

CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL

Mayor Schroder called the meeting to order at 7:05 p.m. in the Council Chambers.

PRESENT: AnaMarie Avila Farias, Councilmember, Michael Menesini, Councilmember, Mark Ross, Councilmember, Lara DeLaney, Vice Mayor, and Rob Schroder, Mayor.

EXCUSED: None.

ABSENT: None.

PRESENTATION(S)

A. Presentation of Awards by the California Park and Recreation Society.

Recreation Manager Patti Lorick announced that the City had received two awards presented by the California Park and Recreation Society: the first award went to the Rankin Aquatics Center Partners for "Outstanding Volunteerism." Ms. Lorick expressed appreciation for the services offered by a volunteer group called the Mermaids; she reviewed the work they do and introduced the members present. The second award recognized the Rankin Aquatic Center as an "Outstanding Facility" for the ways in which it meets the needs of the community. The Council thanked staff and volunteers for their support of the center.

B. Measure H Project Update.

City Engineer Tim Tucker provided a PowerPoint presentation on the Measure H past successful projects, including Rankin Aquatic Project, City Library Courts/Sports facilities projects; and future projects, including Nancy Boyd Park, Cappy Ricks Park and Tennis Courts, Hidden Valley, Waterfront Restroom Replacement, Waterfront Park, Hidden Lakes Park, Golden Hills Park, Susana Street Park and various play equipment that are not up to current standards.

PUBLIC COMMENT (COMPLETE SPEAKER CARD AND GIVE TO CLERK)

Reserved only for those requesting to speak on items not listed on the Agenda.

Michael Alford commented on an item on Patch regarding the Martinez Gazette and praised Erin Clark for her work as a journalist. He also commented on the Nancy Boyd Memorial celebration and that there was no mention of Mr. Darby, a Martinez teacher who also died in the airplane accident.

Richard Verrilli concurred with Mr. Alford's comment regarding Erin Clark and stated the City is lucky to have her. He expressed concern about the MUSD Board's attempt to terminate the Martinez Parent Cooperative Preschool, a vital program in this community. He urged the Council to support it.

CONSENT CALENDAR

1. Motion waiving reading of text of all resolutions and ordinances.
2. Motion approving City Council Minutes of February 20, 2013. [M.Cabral]
3. Motion approving Check Reconciliation Register(s) dated 03/07/2013. [C.Spinella/2.1.0]
4. Resolution No. 013-13 establishing the rate per Equivalent Runoff Unit for the Fiscal Year 2013-2014 and request the Contra Costa County Flood Control and Water Conservation District to adopt an annual parcel assessment for the NPDES Program. [T.Tucker/10.06.06]
5. Resolution No. 014-13 authorizing destruction of City files pertaining to the Personnel Services Division. [M.Cabral/40.10.01]
7. Resolutions directing the City Engineer to prepare the Engineer Reports and Assessment Diagrams for the following Landscaping and Lighting Assessment Districts:
 - a. Resolution No. 016-13, 1979-3 (LL-2) (Village Oaks Terrace) for Fiscal Year 2013-14. [10.02.34]
 - b. Resolution No. 017-13, 1981-3 (Muir Station Park) for Fiscal Year 2013-14. [10.02.15]
 - c. Resolution No. 018-13, 1983-3 (Vista Oaks) for Fiscal Year 2013-14. [10.02.22]
 - d. Resolution No. 019-13, 1988-1 (Center Martinez) for Fiscal Year 2013-14. [10.02.31]
 - e. Resolution No. 020-13, 1994-1 (Creekside) for Fiscal Year 2013-14. [10.02.36]
 - f. Resolution No. 021-13, 1997-1 (Brittany Hills) for Fiscal Year 2013-14. [10.02.37]
 - g. Resolution No. 022-13, 2000-2 (Terra Vista) for Fiscal Year 2013-14. [10.02.40]
 - h. Resolution No. 023-13, 2001-1 (Alhambra Estates) for Fiscal Year 2013-14. [10.02.41]

Mayor Schroder pulled Item #6 from the Consent Calendar.

On motion by Lara DeLaney, Vice Mayor, seconded by Mark Ross, Councilmember, to approve Items #1 through #5 and #7 of the Consent Calendar. Motion unanimously passed 5 - 0.

