



STAFF REPORT

TO: PLANNING COMMISSION

MEETING DATE: August 10, 2010

PREPARED BY: Terry Blount, AICP, Planning Manager
Corey Simon, Senior Planner
Anjana Mepani, Associate Planner

RE: Memorialization of Changes to the City's General Plan and Associated Land Use Maps

GENERAL INFORMATION

APPLICANT: City of Martinez

LOCATION: City-wide

ENVIRONMENTAL REVIEW: The proposed project is exempt from the California Environmental Quality Act (CEQA) as there is no possibility that it may have a significant effect on the environment and is therefore not subject to CEQA (CEQA Guidelines 15061.b.3).

PROPOSAL: Adoption of a General Plan Land Use Map that memorializes the changes made to the existing Land Use Maps from June 20, 1973 (adoption of the existing General Plan) to January 20, 2010 and adoption of a General Plan text amendment replacing each and every instance of the reference to the existing General Plan Land Use Maps with "Land Use Map 1 (LU – 1)." The Planning Commission will make its recommendation to the City Council, which will consider the proposal at a future date to be announced.

APPROVALS REQUESTED:

- a) General Plan Land Use Map memorializing changes to the existing Land Use Maps by the City from June 20, 1973 (adoption of the existing General Plan) to January 20, 2010; and
- b) General Plan text amendment replacing each and every instance of the reference to the existing General Plan Land Use Maps with "Land Use Map 1 (LU – 1)."

RECOMMENDATION

Adopt draft resolution, recommending that the City Council adopt the proposed General Plan Land Use Map and approve GPA #10-02.

BACKGROUND

The City's existing General Plan was adopted in 1973. Attachment A outlines the City's General Plan and its associated components. The General Plan Land Use Map is actually a collection of maps. The General Plan's Land Use Element contains the document's primary map, entitled *Land Use Policy*, which as stated in the purpose section of the Land Use Element "designates the location of the major land use components" of the entire City. In addition to this map, the General Plan contains a series of four other Land Use Maps that correspond to the four Specific Area Plans that were adopted as part of the General Plan. Regarding the Specific Area Plans (Central Martinez, Alhambra Hills, Hidden Lakes, and John Muir) the preface to the General Plan states, "this section (the one that contains the Specific Area Plans) treats selected areas of the city in greater depth." Thus, the Land Use Maps associated with the Specific Area Plans contain more detail and specificity. The more detailed Specific Area Plan land use designations contained in the Specific Area Plans are the City's General Plan land use designations for the areas of the City covered by these Plans.

Since 1973, the General Plan and its associated Land Use Maps have been amended numerous times through legislative actions by the City Council upon recommendations of the Planning Commission. It is general practice in most local jurisdictions to maintain an updated General Plan and associated Land Use Map that reflects these amendments. This has not been the case for the City of Martinez. Text amendments have been made to the General Plan and the Land Use Maps have been amended without the comprehensive, memorialization of the changes to the actual documents.

DISCUSSION

General Plan Land Use Map

Staff has recently completed a single General Plan Land Use Map that incorporates all of the Land Use Maps associated with the General Plan and reflects all of the changes made to them since their original adoption in 1973. The City is currently in the process of updating its General Plan and having an up-to-date Land Use Map is important for this effort. The process of compiling a single Land Use Map that memorialized all of the amendments made to the existing ones was fairly straightforward in most instances. There were only a few cases where staff was required to apply some interpretation in order to map an amendment. These are discussed here.

In addition to the incorporation of the dozens of property specific General Plan amendments since 1973, the proposed Land Use Map contains staff's recommended interpretation of how the existing General Plan Land Use Maps were amended in those instances where subdivisions have been approved since the General Plan was adopted. These interpretations were necessary because these subdivisions were approved without specific documentation attached that precisely mapped how the General Plan Land Use Maps were being amended. In these instances the original General Plan Land Use Maps contain boundaries between open space and residential General Plan

designations that were drawn prior to the subdivision of the land. In general, the line delineating the boundary was intended to act as a guide for the review and approval of subdivision applications made after adoption of the General Plan. Slight anomalies between the open space and residential areas were inevitable, as the subdivision mapping process was far more precise than was the broad General Plan process. The approval of the Land Use Map affords the opportunity to clarify that the residential properties developed within these subdivisions approved over the past 37 years are clearly conforming to the intended residential designations. And conversely, the Land Use Map will better clarify that development of the publically and privately owned open space areas within these subdivisions is precluded by the General Plan.

