

Planning Commission
Regular Meeting
August 23, 2011
Martinez, CA

CALL TO ORDER

The meeting was called to order by Chair Rachael Ford at 7:02 p.m. with all members present except Commissioner Kelly, who was excused.

Staff present: Planning Manager Terry Blount, Senior Planner Corey Simon.

ROLL CALL

PRESENT: Donna Allen, Commissioner, Harriett Burt, Commissioner, Rachael Ford, Commissioner, Jeffrey Keller, Commissioner, Sigrid Waggener, Commissioner, and Kimberley Glover, Commissioner.

EXCUSED: None.

ABSENT: None.

AGENDA CHANGES

Items to be continued or withdrawn, corrections, etc.

None.

PUBLIC COMMENT

On items not on the agenda.

None.

CONSENT ITEMS

1. *Minutes of July 26, 2011, meeting.*

On motion by Donna Allen, Commissioner, seconded by Harriett Burt, Commissioner, to approve the Minutes of July 26, 2011, meeting. Motion unanimously passed 6 - 0. Yes: Donna Allen, Commissioner Harriett Burt, Commissioner Rachael Ford, Commissioner Jeffrey Keller, Commissioner Sigrid Waggener, Commissioner, Kimberley Glover, Commissioner.

REGULAR ITEMS

2. *Billboard Relocation 11PLN-0034 Public Hearing to consider: a) adoption of a Mitigated Negative Declaration; b) Zoning Code Text Amendments, allowing the possible relocation of existing nonconforming Non-Accessory Signs (billboards), subject to the City Council's approval of a Relocation Agreement; and c) approval of a Use Permit to allow construction of a 40' high, two-sided, 14' x 48' light emitting diode (LED) digital display*

billboard at 37 Bridgehead Road (replacing a static billboard of similar size to be removed from 35 Bridgehead Road) and to allow an exception to the H-I District's 30' height limit. The Planning Commission will make its recommendation to the City Council, which is tentatively scheduled to consider the possible Zoning Text Amendments and Relocation Agreement at its meeting of September 7, 2011. Applicant: CBS Outdoor, Bob Harbin (CS/MC)

Senior Planner Corey Simon gave an overview of the project, explaining the requirements for Text Change Amendments to allow relocation of the existing, nonconforming billboard. He noted that an Initial Study was done, as well as visual simulations. He referenced the revised conditions of approval provided on the dais modifying the standard indemnification, language, requested by the applicant and approved by the City Attorney.

Senior Management Analyst Mike Chandler continued the presentation with a discussion of the City's use of the billboard and options for the future, including an LED billboard that can rotate messages, including public safety messages.

Lynette Dias, Urban Planning Partners, reviewed the Initial Study, noting no comments were received during the public comment period that ended today, and the conclusion that there will be no significant impacts.

Colin Smith, Real Estate Manager for CBS Outdoors gave a PowerPoint presentation, including an aerial view, the existing billboard, photo simulations of the proposed new board.

Vice Chair Keller asked whether the installation of the new board would be done at the applicant's cost or the City's. Mr. Chandler confirmed there would be no cost to the City to install or maintain the board.

Chair Ford asked about the 24 messages per year and how long each would be on the board. Mr. Smith said there would be no minimum or maximum length of time - it would be up to the City.

Chair Ford confirmed there will always be some message from the City rolling.

Commissioner Burt asked about the mix of ads, confirming there will be no ads by other jurisdictions. Commissioner Burt asked about any traffic safety impacts. Mr. Smith explained there have been many studies done confirming the LED boards are accident-neutral.

Chair Ford opened and closed the public hearing no speakers coming forward.

Commissioner Allen agreed the proposal was a win-win for the City.

On motion by Donna Allen, Commissioner, seconded by Kimberley Glover, Commissioner, to approve staff's recommendation of a) recommending to the City Council adoption of a Mitigated Negative Declaration and Zoning Code Text Amendments, allowing the possible relocation of existing nonconforming Non-Accessory Signs (billboards), and b) approval of a Use Permit to allow construction of a 40' high, two-sided, 14' x 48' light emitting diode (LED)

digital display billboard at 37 Bridgehead Road (replacing a static billboard of similar size to be removed from 35 Bridgehead Road) and to allow an exception to the H-I District's 30' height limit, subject to the City Council's approval of a Relocation Agreement; with revised conditions of approval presented by staff. Motion unanimously passed 6 - 0. Yes: Donna Allen, Commissioner Harriett Burt, Commissioner Rachael Ford, Commissioner Jeffrey Keller, Commissioner Sigrid Waggener, Commissioner, Kimberley Glover, Commissioner.

3. *Hetzler Residence 11PLN-0035 Public hearing to consider a proposal to add a third story with approximately 504 square feet (to replace existing attic) to an existing two-story single-family residence. A Use Permit is required to allow: a) a maximum building height of approximately 28' where a maximum of 25' and two stories is normally permitted, and b) a total floor area of 1,857 square feet, where a maximum of 1,208 square feet is normally permitted (which is the normally permitted maximum floor area ratio of .30 of size of the subject 4,026 square foot hillside lot). A Variance is required to allow the addition to match the structure's existing 2½ foot and 3½ foot side yard setbacks, where a minimum of 10 feet is normally required. This project is located at 1146 Arlington Way. Applicant: Marcia & John Hetzler (CS)*

Vice Chair Keller recused himself from the item since he lives within 500' of the project.

