



STAFF REPORT

TO: PLANNING COMMISSION

PREPARED BY: COREY SIMON, SENIOR PLANNER

SUBJECT: ACQUISITION AND SALE OF PROPERTY-GENERAL PLAN
CONSISTENCY

RECOMMENDATION:

Find that the acquisition and pending subsequent dispensation of 610 Court Street (currently owned by Contra Costa County) are consistent with the General Plan, and adopt Resolution No. PC 11-12 (draft attached).

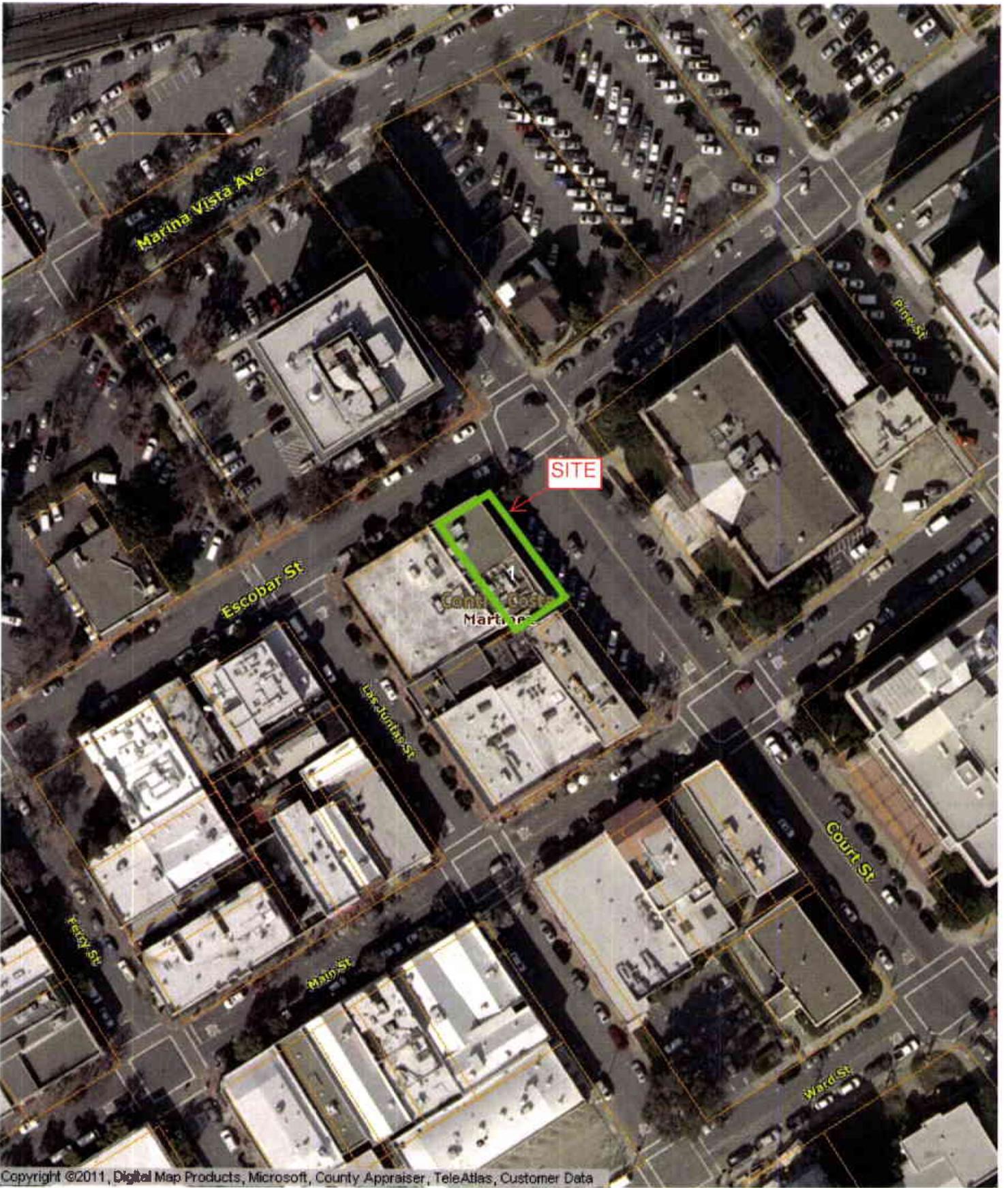
DISCUSSION:

In conjunction with the pending City's sale of 630 Court Street to Southport Development - Southport Development, Contra Costa County and the City are now in discussions of how incorporate 610 Court Street into Southport's commercial reuse plans. The City acquired 630 Court Street from the County several years ago, and has been working to find a commercial developer to rehabilitate that building for restaurant and office uses. Southport Development has been in negotiations with the City for the deposition of 630 Court Street for those purposes.

The concurrent rehabilitation of these two 2-story buildings will greatly improve the marketability of the desired commercial uses for 630 Court Street. The City will acquire 610 Court Street from the County, and the City Council is negotiating the sale agreement to Southport, so it can concurrently develop restaurant/retail spaces on the first floor - and office spaces above - in the approximately 7,000 sq. ft. building.

State law requires that the Planning Commission report to the City Council that such "acquisition and disposition" of real property is in conformance with the General Plan. Given that General Plan, as well as the Downtown Specific Plan and zoning regulations designate the property as "Commercial," and the proposed transactions will foster the desired commercial reuse of the now vacant building, staff recommends that the Planning Commission adopt the attached draft resolution, finding that the acquisition and pending disposition are consistent with the General Plan.

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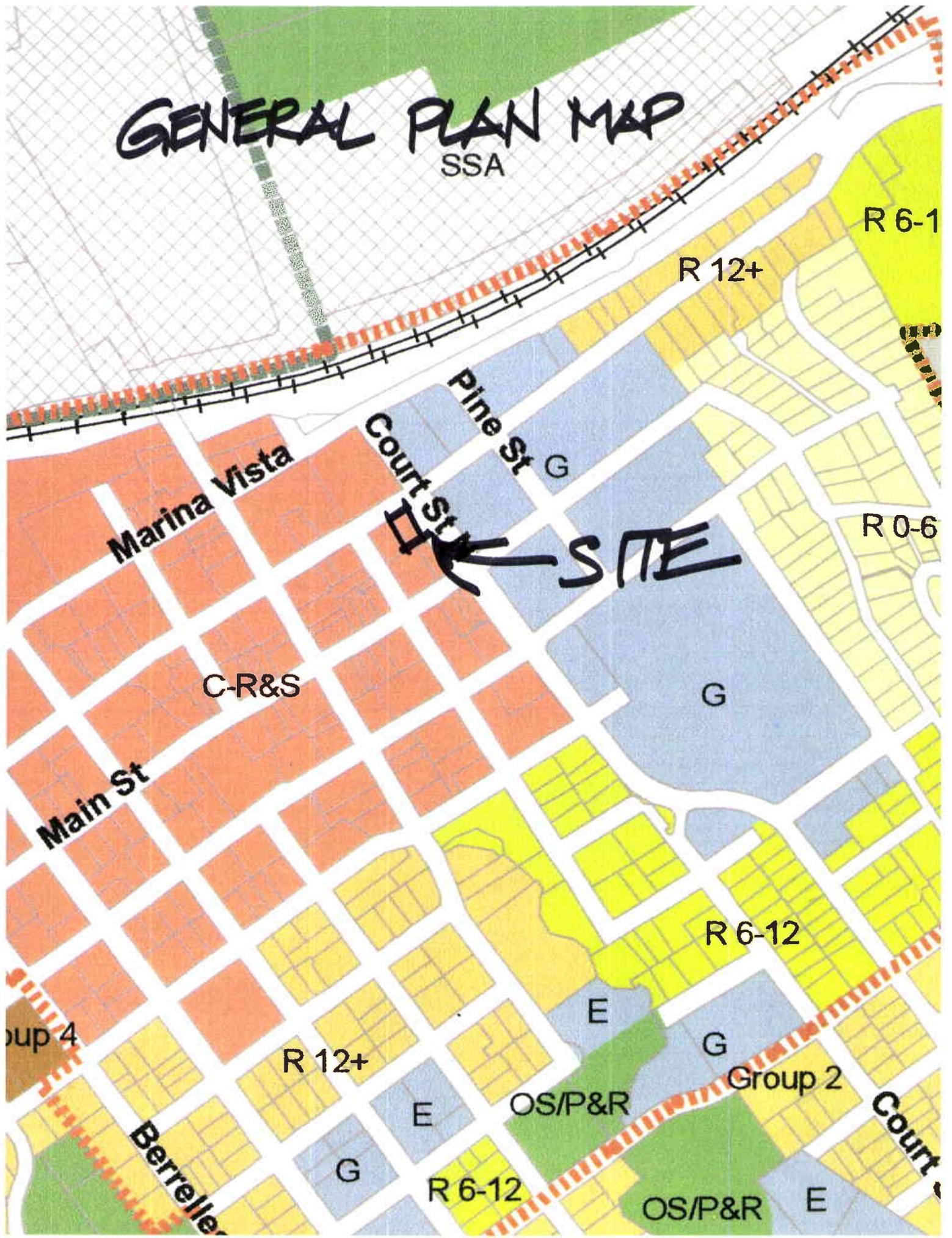
1" = 87'