Given that most of the City's growth from 1973 to the present has been along its southern boundary, the subdivisions in question are within the General Plan's two Specific Area Plans for the southerly portion of the City: Hidden Lakes Specific Area Plan and Alhambra Hills Specific Area Plan. The subdivisions covered under the Hidden Lakes Specific Area Plan, which are generally alongside Morello Drive and Chilpancingo Parkway, include Hidden Lakes, Chateau Ridge, and Quiet Hills. The subdivisions within the part of the City covered by the Alhambra Hills Specific Area Plan are generally located north of the Virginia Hills neighborhood (which were built prior to 1973) and south of the part of the City covered by the Alhambra Hills Specific Plan; they include the Foothills (at Benham Drive), Valley Ridge (at Skyline Drive), and Quail Creek (at Horizon Drive). Comparative illustrations of the existing (unamended) and proposed (amended) land use designations for the parts of the City covered by these two Specific Area Plans are provided as Attachments B and C.

Another area where staff has made similar interpretations in the drafting of the proposed Land Use Map is that portion of the hillside area close to downtown often referred to as Sunnyside Terrace. The larger Sunnyside Terrace area is generally located east of Berrellesa Street, north of Warren Street, and south of the City's Thomas Hill Reservoir (at Panoramic and Thomas Drives). The subject area was subdivided in the 1910s, but streets and utilities were not installed throughout the entire subdivision. The lack of public improvements has generally prevented the development of residential units at the area's higher elevations immediately adjacent and to the southwest of the Reservoir. The Central Martinez Specific Area Plan placed approximately two dozen of these unimproved lots within the Sunnyside Terrace area within the Open Space, Parks, and Recreation land use designation. However, these lots are located within a residential zoning district, and since 1973, approximately four single-family homes have been built within the area designated in the Plan as open space. Three more have Design Review approval but have not yet been built. Two more lots at the end of Park Street were the subject of a lot line adjustment, with the understanding that the lots were within a residentially designated area.

The delineation between the open space and residential areas now being put forth on the proposed Land Use Map acknowledges the existence of these single-family homes and entitlements, and gives these lots residential designations. Comparative illustrations of the existing (unamended) and proposed (amended) land use

* The part of the City covered by the Alhambra Hills Specific Area Plan was reduced in size when the Alhambra Hills Specific Plan was adopted in 1987. Only those portions of the Specific Area Plan that are outside the part of the City covered by Alhambra Hills Specific Plan are still covered by the Specific Area Plan.

designations of the Sunnyside Terrace area are provided as Attachment D. Staff is well aware of the complex history and issues of the possible further development of this area, and anticipates that the area will be a focus of the pending discussions regarding the update to the General Plan.

General Plan Text

In addition to compiling an updated General Plan Land Use Map, staff has done the same for the text of the General Plan. A new document has been assembled that represents the General Plan as amended since its adoption. This is strictly a housekeeping effort with one exception. Since the proposed General Plan Land Use Map will have a new title and since all of the City's Specific Area Plans are proposed to be depicted on one map, all of the references in the text of the General Plan to the different maps need to be changed. Therefore, staff proposes that each and every instance in the General Plan of the reference to the existing Land Use Maps that collectively make up the General Plan Land Use Map be replaced with "Land Use Map 1 (LU – 1)."

ATTACHMENTS

- A: Existing General Plan and Associated Components
- B: Hidden Lakes Specific Area Plan (1973 General Plan Land Use Map and proposed Land Use Map with changes memorialized)
- C: Alhambra Hills Specific Area Plan (1973 General Plan Land Use Map and proposed Land Use Map with changes memorialized)
- D: Sunnyside Terrace Area (1973 General Plan Land Use Map and proposed Land Use Map with changes memorialized)
- E: Proposed General Plan Land Use Map (memorializing changes made from adoption of the General Plan in 1973 to January 20, 2010)

Planning Commission Resolution No. PC 10-06 (Draft)

**EXISTING GENERAL PLAN
AND
ASSOCIATED COMPONENTS**

General Plan Elements	Adoption Date	Major Amendments
• Land Use	1973	
• Open Space	1973	
• Parks and Recreation	1973	
• Safety	1973	
• Housing	1973	2005
• Circulation (Transportation)	1973	1992
• Scenic Roadways	1973	
• Noise	1985	
• Community Facilities (Child Care and Drainage Components)	1990	
• Growth Management	1992	
Specific Area Plans (Part of the General Plan)		
• Central Martinez	1973	
• Alhambra Hills	1973	
• Hidden Lakes	1973	
• John Muir Parkway	1973	1985*, 1991

