explained that the General Plan will not specify sizes either; they are established through the Zoning Ordinance and can be changed through amendment or update of the same. She indicated that following the General Plan update, the Zoning Ordinance will be reviewed and updated to ensure consistency with the General Plan requirements.

COMMISSION ITEMS

None.

STAFF ITEMS

Ms. Tasini announced that she will be leaving City employ for a position with another jurisdiction on November 13th. She expressed appreciation for having worked with the City and the Planning Commission. She also wished the Commission well with the General Plan Update.

The Commission wished Ms. Tasini well in her future endeavors too and thanked her for her service.

COMMUNICATIONS

None.

The meeting was adjourned at 7:50 p.m. to the next regular meeting of November 10, 2015.

Respectfully Submitted

Approved by the Planning Commission

Mary Hougey

Sigrid Waggener, Chair