

RESOLUTION NO. PC 14-04

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF MARTINEZ,
RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF A MITIGATED
NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA), AN AMENDMENT TO THE GENERAL PLAN AND ZONING
MAP, ADOPTION OF A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY
DISTRICT, AND APPROVAL OF A PUD PLAN AND VESTING TENTATIVE MAP
FOR THE DEVELOPMENT OF UP TO 99 SINGLE FAMILY HOMES PLANNED UNIT
DEVELOPMENT (“PINE MEADOWS”) ON 25.9 ACRE, PARCEL LOCATED AT 451
VINE HILL WAY
(APN: 162-020-019)
13PLN -0028, SUB#9358**

WHEREAS, the City of Martinez has received a request for a General Plan Amendment for approximately 25.9 acres of the project site from designation of “Open Space and Recreation, Permanent” to “Residential: 0-6 Units/Gross Acre”; and to rezone the entire 25.9 acre site from M-OS/RF; (Mixed Use Open Space Recreation), to R-7.5/PUD overly (Family Residential, minimum 7,500 square feet per dwelling unit) Planned Unit Development Overlay; and PUD plan/Vesting Tentative Map for the construction of up to 99 single family homes;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) the City has conducted an Initial Study (Exhibit “A”), to address the project’s potential impacts on the environment; and

WHEREAS, on the basis of said initial study a mitigated negative declaration has been prepared that states the proposal will not have a significant effect on the environment; and

WHEREAS, the Planning Commission of the City of Martinez held a duly noted public hearing on October 28, 2014, and listened to testimony from the public.

NOW, THEREFORE, the Planning Commission of the City of Martinez resolves as follows:

1. That the above recitals are found to be true and constitute part of the findings upon which this resolution is based.
2. That the Planning Commission hereby finds that on the basis of the whole record before it, including the Initial Study and any comments received, that there is no substantial evidence that the proposed project will have a significant effect on the environment, and that the proposed mitigated negative declaration reflects the City’s independent analysis and judgment. Furthermore, the Mitigated Negative Declaration, and proposed mitigation measures for said project is found to be complete and in compliance with CEQA and applicable CEQA guidelines and is hereby recommended to the City Council for approval.

3. General Plan Amendments as requested are found to be compatible with General Plan policies regarding housing opportunities, and thus in the public interest and therefore recommends its approval to the City Council. Furthermore the project includes a landscape buffer and an accessible walking path for the public connecting neighborhoods.
4. That the Planning Commission finds that proposed rezoning is recommended for approval to the City Council because it is necessary to establish and maintain consistency with the existing neighborhoods of R7.5.
5. That in order to recommend approval of the Planned Unit Development (PUD) Overlay District and PUD plan, with the requested exceptions to the R-7.5 Zoning District that are being proposed with Subdivision #9358, the Planning Commission must make the following findings, which it hereby does:

- a. **The proposed PUD Plan development is in conformance with the applicable goals and policies of the general plan and any applicable specific plan;**

The project is in conformance to the Housing policies of the Hidden Lakes Specific Plan in particular Section 32.411 Essential open space masses and vital elements of the terrain should be protected while still allowing development densities reasonably consistent with the patterns established on adjoining properties. Furthermore, Section 32.421 of the Hidden Lakes Specific Plan states that development shall be consistent with the trends in the adjoining lands, as well as with the Martinez General Plan, the housing units should be single family sale units to the extent feasible.

- b. **The proposed PUD Plan development can be adequately, conveniently, and reasonably served by public conveniences, facilities, services, and utilities;**

The proposed plan development is immediately adjacent to existing residential developments and established routes to commercial centers both walking, private transportation. In addition the area is largely developed except for this site, therefore all utilities are existing.

- c. **Streets and pedestrian facilities adequate in width and pavement type to carry the quantity and type of traffic expected to be generated by the proposed development;**

The existing streets are improved to carry vehicular traffic from this site. The proposed landscape buffer and meandering pathway on Vine Hill Way and Center Avenue provides a connection between neighborhoods and a trail to walk safely.

- d. **The proposed PUD Plan development concepts are reasonably suited to the specific characteristics of the site and the surrounding neighborhood and the site is physically suitable for the type and density/intensity of development being proposed, adequate in shape and size to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by this title;**

The site is a 25.9 acre site and is well suited for development of this type. The property is has been used as a golf course for 50 years and is vacant of structures except for a clubhouse and storage sheds. All proposed development can be accommodated on the site.

- e. **The proposed PUD Plan would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of land uses and structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than might otherwise occur from more traditional development applications;**

The requested exceptions to front yard will allow the applicant to increase the rear yard setback and provide a buffer for the adjacent property owners to the north. The reduced setback is only necessary for lots 1-23 where the proposed development abuts an existing subdivision and in order to mitigate any visual impacts an additional 10 feet of rear yard setback is required. The density at this site is appropriate since it is an infill site adjacent to existing residential development and existing roadways allowing housing opportunities for single, elderly and first time homeowners to locate in Martinez.

- f. **The location, access, density/building intensity, size and type of uses proposed in the PUD Plan are compatible with the existing and future land uses in the surrounding neighborhood.**

This is an infill site one that lends itself to the proposed type and density of development. It is compatible with existing development in the area because it will provide a housing opportunity site in an area that is largely built out and desirable. The area is easily served by existing roadway network and in close proximity to freeways.

- 6. Notwithstanding exceptions to the aforementioned zoning regulations, for which the above Planned Unit Development findings were made, the Planning Commission finds the proposal substantially conforms to the requested R-7.5 Zoning District, the State Subdivision Map Act, and Title 21 ("Subdivisions") of the Martinez Municipal Code, and hereby recommends that the City Council approve the Vesting Tentative Map for Major Subdivision #9358.
- 7. All the findings contained above are part and parcel of this Resolution and are incorporated herein by this reference.

NOW, BE IT FURTHER RESOLVED that the Planning Commission

recommends to the City Council the Adoption of the proposed Mitigated Negative Declaration, and approval of a text amendment to the General Plan and an amendment to the General Plan Map and Zoning Map, adoption of a Planned Unit Development (PUD) overlay district, and approval of a PUD plan and vesting tentative map for the development of a up to 99 single family, with the attached conditions of approval, incorporated herein by this reference

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I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the Planning Commission of the City of Martinez at a regular meeting of said Commission held on the 28rd day of October 2014:

AYES:

NOES:

ABSENT:

ABSTAINED:

BY: _____
Dina Tasini, Planning Manager