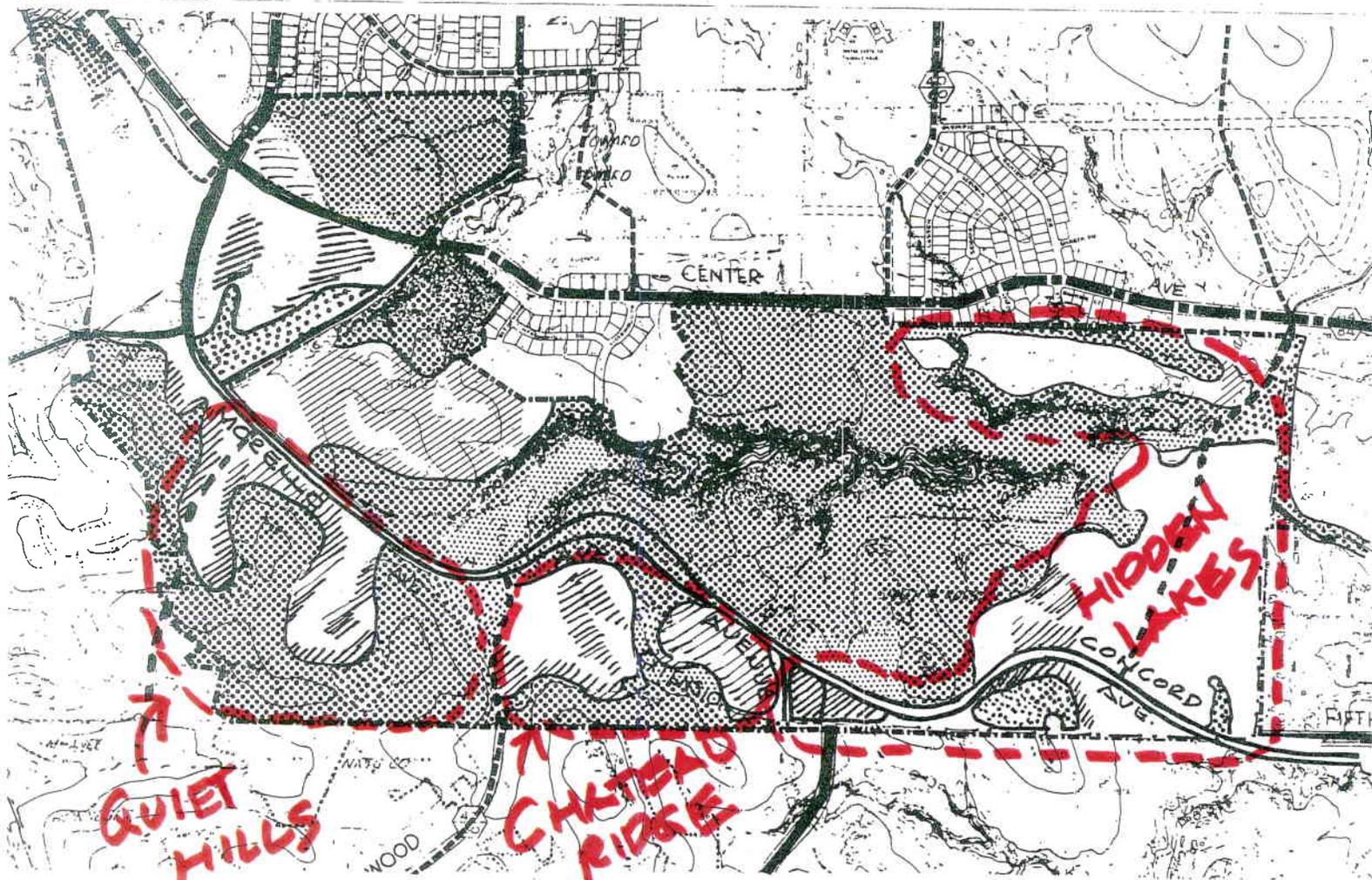
The City has adopted the following specific plans, which are considered tools for implementing the General Plan but are not part of the Plan. They are:

- | | |
|----------------------------------|------|
| • Alhambra Hills Specific Plan** | 1987 |
| • Downtown Specific Plan | 2006 |

*Includes Franklin Hills Sub-Area (1987)

**The planning area covered by the Alhambra Hills Specific Plan supersedes that covered by the Alhambra Hills Specific Area Plan with the exception of three areas, as noted on the adopted plan map associated with the Specific Plan.