6. Resolution No. 015-13 authorizing the Mayor to execute a letter of support for the Protection of Tax-Exempt Municipal Bonds. [A.Shear/02.01.00&02.09.00]

Mayor Schroder requested that a letter be sent to Congressman George Miller.

On motion by Mark Ross, Councilmember, seconded by Lara DeLaney, Vice Mayor, to approve Resolution No. 015-13 authorizing the Mayor to execute a letter of support for the Protection of Tax-Exempt Municipal Bonds. Motion unanimously passed 5 - 0.

PUBLIC HEARING(S)

8. Public hearing to introduce an ordinance amending Title 15, Building and Construction, Chapter 15.06 of the Municipal Code relating to Stormwater Management and Discharge Control. [T.Tucker/10.12.02]

City Engineer Tim Tucker presented the staff report and explained the ordinance update is necessary to be compliant with the current permit.

Mayor Schroder opened and closed the public hearing with no one wishing to speak.

On motion by Lara DeLaney, Vice Mayor, seconded by Michael Menesini, Councilmember, to introduce an ordinance amending Title 15, Building and Construction, Chapter 15.06 of the Municipal Code relating to Stormwater Management and Discharge Control. Motion unanimously passed 5 - 0.

9. Public Hearing to consider a resolution exempting the project from CEQA for the purposes of denial, and deny an Amendment to the General Plan and Zoning Map, Planned Unit Development, and PUD Plan and Vesting Tentative Map for development of up to 80 attached single family homes and 2 Single Family homes on a 6.83 acre site located at 370 Muir Station Road. [D.TASINI/9.3.11]

Contract Planner Dina Tasini presented the staff report and PowerPoint. She reviewed the proposal, project requirements, and the Planning Commission's concerns.

Steve Abrams, Abrams Associates Traffic Engineers, Inc., provided a background on the firm, reviewed the traffic analysis and roadway design issues, and provided the summary of findings. Mayor Schroder asked if pedestrian traffic was taken into account and if improvements to sidewalks were recommended. Mr. Abrams stated that the current sidewalks are up to standard and more are not needed for the project, although more would be helpful to the larger neighborhood. Councilmember Avila Farias expressed concern about pedestrian safety. Vice Mayor DeLaney asked about the extent of the study area, which Mr. Abrams explained. Mr. Abrams also explained the factors used to estimate the traffic in each direction. Councilmember Menesini asked about the pedestrian conditions on Muir Station Road and expressed concern about the number of pedestrians added, and Mr. Abrams stated the impact of the project was estimated to be minimal. Councilmember Menesini noted that the traffic study did not review accident statistics for that road. Ms. Tasini noted that the space available is not enough for a sidewalk, and Councilmember Menesini requested that something more be done to improve conditions. Mayor Schroder thanked Mr. Abrams for the study.

Mayor Schroder asked for more details on the walking trail and the massing issue, which Ms. Tasini provided. Councilmember Ross commented it was impressive that the development met air quality requirements and asked for the data showing that.

Vice Mayor DeLaney asked what was meant by the requirement for the project to be of superior quality to warrant an Amendment. Ms. Tasini stated that among other things, the open space allowances, the amount of parking and access to recreational facilities did not compare favorably

to other projects of similar size. Senior Planner Corey Simon stated that the superior quality requirement looked for aspects that would provide community benefit and compensate for the higher density of the project.

Councilmember Menesini asked how much East Bay Regional Park District was involved in the open space designation and Ms. Tasini stated it had been discussed with the District extensively and the project was to the District's satisfaction.

Mayor Schroder opened the Item for public comment.

Louis Parsons, Discovery Builders, explained that the intent of the site plan topography was to minimize the impact to the area and to improve connection to the walking trail. He summarized the design process, some of the concerns that had been addressed, and the measures taken to mitigate the density problems, noting that it was possible the number of units would be reduced to comply with mitigation measures. He noted the firm's experience and its enthusiasm for the project and commented on positive economic impacts. Mr. Parsons noted the plan could also incorporate better pedestrian access, even if a sidewalk was not possible.

Johlene Martin expressed concern about safety and traffic on Alhambra Way and the possibility that the project would exacerbate current conditions.

Robert Cerri agreed with the concerns about traffic and stated the developer should work closely with residents to alleviate their concerns.