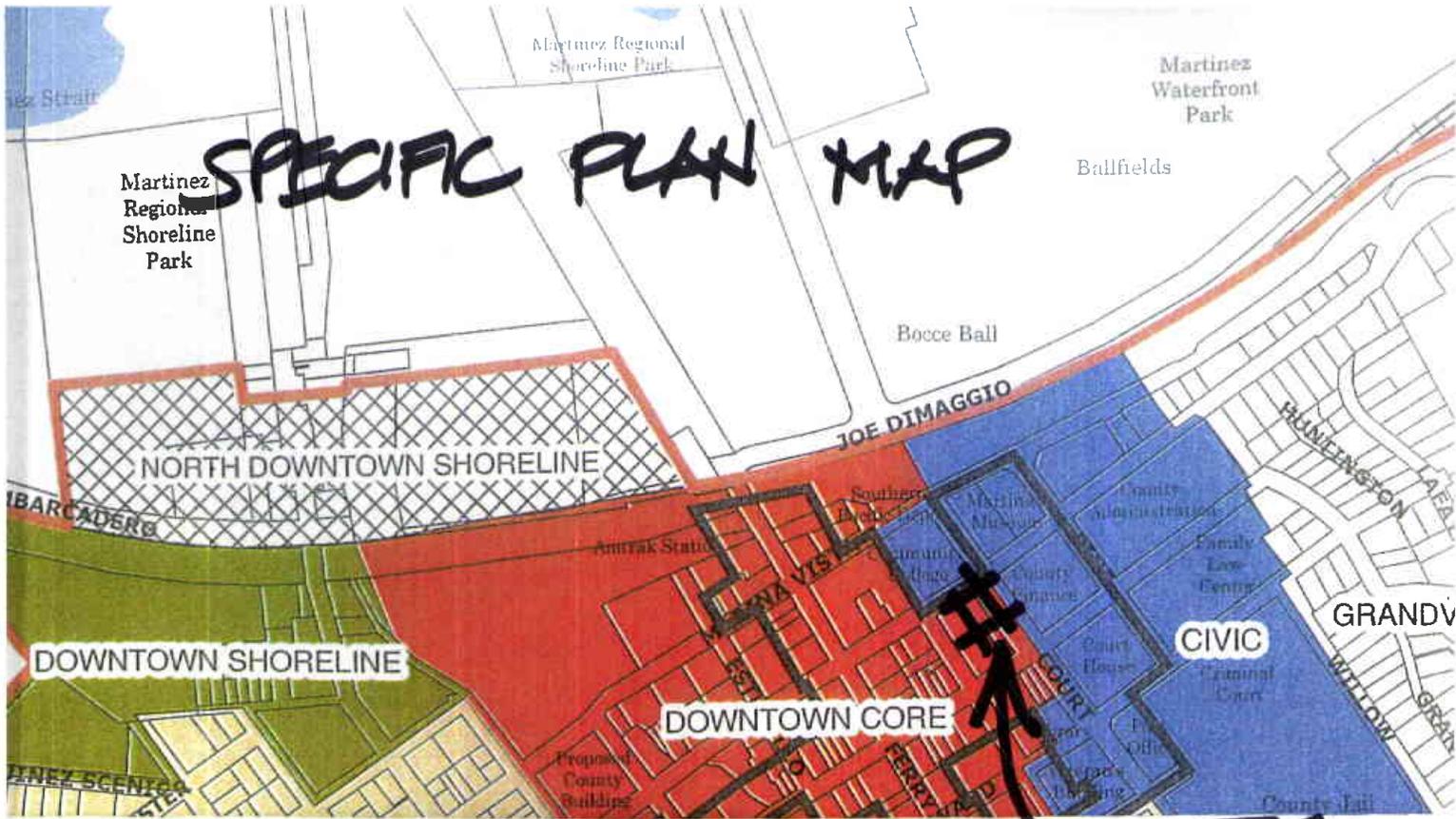


CityGIS

GENERAL PLAN MAP

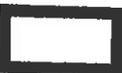
SSA





LAND USE

Downtown Martinez Specific Plan

-  CIVIC - County Offices, Courts, other public uses
-  DOWNTOWN CORE - Commercial, Retail, Office and Residential 29-43 Units/Acre
-  DOWNTOWN NEIGHBORHOOD - Residential 12-35 Units/Acre
-  DOWNTOWN SHORELINE - Residential 17-35 Units/Acre
-  GRANDVIEW - Residential 7-17 Units/Acre
-  Study Area Boundary
-  Downtown Historic Overlay District
-  North Downtown Shoreline
(Not adopted, reserved for future action)



RESOLUTION NO. PC 11-12 [DRAFT]

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF MARTINEZ,
FINDING THAT THE ACQUISITION AND DISPOSITION OF 610 COURT
STREET ARE CONSISTENT WITH THE MARTINEZ GENERAL PLAN, AND
ALL APPLICABLE SPECIFIC PLANS**

WHEREAS, 610 Court Street is an approximate 7,000 square foot, two story office building in Downtown Martinez, currently owned by Contra Costa County; and

WHEREAS, the adjacent building at 630 Court Street was purchased by the City of Martinez from Contra Costa County for the sole purpose of finding a private developer to rehabilitate, retrofit the building and provide new tenants that could serve as a catalyst for downtown revitalization efforts; and

WHEREAS, the County has made its surplus office building at 610 Court Street available to the City; and

WHEREAS, the City is currently in negotiations with Southport Development for the disposition of 630 Court Street for the purposes of a restaurant in the first floor, with offices above; and

WHEREAS, Southport has expressed an interest in the adjacent building at the subject property at 610 Court Street, and wishes for the City to acquire it from the County so the City sell its interests to Southport for the purposes of concurrently retrofitting the now vacant building for similar commercial uses; and

WHEREAS, the project is located within the General Plan's Commercial Retail and Services Land Use Designation, within the Downtown Core district of the Martinez Downtown Specific Plan and the Central Commercial zoning district where restaurants and office space are permitted uses by right; and,

WHEREAS, a key policy of the Downtown Core district is to emphasize pedestrian scale specialty commercial and restaurant uses through the rehabilitation and adoptive reuse of older buildings, and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) the project is exempt as a Class 1 – Existing Facilities, Class 12 – Surplus Government Property Sales, and Section 15061.B.3 of the CEQA guidelines pertaining to the general rule exemption; and

WHEREAS, the City will review any proposed exterior changes as part of any future formal Design Review application, as to the projects consistency with the applicable design guidelines contained in the Downtown Specific Plan; and

WHEREAS, the findings to approve a Design Review application will include compliance with the California Environmental Quality Act (CEQA), and all other findings necessary for approving a Design Review application.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby determines, pursuant to Government Code Section 65402, that the proposed acquisition and deposition of 610 Court Street for the purpose of reusing the now vacant County owned building for commercial purposes are consistent with the General Plan and all applicable Specific Plans.

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 13th day of December, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

BY: _____
Rachael Ford
Planning Commission Chair

Corey M. Simon
Senior Planner