HIDDEN LAKES SPECIFIC AREA PLAN (1973)



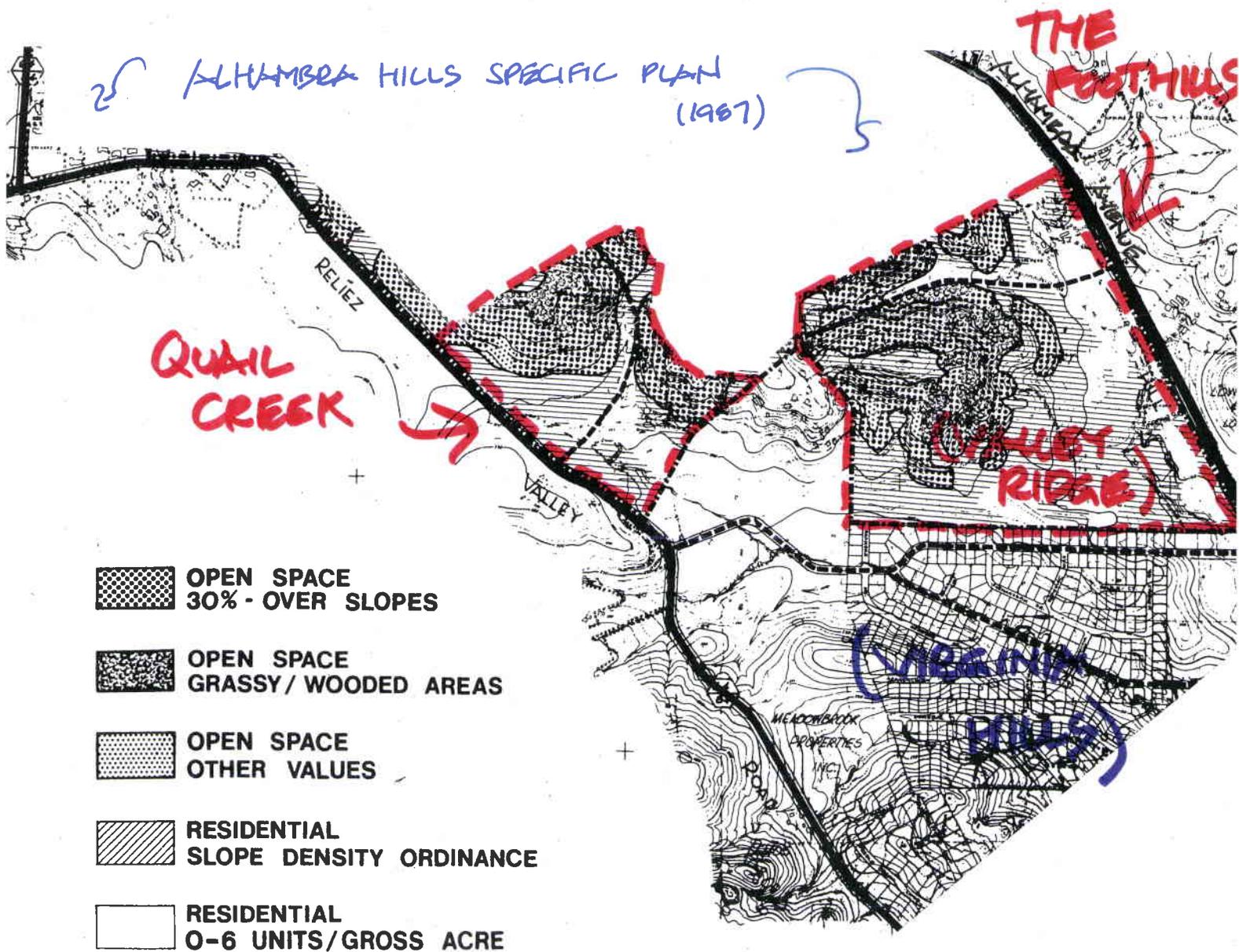
-  OPEN SPACE
30% - OVER SLOPES
-  OPEN SPACE
GRASSY/ WOODED AREAS
-  OPEN SPACE
OTHER VALUES
-  RESIDENTIAL
SLOPE DENSITY ORDINANCE
-  RESIDENTIAL
0-6 UNITS/ GROSS ACRE
-  4 LANES/ MEDIAN
-  4 LANES/ PARKING
-  2 LANES
-  2 LANES/ PARKING
-  SPECIFIC AREA BOUNDARY
-  2 LANES/ MEDIAN