Terry Baldwin, International Brother of Electrical Workers, expressed support for the project.

Jon Becker agreed with the concerns about traffic, pedestrian safety and the privacy of the homes nearby.

Don Maietto expressed concerns about privacy, landscaping, and pedestrian safety.

George Bamburg, Security Public Storage, expressed concerns about flooding and pedestrian safety.

Dick Evans, Grace Episcopal Church, noted that there was disagreement about the property line which had not been addressed. He also agreed with traffic and safety concerns, especially with the gate.

Aram Hodess, United Association of Plumbers and Steamfitters Local #159, expressed support for the project and its positive economic impact.

Louise Britton reiterated past concerns about pedestrian safety.

Jon Prato expressed concerns about pedestrian safety, drainage, and the quality of the neighborhood. He stated a lower-density development would be better for the area.

Obie Anderson stated that although the project was high-quality, it would dramatically change the character of the neighborhood. He agreed with the concerns about traffic and cycling safety.

Linda Fluhrer agreed with the concerns about traffic safety and density.

Ed Hamilton agreed with the concerns about traffic safety.

Tim Platt commented on the environmental and political record of the developer and expressed opposition to amending the General Plan.

Nicole Sylvia expressed concern about the lack of high-quality open space and the density of the project.

Martha Joseph agreed with the concerns about traffic safety, density and privacy.

Laurie Aston agreed with the concerns about traffic and pedestrian safety.

Angie Silva expressed concerns about the lack of usable open space and that the project would change the character of the neighborhood.

Sue Raimondi stated that the development would diminish the beauty of the City.

Roy Cloutier stated the development would not bring enough good to the community to make up for taking away the open space.

Mike Alford agreed with the concerns about pedestrian and traffic safety.

Mr. Parsons discussed possible mitigation measures for the traffic safety and pedestrian access concerns. He stated that Discovery Builders was willing to do whatever the City asked to make the project acceptable and safe for the neighborhood, and commented that City staff and Abrams Associates had done a great deal to understand and predict the traffic impact of the development. He also addressed boundary issues, the reasoning behind the land use change and the selection of this location, the development's compatibility with and privacy in the neighborhood, and design and construction quality. He reiterated that Discovery Builders was enthusiastic about the project and hoped to move forward.

Seeing no further speakers, Mayor Schroder closed public comment on the Item.

Mayor Schroder stated that massing was a greater concern to him than density, due to the need for infill and higher density developments, and requested efforts be made to mitigate the massing for the comfort of the neighbors. He agreed pedestrian safety was a concern and expressed appreciation for the applicant's willingness to work with City staff to address conflicts.

Vice Mayor DeLaney stated the Council, staff and Planning Commission are interested in a development in this location, but are not sure the current plan configuration is appropriate. She stated she did not agree with some of staff's reasoning for denial, and since the applicant was willing to make further revisions and compromises, she felt that the issues raised with regard to safety and privacy could be addressed. She commented on the need for infill housing and construction jobs.

Councilmember Ross agreed with the need for infill housing and the appropriateness of the location. He suggested that further adjustments to massing and landscaping could be made to protect the residents' privacy. He also commented on possibilities for improving pedestrian and cycling safety. He did not feel the additional traffic would cause a problem.

Councilmember Avila Farias thanked the community for their comments and concerns. She stated the site plan could be improved to reduce the visual impact, possibly by working to integrate the topography into the design. She suggested the right site plan could reduce the impact of the added density. She commented on the economic and community benefits of the project. She thanked the applicant for his interest in investing in the City and stated she felt he could work with the Council and staff to create a great project that would fit with the neighborhood. She commented on the need for the City to improve sidewalk access.

Councilmember Menesini commented on the difficulty of mitigating the impact of infill housing. He noted the appropriateness of the location and the economic benefits but agreed the impact on the neighborhood would be significant. He thanked the applicant for his willingness to work with the City and suggested a way be found to mitigate the massing. He requested that the applicant do community outreach and address the property border dispute with Grace Episcopal Church. He agreed the City needed to address the sidewalk problem on Muir Station Road.

Mayor Schroder suggested that signal modification at the entrance to Highway 4 might be helpful.

