

Planning Commission
Regular Meeting
March 25, 2008
Martinez, CA

CALL TO ORDER/ROLL CALL

Staff present: Deputy Director Community Development Albert Lopez; Assistant City Manager Karen Majors; City Engineer Tim Tucker

AGENDA CHANGES

Staff asked to switch the order of items 2 and 3. The Commission agreed to the change.

PUBLIC COMMENT

Kristin Henderson commented on criteria for National Historic Society listing, which she had requested to be sent to each Commissioner. She noted that it is very important for the Commission to be aware of issues in establishing the historic inventory list and making future decisions regarding the buildings. She also discussed recent changes to state law. She asked if the process for developing the historic list was still continuing, and staff said it was.

Seeing no other speakers, Chair Kluber closed public comment.

CONSENT ITEMS

1. *Minutes of January 29, 2008 & February 26, 2008, meeting.*

On motion by Mark Hughes, seconded by Harriett Burt, the Commission present voted to approve the Consent Calendar. Motion unanimously passed 6 - 0. Yes: Mark Hughes, Harriett Burt, Lynette Busby, Fred Korbmacher, Frank Kluber, and Donna Allen; Excused: Anamarie Avila.

REGULAR ITEMS

Item #3 taken out of order.

3. *630 Court Street Resolution of the Planning Commission finding that the disposition of 630 Court Street is consistent with the Martinez General Plan and all applicable specific plans. (This was continued from the February 26, 2008, meeting) Applicant: City of Martinez (KM)*

Assistant City Manager Karen Majors presented the staff report, discussing current City ordinance requirements for disposition of the property and the future process for the building. Deputy Director of Community Development Albert Lopez discussed General Plan and Specific Plan consistency, the proposed design and intent for the property, and CEQA requirements. He referred to a checklist included in the packet, based on the Downtown Specific Plan, that demonstrates compliance. Staff recommends the Planning Commission adopt the resolution.

Ms. Majors added that one of the most important components of the City's negotiations was preserving the historic design elements, and the applicant is agreeable.

Commissioner Burt commented on another project in the City where the 2nd story design is out of character for the neighborhood.

Commissioner Allen asked whether specific concerns should be raised now. Ms. Majors said it is early in the process, but concerns/caveats/issues can be passed on to the applicant.

Commissioner Hughes agreed with Commissioner Burt regarding the design.

Chair Kluber confirmed that a restaurant/cafe is planned for the first level. Ms. Majors said it has always been a goal for the project, and is still included as part of the proposal. Chair Kluber said it was an obvious good use for the site.

Chair Kluber opened the public hearing.

Kristin Henderson asked to be sure plans will be part of the meeting on April 2nd. She expressed concern about preservation of the building, not tearing it down, and she discussed CEQA exceptions for historic resources, including potential cumulative impacts if the City has a continual non-preservation pattern in dealing with downtown historic buildings. She asked that her comments be added as part of the public record.

She thanked Ms. Majors and City Manager Don Blubaugh for the open process.

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

Commission Comment

Commissioner Allen suggested 2 changes: At the 4th whereas, change "*and offices uses on the 2nd floor and stepped back...*" to "**and offices above**" - remove reference to the 3rd floor. At the 7th whereas, add "**including comments from the Martinez Historical Society**" as required by the Downtown Specific Plan. She specifically asked the development team to ensure that the Downtown Specific Plan standards are met.

Commissioner Burt asked about economic impacts on the project timeline. Ms. Majors reviewed the anticipated timeline, noting that the project should be back to the Planning Commission in August or September.

On motion by Donna Allen, seconded by Mark Hughes, the Commission present voted to approve the resolution with the amendments proposed by Commissioner Allen. Motion unanimously passed 6 - 0. Yes: Donna Allen, Mark Hughes, Harriett Burt, Lynette Busby, Fred Korbmacher, and Frank Kluber; Excused: Anamarie Avila.

2. *Harbor View Reservoir UP #08-04 Use Permit for a replacement and lowering of the existing 1.25 million gallon water reservoir with a new steel 1.65 million gallon water reservoir to meet the current and future needs of the City as determined in the 2005 Water System Master Plan. The replacement reservoir will remain within the footprint of the*

City's existing Harbor View Reservoir property located approximately 1200 feet south of Shell Avenue. In addition to reservoir construction, the project includes: site grading to accommodate the reservoir, landscaping, replacement of water transmission main from the Reservoir to Shell Avenue, construction of transmission pipeline from Reservoir to Vista Way, potential installation of new telecommunication facilities and reinstallation of existing telecommunication facility. Use Permit for installation of new replacement and existing telecommunication facilities in conjunction with Harbor View Reservoir. The City's Harbor View reservoir is located approximately 1,500 feet south of the intersection of Harbor View Drive and Shell Avenue. The existing reservoir property occupies approximately 1.1 acres, and adjoins the rear property lines of 2536-2544 Pine Street. The Assessor's Parcel Number (APN) is 376-010-005. (This was continued from the February 26, 2008, meeting) Applicant: City of Martinez (CS)

Harbor View Reservoir Report

Deputy Community Development Director Albert Lopez presented the staff report, with an overview of General Plan and zoning designations, existing conditions, CEQA study/Negative Declaration and actions requested.

City Engineer Tim Tucker continued the presentation, reviewing the City's Water Treatment Master Plan and prioritized capital improvements, the location of the reservoir, site conditions, and the preliminary construction, grading, and landscape plans. He also discussed T-Mobile equipment that will need to be relocated, and a new request by AT&T for co-location. He also commented on the public workshop held and the environmental review period.

Commissioner Burt asked about Ms. Grimes' concerns, and Mr. Tucker said they were primarily related to sections of the water line that will be replaced. He noted that some repaving of the street will also be done. In response to another question from Commissioner Burt, he indicated that part of the street is on private property so repaving the entire street is not something the City can do.

Commissioner Allen confirmed with staff there is an actual AT&T application in process.

Commissioner Korbmacher asked about the second public workshop to be held. Mr. Tucker said staff thought it important to allow residents to be able to see the final plans, etc.

Chair Kluber asked if the grading plan will remove existing mature trees. Mr. Tucker said yes, but they will be replaced. Chair Kluber asked, and Mr. Tucker confirmed there is an irrigation system in place at the site.

Chair Kluber opened the public hearing.

Bob Seibel, Harbor View Drive resident, asked about start and finish times of project. Mr. Tucker said it should start by summer, and will take about a year to finish. Mr. Seibel expressed concern about impacts on the street, and he questioned whether there were alternative routes. Mr. Tucker said it is unfortunately a landlocked site with no other access.

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

On motion by Harriett Burt, seconded by Frank Kluber, the Commission present voted to adopt Draft Resolutions PC-03 and PC-04. Motion unanimously passed 6 - 0. Yes: Harriett Burt, Frank Kluber, Mark Hughes, Lynette Busby, Fred Korbmacher, and Donna Allen; Excused: Anamarie Avila.

COMMISSION ITEMS

Commissioner Busby asked if the City Council plans to fill the alternate position on the Planning Commission. Staff agreed to forward the question to the Council.

Commissioner Burt asked, and staff gave an update on the status of the Freitas' appeal to City Council.

STAFF ITEMS

None.

COMMUNICATIONS

Chair Kluber noted that Commissioner Avila had her baby last week, Sebastian Antonio Farias.

Chair Kluber adjourned the meeting at 8:07 p.m., to the next regular meeting, April 8, 2008.

Respectfully submitted,

Approved by the Planning Commission

Chairperson

Transcribed by, Mary Hougey

Frank J. Kluber