THE CITY OF
MARTINEZ
CALIFORNIA

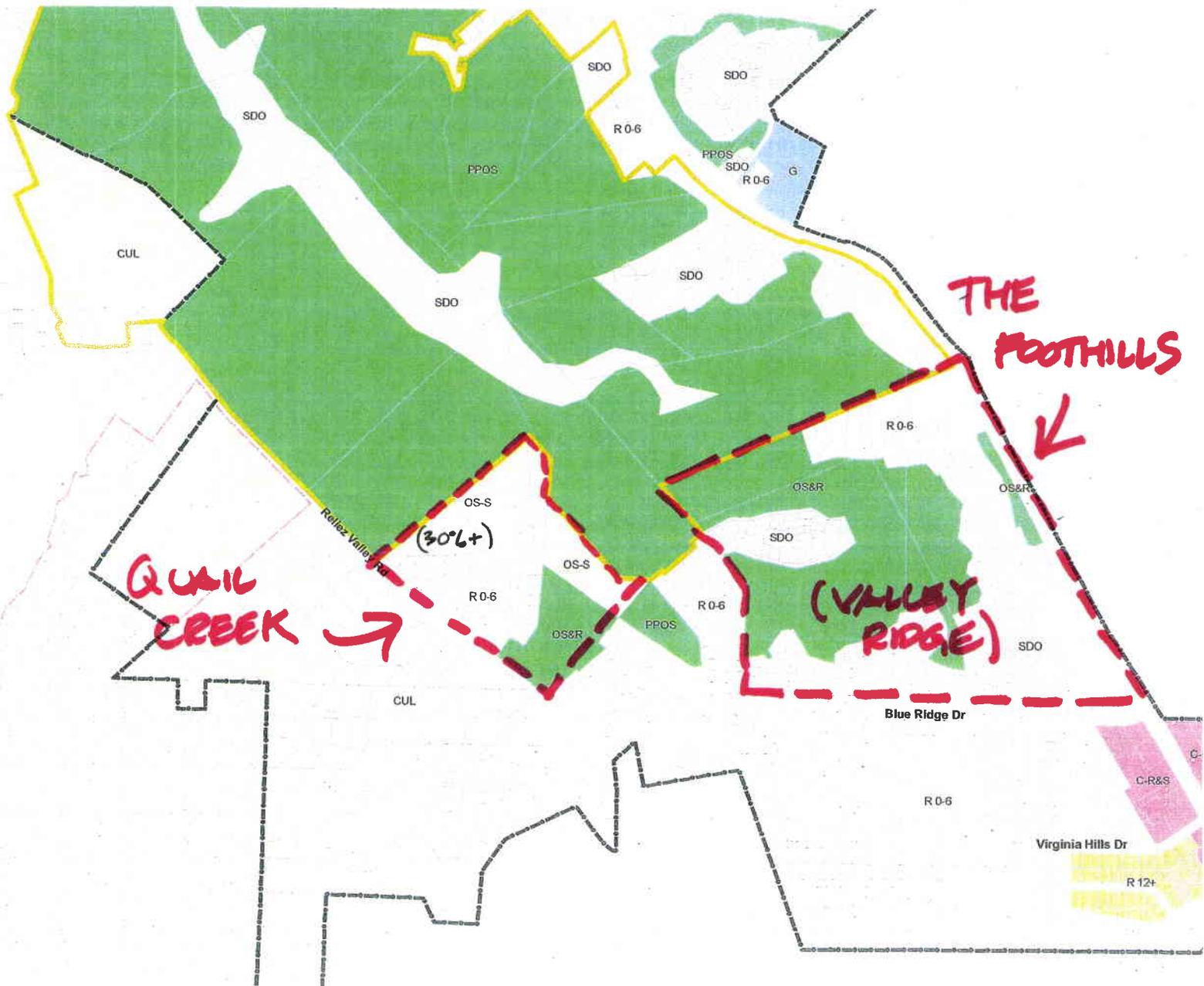
LAND USE MAP 1 (AS PROPOSED)