Senior Planner Corey Simon presented the staff report, discussing current conditions and the proposal to extend the walls upwards with existing setbacks, and the floor area ratio (FAR) requirements.

Commissioner Burt commented on hydrology issues with the lot. She asked whether the earthquake damage had been repaired. The applicant said yes.

Chair Ford opened the public hearing.

Applicant John Hetzler discussed their ownership history with the property, confirming that the foundation has been completely replaced. He explained the reason for the requested addition, to provide more living and storage space for the home and improve the property. He also discussed other improvements they have made.

Commissioner Burt commented on letters of support from neighbors. She asked whether all the neighbors had been contacted, and Ms. Hetzler said, yes, she had walked the neighborhood sharing information about their project.

David Clavin, designer of the project, offered to answer any technical questions.

Jack Vosney, neighbor, expressed support for the changes as an improvement for the neighborhood.

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

Commissioner Burt expressed appreciation for the project being so well-done, with neighbors

already being contacted and expressing support.

Commissioner Allen agreed, noting she had visited the area today and a neighbor across the street indicated their support also.

Chair Ford was also appreciative of the applicants' good relationship with their neighbors - projects like these make the Commission's job much easier.

On motion by Donna Allen, Commissioner, seconded by Harriett Burt, Commissioner, to approve a proposal to add a third story with approximately 504 square feet (to replace existing attic) to an existing two-story single-family residence. A Use Permit is required to allow: a) a maximum building height of approximately 28' where a maximum of 25' and two stories is normally permitted, and b) a total floor area of 1,857 square feet, where a maximum of 1,208 square feet is normally permitted (which is the normally permitted maximum floor area ratio of .30 of size of the subject 4,026 square foot hillside lot). A Variance is required to allow the addition to match the structure's existing 2½ foot and 3½ foot side yard setbacks, where a minimum of 10 feet is normally required. Motion passed 5 - 0. Yes: Donna Allen, Commissioner Harriett Burt, Commissioner Rachael Ford, Commissioner Sigrid Waggener, Commissioner, Kimberley Glover, Commissioner, Recuse: Jeffrey Keller, Commissioner.

COMMISSION ITEMS

Commissioner Allen and Commissioner Burt asked about Downtown Matters.

STAFF ITEMS

4. [*Downtown Matters! Update on the Downtown Matters! Making it Happen, Making it Real! tours and workshops.*](#)

Leanne Peterson, Main Street Martinez, made brief remarks about the process thus far. She invited all to attend the last session, September 20th.

Mr. Blount indicated the final meeting would be especially important because it would include a discussion of potential strategic action items that could assist with making downtown the great place that it can be.

Commissioner Burt asked what day of the week September 20th was. Mr. Blount said it would be a Tuesday. He noted that videos have been made of each of the workshops and will be aired on the community channel.

Commissioner Burt asked the number for the new community channel, and Mr. Blount said channel 28.

Commissioner Burt asked about the next steps in the process, which Mr. Blount reviewed.

Commissioner Allen agreed it was a very informative process. She was glad she was able to

participate.

Chair Ford asked about using social media to share the information. Mr. Blount said it could be done.

Mr. Blount noted there were currently no Planning Commission items pending. He discussed the General Plan update that is in its intermediate phase. He added that the September General Plan Task Force meeting will be on the 3rd Wednesday rather than the 4th.

Commissioner Burt asked about a target completion date. Mr. Blount said late spring of next year, well within the anticipated 2 year process, which he said was an ambitious undertaking for a General Plan update.

Commissioner Allen said she thought Mr. Blount was optimistic about the timeline. She and Commissioner Burt agreed the Task Force should take any time needed as long as the funding continues.

Commissioner Burt commented on her impression that there is a new vibrancy in the downtown now, and a feeling of hope.

Commissioner Allen agreed, adding she was downtown for dinner on a recent Sunday, and the restaurant was packed. She thought the new pool was a great asset for the City.

Commissioner Burt said she thought the library improvements were the best.

Chair Ford observed that the farmer's market is growing, and Commissioner Waggener noted that the Peddlers' Fair was a success as well.

Commissioner Burt asked Leanne Peterson her impressions, and she agreed things seem to be improving.

COMMUNICATIONS

On motion by Donna Allen, Commissioner, seconded by Rachael Ford, Commissioner, adjourn at 7:55 p.m. Motion unanimously passed 5 - 0. Yes: Donna Allen, Commissioner Harriett Burt, Commissioner Rachael Ford, Commissioner Sigrid Waggener, Commissioner, Kimberley Glover, Commissioner, Abstain: Jeffrey Keller, Commissioner.

Respectfully Submitted,

Approved by the Planning Commission
Chairperson

Transcribed by Mary Hougey

Rachael Ford