City Attorney Jeff Walter confirmed that staff is directed to work with applicant on mitigated issues dealing with massing height, site plan (structures, roadways and grading), pedestrian access, sidewalk, adverse effects on privacy of neighboring property owners, landscaping and screening to reduce visual impacts, and property line dispute with the neighboring Church.

On motion by Michael Menesini, Councilmember, seconded by AnaMarie Avila Farias, Councilmember, continue and return item to Council in a month. Motion unanimously passed 5 - 0.

CITY MANAGER

10. Authorizing a recruitment for the Deputy Director of Strategic Planning and Community Development in this fiscal year and include the funding for the position in the next two year operating budget. [P.Vince/4.5.01]

City Manager Philip Vince presented the staff report. He commented on the City's upcoming opportunities and the need for expanding the City's resources to improve its ability to move forward with concrete action on goals and objectives. He reviewed the purpose and funding sources of the position.

Mayor Schroder commented on past City efforts in economic development and the City's need to take advantage of improvements in the economy.

Vice Mayor DeLaney asked about the position's place in the City's organizational structure, which Mr. Vince explained. Vice Mayor DeLaney agreed with the need for the position to move the City forward, although she expressed concern with the source of the funding. She suggested establishing the position as project-based, in case the funding was no longer available.

Councilmember Ross supported the concept and suggested recruiting as a contract position. Mr. Vince stated staff had considered that option, but wanted to ensure the new employee was able to integrate with all departments. He expressed confidence that the revenue stream would improve over the next few years and ongoing funding would be available.

Councilmember Avila Farias agreed with the other Councilmembers' concerns but expressed strong support for the position. She requested that in the next month, the staff and Council formulate and prioritize a strategic plan for implementation and execution of the goals from the strategic planning retreat.

Councilmember Menesini expressed support for the position.

On motion by Michael Menesini, Councilmember, seconded by AnaMarie Avila Farias, Councilmember, authorize a recruitment for the Deputy Director of Strategic Planning and Community Development in this fiscal year and include the funding for the position in the next two year operating budget. Motion unanimously passed 5 - 0.

11. City Manager Comment(s)/Update(s)/Report(s).

City Manager Philip Vince reported that staff had a successful meeting with East Bay Regional Park District and it was duly noted that the City would like to meet with the District on a regular basis.

CHIEF OF POLICE

12. Chief of Police Comment(s)/Update(s)/Report(s).

Chief Gary Peterson reported out on the department's Team Building Workshop indicating that staff worked very hard and focused on developing strategies, action plans, cross training, employee development, citizens' academy, the Neighborhood Policing Initiative, and succession planning.

Chief Peterson also announced that Sunday, April 21 is the 40th anniversary of the line of duty death of Sgt. Tom Tarantino, which will be recognized with a flag raising ceremony beginning at 7:00 a.m., to which the public is invited.

APPOINTMENTS TO COMMISSIONS AND/OR AGENCIES

CITY COUNCIL

13. Council Subcommittee Reports.

Vice Mayor DeLaney and Councilmember Ross reported out on the Franchise Subcommittee meeting held on February 28th. Vice Mayor DeLaney stated that Chevron Energy Solutions gave an excellent presentation. The Subcommittee is excited about the programs that CES will be bringing forth and discussion will be held on the next agenda.

14. City Council Comments.

Councilmember Michael Menesini reported that the East Bay Regional Park District is willing to work with the City on the third phase of the Intermodal Project. He commended Chief Peterson on the Department's action plans. He indicated that he and Councilmember Avila Farias are working on the 140th Anniversary of St. Catherine's Church and requested that the Council sign a Proclamation commemorating St. Catherine's Anniversary.

Vice Mayor Lara DeLaney requested that the half-time Code Enforcement position be converted to a full-time position.

Mayor Rob Schroder clarified rumors that Tony Laforte was no longer interested in developing Delmonico's because Mr. Laforte's partner is no longer involved; he is still interested in development, but on a smaller scale.

ADJOURNMENT

Adjourned at 10:50 p.m. to a Regular Meeting on April 3, 2013 at 7:00 p.m. in the Council Chambers, 525 Henrietta Street, Martinez, California.

Approved by the City Council,

Rob Schroder, Mayor

Mercy G. Cabral, Deputy City Clerk – 4/17/13