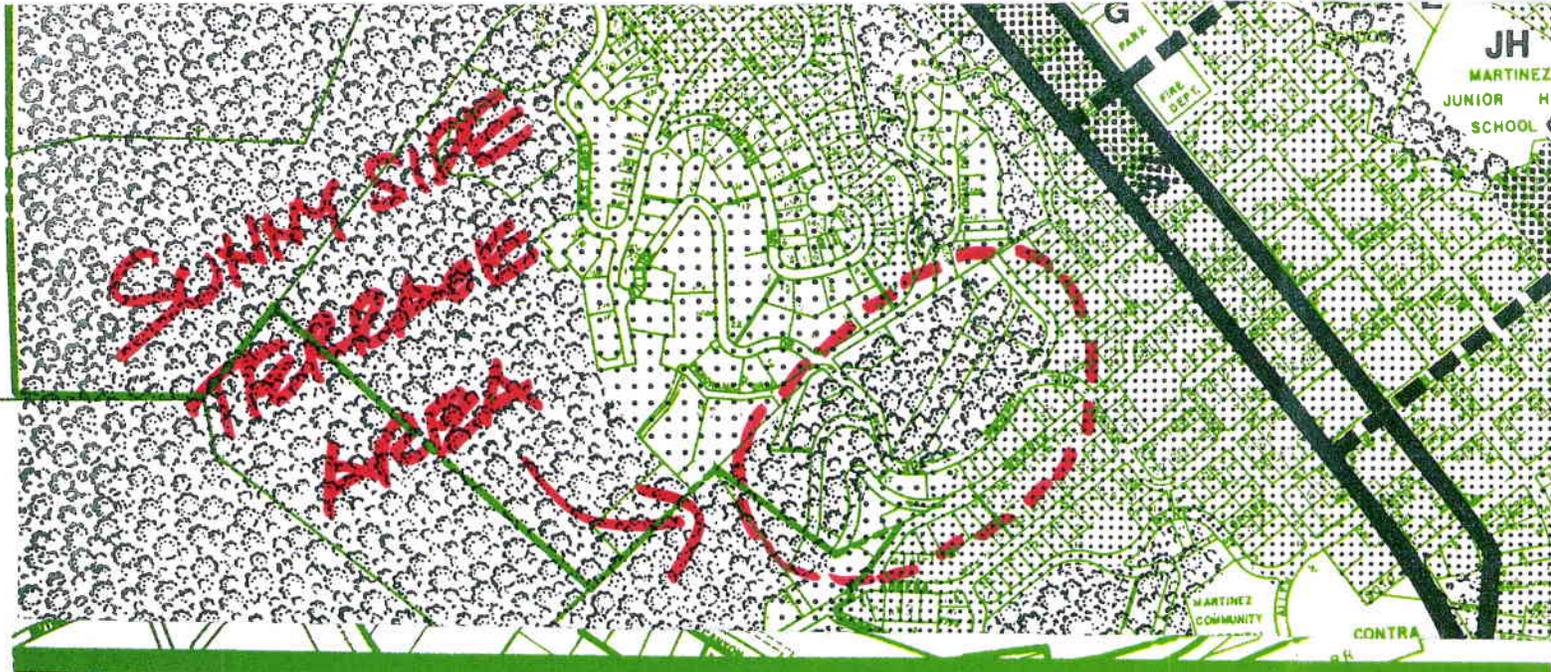
ALHAMBRA HILLS SPECIFIC AREA PLAN (1973)



LAND USE MAP 1 (AS PROPOSED)



CENTRAL MARTINEZ SPECIFIC AREA PLAN (1973)

