

CITY OF MARTINEZ
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 23, 2007

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:03 p.m. by Chair Mark Hughes, with all members present except for Commissioners Avila and Burt, who were excused.

Staff present: Deputy Director, Community Development, Albert Lopez

AGENDA CHANGES

None.

PUBLIC COMMENT

None.

CONSENT ITEMS

1. *Minutes of October 9, 2007, meeting.*

Commissioner Allen made corrections to her comments on page 5, first paragraph, to read, "She was concerned about existing eyesores that will not be impacted by this ordinance since it **may allow them** ~~doesn't address aesthetics.~~" She also corrected the second paragraph, as follows: "She noted that most present tonight are RV owners, but they are not representative of all RV owners, **or other segments of the public.**"

On motion by Frank Kluber, seconded by Donna Allen, the Commission present voted to approve Minutes of October 9, 2007, meeting, as amended by Commissioner Allen. Motion unanimously passed 4 - 0. Yes: Mark Hughes, Lynette Busby, Frank Kluber, and Donna Allen, Abstain: Fred Korbmacher.

REGULAR ITEMS

2. *Evans Project Sub #9205, PUD #07-01, DR #07-20 Public hearing to consider the following actions to allow the construction of 7 new attached single-family homes (i.e. townhomes on individually owned parcels) on a 9,100 square foot lot: a) approval of a use permit and design review for a Planned Unit Development, which includes exceptions to the normally required development standards of the D-Overlay/R-2.5 District and b) approval of a 7 unit major subdivision map to be located at Talbart & Richardson Streets (vacant double frontage lot behind existing apartment building at 222 Marina Vista) Applicant: Farias & Marrugo Architects; Isidro Farias (CS)*

Commissioner Kluber recused himself and left the Chambers.

Deputy Director, Community Development, Albert Lopez presented the staff report, reviewing requirements of the Downtown Specific Plan and the details of the project. He indicated that staff feels the project is well thought out, but he acknowledged some concerns about the lack of

parking, landscaping, tree removals and replacements, commends approval, and he noted that the Design Review Committee (DRC) was also supportive.

Commissioner Allen asked about the density per acre, and Mr. Lopez said it would work out to 35 per acre, the maximum allowed.

Chair Hughes opened the public hearing.

BILL EVANS, applicant, thanked staff and the developer and landscape architect for their work on the project. He felt it was a good project for Martinez and asked for the Commission's approval. Chair Hughes expressed concern whether there would be sufficient parking. Mr. Evans deferred to his architect, Isidro Farias.

ISIDRO FARIAS, architect, discussed neighborhood outreach efforts, especially to the neighbor who had attended the Planning Commission study session. He also reviewed architectural changes made so the project will fit better in the neighborhood, and to address concerns of the DRC and the Planning Commission. Regarding parking and storage, Mr. Farias reviewed other possible storage areas, so the garage can be used for parking.

Chair Hughes noted that parking in the area is already tight, but he acknowledged that the dual lot frontage could allow for more spaces on the street.

SCOTT WALKER, neighbor across Richardson, indicated that he had received no notice of the meeting, but he acknowledged he was a new property owner in the neighborhood so the records might not have been updated yet. He was concerned about parking, and could not say whether he supported the project or not since he had not seen the plans yet. In response to a question from Commissioner Korbmacher, Mr. Walker indicated his property has 8 units and he does not live onsite.

Commissioner Allen asked for clarification on the noticing process, which Mr. Lopez reviewed.

Mr. Walker asked about planned unit development standards, noting that some jurisdictions require some onsite amenity be provided in return.

Chair Hughes asked Mr. Lopez to review the PUD requirements, and he did. Mr. Lopez acknowledged the requirements are more relaxed in the downtown to encourage infill development. He also noted that the project is a tight fit with the maximum density.

PAUL WILSON expressed appreciation for the owner-occupied single-family units, noting they would be better for the community than rental units. He also stated that the new families will take pride in the community.

Rebuttal

Mr. Farias indicated he was willing to spend time with Mr. Walker going over the plans.

