

Planning Commission
Regular Meeting
June 14, 2011
Martinez, CA

CALL TO ORDER

Chair Donna Allen called the meeting to order at 7:03 pm with all members present except Rachael Ford, who was excused.

ROLL CALL

PRESENT: Harriett Burt, Commissioner, Jeffrey Keller, Commissioner, Paul Kelly, Commissioner, Kimberley Glover, Commissioner (alternate), Sigrid Waggener, Commissioner, and Donna Allen, Commissioner.
EXCUSED: Rachael Ford, Commissioner.
ABSENT: None.

Staff present: Planning Manager Terry Blount, Associate Planner Anjana Mepani

AGENDA CHANGES

None.

PUBLIC COMMENT

None.

CONSENT ITEMS

1. *Minutes of April 12, 2011 & April 26, 2011, meetings.*

On motion by Harriett Burt, Commissioner, seconded by Kimberley Glover, Commissioner (alternate), to approve Minutes of April 12, 2011 meetings Motion unanimously passed 6 - 0. Yes: Harriett Burt, Commissioner Jeffrey Keller, Commissioner Paul Kelly, Commissioner Kimberley Glover, Commissioner (alternate) Sigrid Waggener, Commissioner, Donna Allen, Commissioner.

On motion by Jeffrey Keller, Commissioner, seconded by Sigrid Waggener, Commissioner, the Commission present voted to approve Minutes of April 26, 2011, meeting. Motion unanimously passed 5 - 0. Yes: Harriett Burt, Commissioner Jeffrey Keller, Commissioner Kimberley Glover, Commissioner (alternate) Sigrid Waggener, Commissioner, Donna Allen, Commissioner, Abstain: Paul Kelly, Commissioner.

2. *Capital Improvement Program - Five Year 2011-2016 Planning Commission consideration of the City of Martinez Five Year 2011-2016 Capital Improvement Program, and finding of General Plan conformance. Applicant: City of Martinez (TT)*

City Engineer Tim Tucker presented the staff report, discussing the requirement for 5-year

review by the Planning Commission for consistency with the General Plan.

Mr. Tucker reviewed the components of the Capital Improvement Program, including parks, road and water system maintenance, and pending projects. He also read the General Plan policies related to each area of the CIP. He asked the Planning Commission to approve the findings of consistency.

Commissioner Burt asked how the 500 block of Main Street will continue to have pocket parks and yet return to two-way traffic. Mr. Tucker said he will be working with business owners and property owners to decide whether parking is needed in the block. He discussed planning work still to be done, specifically between the different stakeholders.

Commissioner Burt asked about low income sidewalk grants and whether other jurisdictions have done that. Mr. Tucker said no, but staff is trying to find a way to keep sidewalks repaired without placing an undue burden on property owners.

Commissioner Kelly asked about replacing the infrastructure from the ground up before doing street level improvements. Mr. Tucker said a storm drain is needed through there, and staff will work with the utilities. He indicated that staff will look at the City-owned infrastructure also. Mr. Tucker added that staff will check with Central Sanitary District regarding their plans as well.

Commissioner Kelly asked when the Zocchi parking lot project will be paved. Mr. Tucker confirmed that is part of the intermodal phase 3.

Commissioner Kelly asked about emergency vehicle access and maintaining bicycle routes - Mr. Tucker was concerned about the potential diversion of too much traffic away from downtown businesses.

Commissioner Keller asked about the sports complex impact on the Zocchi lot. Mr. Tucker said there will be impacts, but staff is working to minimize them. Commissioner Keller asked if there will be adequate parking. Mr. Tucker said he thinks so, especially if construction is phased. Commissioner Keller asked about the possibility of a parking garage - Mr. Tucker said it would be very expensive and is not needed right now.

Commissioner Burt said the landscape company is using some of the spaces and perhaps that should be reviewed. There was discussion among the Commission about current parking problems at the train station.

Chair Allen asked if the proposal for the 500 block of Main Street fits with Downtown Matters. Mr. Tucker said staff is working with the Chamber and Main Street Martinez but not Downtown Matters per se.

Chair Allen said there is big push to get the community involved in what is happening - especially through the General Plan Task Force. Mr. Tucker discussed the history of the pockets and traffic impacts.

Chair Allen asked if these are all projects that have been funded already. Mr. Tucker discussed funding sources, and confirmed that all on the list have been funded. Chair Allen asked about the ferry terminal. Mr. Tucker said it is going through the environmental process right now and is not funded yet, but will be funded eventually through WETA. Commissioner Burt said it has been pending for over 20 years, adding that funding for maintenance issues are not as easily obtained.

Commissioner Burt commented on the well-written Parks Master Plan; she expressed appreciation to the Commission and particularly former chair Sherida Bush.

Commissioner Burt also discussed input from a visitor, originally from 1969-70, who comes back periodically and recently noticed the improvements to Main Street and with open space preservation.

Commissioner Glover asked what improvements are proposed for Hidden Lakes park - Mr. Tucker discussed soccer field issues from heavy use and necessary repairs to the bathroom. Commissioner Keller asked the cost of an all-weather field - Mr. Tucker said \$2 million.