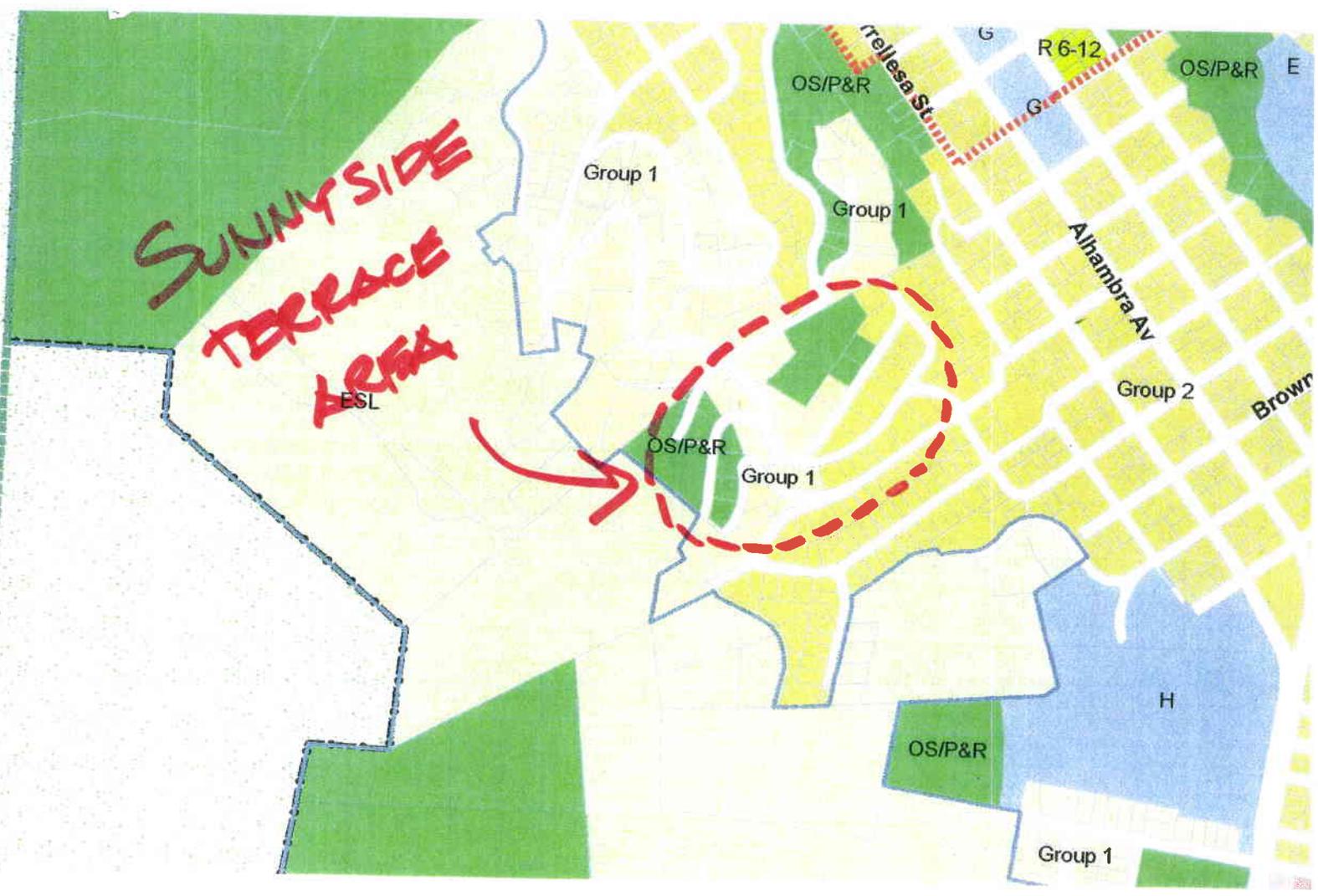


CENTRAL MARTINEZ GENERAL PLAN

AS ADOPTED BY RESOLUTION 120
SEPTEMBER 19, 1973

RESIDENTIAL		COMMERCIAL
Group 1		
Group 2		INDUSTRY
Group 3		OPEN SPACE, PARKS AND RECREATION
Group 4		

LAND USE MAP 1 (AS PROPOSED)



RESOLUTION NO. PC 10-06

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF MARTINEZ,
RECOMMENDING THAT THE CITY COUNCIL ADOPT A GENERAL PLAN LAND
USE MAP MEMORIALIZING CHANGES PREVIOUSLY MADE TO THE MAP BY THE
CITY BY SEPARATE RESOLUTIONS SINCE 1973 AND AMENDING THE GENERAL
PLAN REFERENCES TO SAID LAND USE MAP, GPA #10-02**

WHEREAS, the City of Martinez adopted the existing General Plan in 1973, which contains five maps that collectively constitute the Land Use Map. These five maps include the primary map, entitled *Land Use Policy*, and the four Land Use Maps associated with each of the Specific Area Plans (Central Martinez, Alhambra Hills, Hidden Lakes, and John Muir); and

WHEREAS, the City has amended the Land Use Maps from time-to-time since the General Plan was first adopted by numerous approved land use map amendments adopted by resolution since 1973. However, the administrative task of memorializing these already approved amendments through the updating of the Land Use Maps has not occurred since 1973; and

WHEREAS, the proposed Land Use Map 1 (LU – 1) incorporates all of the changes to all of the existing General Plan Land Use Maps already approved by the City into one map showing all of the same information that was previously depicted in the various Land Use Maps and showing all of the amendments that have occurred to said Maps since 1973; and

WHEREAS, the proposed text corrections do not result in any change to the General Plan but merely correct the references in the General Plan to now reference the updated and consolidated Land Use Map 1 (LU – 1); and

WHEREAS, the memorialization and consolidation of the existing General Plan Land Use Maps does not permit any new or differing development to occur or change any existing land use designation in a manner which would permit any new or differing development to take place that does not exist or could not exist pursuant to the existing General Plan; and

WHEREAS, pursuant to California Environmental Quality Act (CEQA) the City finds that the proposed project is exempt from CEQA as there is no possibility that it may have a significant effect on the environment due to the fact that there are no actual land use changes which are being undertaken by this General Plan action in that the amendment recommended hereby is merely an administrative task of memorializing these already approved amendments and existing land uses through the updating of the Maps and is therefore not subject to CEQA (CEQA Guidelines 15061.b.3); and

WHEREAS, the Planning Commission of the City of Martinez held a duly noticed public hearing on August 10, 2010, listened to testimony from the public and considered all oral and written comments received at or prior to the public hearing on the matter; and

WHEREAS, the record of proceedings (“Record”) upon which this decision is based includes, but is not limited to: (1) the project staff report, City and other documents, prepared for and/or submitted to the City relating to the project; (2) the evidence, facts, findings and other determinations set forth in this resolution; (3) the City of Martinez General Plan, its related EIR and the Martinez Municipal Code; (5) all documentary and oral evidence received at the public hearing or submitted to the City during the comment period relating to the project; and (6) all other matters of common knowledge to the Planning Commission including, but not limited to, city, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City of Martinez and its surrounding areas.