Commissioner Allen expressed appreciation for the Downtown Specific Plan (DSP) checklist, and she indicated it should be an example for all projects in the area. She acknowledged that the higher end density may require other compensations or adjustments. She asked why more developments are not flats rather than multi-story.

Regarding parking, Commissioner Allen said she would like to include a condition that says no RV parking is allowed, and that the homeowners association require garages be maintained for parking, not storage. She said she would like more landscaping or trellises and additional trees.

Commissioner Allen also commented on the Specific Plan guidelines, asking if the building height could be lowered some and if additional detailing could be added on the second story to break up the long wall. She also suggested increasing the depth of the balconies to allow use as private open space. She concluded by expressing appreciation for the home ownership possibilities.

Commissioner Korbmacher noted that Senior Planner Corey Simon did a great job, especially in providing the Specific Plan guidelines matrix. He indicated agreement with an added condition that the CCRs include the requirement for garages to be used for parking, not storage. He asked Commissioner Allen whether she was wanting the project to be changed and brought back, and she said not necessarily. She commented on the need for the Commission to not overlook details that were included as design criteria in the Downtown Specific Plan.

Mr. Lopez said a consensus should be reached by the Commission to decide whether the project needs to be revised before being approved. If there is no consensus then the revision should not go forward.

Commissioner Korbmacher said the architecture has been improved since the study session. He indicated he could support the project as presented, with no need for design changes.

Commissioner Busby was also supportive of the project, and she agreed with Commissioner Allen's suggestion regarding RV and boat parking, but not the condition requiring the garages be used for parking only. She agreed that additional landscaping would help the project.

Chair Hughes agreed with the concerns expressed about parking. He said he liked the project as presented, and he would support the restriction on RV parking. He felt that a restriction on the use of the garage for parking only was probably not enforceable.

Commissioner Allen reiterated her concerns about the DSP design guidelines, indicating that if there were some that cannot be met, an explanation should be given. Mr. Lopez noted that they are guidelines, not requirements.

Mr. Farias explained unique features of the lot that would make it infeasible to meet all the design guidelines, noting that some might not even be applicable in this situation.

Commissioner Allen asked whether the DRC could give examples of the different scenarios. Mr.

es do not fit the format of this project.

Mr. Farias also explained the department issues that might prevent enlargement of the balcony porches.

There was brief discussion among the Commission and staff regarding the suggestions made by Commissioner Allen.

On motion by Donna Allen, seconded by Fred Korbmacher, the Commissioner present voted to approve Sub #9205, PUD #07-01, DR #07-20, with conditions prohibiting RV parking, requiring more articulation on the side of the buildings and more landscaping at the entrance and the side of the driveway, and increasing the size of the deck if possible. Motion unanimously passed 4 - 0. Yes: Mark Hughes, Lynette Busby, Fred Korbmacher, and Donna Allen.

Commissioner Kluber returned to the meeting.

COMMISSION ITEMS

Commissioner Allen questioned whether the City should continue to require applicants to provide the mailing labels for hearing notifications, since the Assessor's office can provide more accurate ones. Mr. Lopez said the City is planning to use new software that will provide more up-to-date lists.

STAFF ITEMS

3. *Response to a request for Design Review Submittal Requirements and Checklists*

Deputy Director, Community Development, Albert Lopez gave a brief report on research done by staff and changes proposed. He indicated that staff had met with the chair of the Design Review Committee regarding quality control.

Commissioner Kluber commented on the need for plans to be legible, especially if they are reduced in size. Commissioner Allen indicated that the City should continue to help homeowners who draw up their own plans.

Chair Hughes and other Commissioners expressed appreciation for staff being so responsive to the Commission's concerns.

Commissioner Allen noted that the matrix provided by Mr. Farias is a great example to share with other applicants.

COMMUNICATIONS

Mr. Lopez noted that the RV ordinance will be back before the Commission for their approval of its final form.

He also reminded the Commission of the Commission Appreciation Dinner on October 30th.



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MINUTES

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Chair Mark Hughes adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Approved by the Planning Commission

Chairperson

Transcribed by, Mary Hougey

Mark R. Hughes