Commissioner Kelly asked about the marina ballfield improvements. Mr. Tucker said they should be done within the next 5 years.

On motion by Sigrid Waggener, Commissioner, seconded by Paul Kelly, Commissioner, find the Capital Improvement Program - Five Year 2011-2016 conforms to the current General Plan. Motion unanimously passed 6 - 0. Yes: Sigrid Waggener, Commissioner Harriett Burt, Commissioner Donna Allen, Commissioner Jeffrey Keller, Commissioner Paul Kelly, Commissioner , Kimberley Glover, Commissioner (alternate).

REGULAR ITEMS

3. *T-Mobile/Landmark Wireless Study session to discuss and receive public input on a proposal for an installation of a new wireless telecommunications facility on an existing PG&E tower in Hidden Valley Park near the tennis courts and off of Center Avenue. The proposed project consists of adding three panel antennas on the top portion of the tower. T-Mobile will be leasing a 15'x20' area near the tower for an equipment enclosure. The proposed project is located in a residential zoning district, which requires a Use Permit and Design Review. Applicant: T-Mobile/Landmark Wireless, Karen Lienert (AM)*

Associate Planner Anjana Mepani presented the staff report, discussing the location, zoning, landscaping, and total number of antennas.

Commissioner Burt asked about the City ordinance that specifies the first choice for antennas is in light industrial areas, rather than residential. She asked if any light industrial areas are feasible for this cell tower. Ms. Mepani said PG&E towers and utility towers are also recommended.

Commissioner Waggener asked about sound levels and the proximity to residential areas. Ms. Mepani said it meets City requirements. Commissioner Burt asked if takes in to account the

bouncing of sound off walls etc because it is a narrow lot. There was discussion of the anticipated sound level, 68 dba, which Commissioner Kelly noted is only just above speech sound levels.

Chair Allen asked about the City's leasing of the site and whether it will get some compensation for use of the property. Ms. Mepani confirmed there will be compensation to the City.

Commissioner Glover asked if the tower at issue has other carriers - Ms. Mepani said no, but any future additions may have to come back to the Planning Commission for approval.

Commissioner Glover asked where additional equipment could be placed. Ms. Mepani said either in the proposed equipment enclosure or next to it.

Commissioner Waggener asked if the cell component will exceed the height of the PG&E tower - Ms. Mepani said no. Commissioner Waggener asked about proposed landscaping - Ms. Mepani said the landscape/irrigation plan was included with the staff report.

Public comment opened.

KAREN LINNERT, T-Mobile, noted co-locating on a PG&E tower is a good way to provide additional service without adding a new tower. She also noted this tower will not be able to add additional carriers. She also confirmed they will be leasing from the City.

Commissioner Kelly asked about landscaping around the enclosure - Ms. Linnert said it was requested by the Parks, Recreation, Marina and Cultural Commission. Commissioner Kelly asked who will maintain the landscaping - Ms. Linnert said the City will.

Commissioner Burt asked if the neighbors have been notified prior to this hearing. Ms. Linnert said yes, but initially with the wrong date, which was corrected; and there was only one response, in favor.

At the request of Chair Allen, Ms. Linnert reviewed T-Mobile's usual lease practice, confirming they will be contracting with the City and PG&E.

Seeing no other speakers, Chair Allen closed public comment on the item.

Mr. Blount summarized the consensus of support from the Commission.

Commissioner Burt thanked the applicant for her clear presentation.

Commissioner Waggener asked if the proposed irrigation is sufficient. Mr. Blount said it will need to be reviewed by the City Engineer. Chair Allen confirmed the item will have Design Review as well. Ms. Mepani said yes.

COMMISSION ITEMS

4. *Election of Chair and Vice Chair.*

After brief discussion, the Commission present decided by consensus to continue the item to the next meeting.

STAFF ITEMS

Planning Manager, Terry Blount, discussed potential agenda items for the next meeting July 26th, including a billboard relocation agreement and election of chair/vice-chair. He also reported that the Alhambra Highlands appeal is going to the City Council on July 6th and possibly July 20th. He noted that the Alhambra Valley Annexation Agreement has gone to LAFCO. Commissioner Keller asked how long it will take for the approval - Mr. Blount said it depends on how complete the application is.

Mr. Blount noted that Commissioner Glover will be officially appointed as a full member of the Planning Commission (not an alternate) at the City Council meeting tomorrow night; another alternate will be appointed at an upcoming Council meeting.

Chair Allen said the first Downtown Matters tour will be Friday - Mr. Blount said yes, to Redwood City. There was some discussion of the process. Commissioner Burt asked the origin of the idea and how well it is supported. Mr. Blount said the Specific Plan has been in effect now for 5 years; perhaps additional implementation measures are needed or a business improvement district formed.

Chair Allen asked if it would be possible to put a slide show of the tour on the City website. Mr. Blount said yes, in addition to the City public affairs channel.

COMMUNICATIONS

The meeting was adjourned at 8:17 p.m., to the next regular meeting, July 26, 2011 at 7:00 p.m. in the Council Chambers.

Respectfully Submitted,

Approved by the Planning Commission
Chairperson

Transcribed by Mary Hougey

Donna Allen