The location and custodian of the records is the Martinez Community and Economic Development Department, 525 Henrietta Street, Martinez, California.

NOW, THEREFORE, the Planning Commission of the City of Martinez finds and 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 Project and each and every action which is a part thereof is consistent with the Martinez General Plan, the Downtown Specific Plan, and the Alhambra Hills Specific Plan, and notes that the changes were approved previously and were determined to be consistent with said Plans at that time.
3. That, based on the Record and the findings set forth herein, the Planning Commission hereby recommends that the City Council adopt a General Plan Land Use Map that memorializes and consolidates all the changes made to the existing General Plan Land Use Maps by the City from June 20, 1973 (adoption of the existing General Plan) to January 20, 2010, as set forth in Exhibit A, attached hereto and incorporated herein by reference.
4. That, based on the Record and the findings set forth herein, the Planning Commission hereby recommends that the City Council approve the requested General Plan Amendment to amend the Martinez General Plan replacing each and every instance of reference to the existing General Plan Land Use Maps with “Land Use Map 1 (LU – 1).”

* * * * *

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 10th day of August, 2010:

AYES:

NOES:

ABSENT:

ABSTAINED:

BY: _____

Lynette Busby
Planning Commission Chair

Terry Blount
Planning Manager



CITY OF MARTINEZ

Land Use Map 1

Specific Area Plan Boundaries

- Central Martinez Specific Area Plan
- Franklin Hills Subarea
- Hidden Lakes Specific Area Plan
- John Muir Parkway Specific Area Plan
- Alhambra Hills Specific Area Plan

Specific Plan Boundaries

- Downtown Specific Plan
- Alhambra Hills Specific Plan

City and County Boundaries

- City Limits
- Sphere of Influence
- Areas Outside Urban Limit Line

Community Development Department, April 2010

General Plan Land Use Policy

Areas Outside Specific Area Plans

- R 0-6: 0 to 6 Units/Gross Acre
- R 6-12: 6 to 12 Units/Gross Acre
- R 12+: 12 and Over Units/Gross Acre
- SDO: Slope Density Ordinance
- C-R&S: Commercial, Retail and Services
- C-P&A: Commercial, Professional & Administrative
- I: Industrial
- G, H/E, JH, HS: Public Institutions/Schools
- CUL: Open Space/Conservation Use Land
- P&R: Parks and Recreation
- PPOS: Permanent Open Space
- SSA: Special Study Area

Central Martinez Specific Area Plan

- Group 1: Residential, Group 1
- Group 2: Residential, Group 2
- Group 3: Residential, Group 3
- Group 4: Residential, Group 4
- C: Commercial
- MUb: Commercial and Group 2
- I: Industrial
- G, H/E, JH, HS: Public Institutions/Schools
- ESL: Environmentally Sensitive Land
- OS/P&R: Open Space, Parks & Recreation
- PPOS: Public Permanent Open Space
- SSA: Special Study Area

John Muir Parkway Specific Area Plan

- R 0-0.5: 0 to 0.5 Units/Gross Acre
- R 0-6: 0 to 6 Units/Gross Acre
- R 7-12: 7 to 12 Units/Gross Acre
- R 13-18: 13 to 18 Units/Gross Acre
- R 19-25: 19 to 25 Units/Gross Acre
- R 0-29: up to 29 Units/Gross Acre
- SDO: Slope Density Ordinance
- C: Commercial
- O, O/C: Office, Office/Commercial
- M R/O: Mixed Residential (up to 29 Units)/Office
- M R/C: Mixed Residential (up to 29 Units)/Commercial
- M R&D/C: Mixed Research and Development/Commercial
- R&D: Research and Development
- LI: Light Industrial
- PI: Public Institutions
- NP, OS: Neighborhood Park, Open Space

Alhambra Hills Specific Area Plan

- R 0-6: 0 to 6 Units/Gross Acre
- SDO: Slope Density Ordinance
- OS-S: Open Space, 30% over slopes
- OS&R: Open Space & Recreation, Permanent

Hidden Lakes Specific Area Plan

- R 0-0.5: 0 to 0.5 Units/Gross Acre
- R 0-6: 0 to 6 Units/Gross Acre
- SDO: Slope Density Ordinance
- PI: Public Institutions
- OS&R: Open Space & Recreation, Permanent
- OS-P: Open Space-Private

