

Sent to Martinez City Council on March 31, 2022

Major Measure I Sections Missing from the GPU. Other Issues General Plan Comments.

Although a good deal of effort has been put into incorporating Measure I into the GPU Policy LU-P-1.2, there are two important errors in what has been done:

1. Three major sections of Measure I have been completely left out of the major GPU section that deals with it, LU-P-1.2: Exhibit A---Main Map, Exhibit B---Marina, and Exhibit C---Franklin Hills/ESL/CUL Protections.
2. The lettering system in LU-P-1.2 has been changed from the Initiative, so references in LU-P-1.2 to other places in the Initiative do not make sense. For instance, in LU-P-1.2 b., it refers to “Section 5.i” and also “Exhibit A” and no such sections exist in LU-P-1.2

There is a simple solution to both of these issues that also complies with the requirements of the Initiative: “...the General Plan Amendment included as Section 5 of the Initiative shall be inserted into the General Plan...”

Include all three Exhibits (A, B, C) in this LU-P-1.2 policy section, as you have done with all the Section 5 paragraphs. (The map in Exhibit A must be in color. Otherwise it makes no sense.)

Instead of the LU-P-1.2 paragraph labeling of a., b., etc., use the Measure I labeling for these paragraphs, i.e., SECTION 5. a., SECTION 5. b., Exhibit A, Exhibit C, etc. Now all internal references make sense.

Alternately, using the “Section 5. GENERAL PLAN AMENDMENT “ as a header above the first paragraph “a” might suffice.

I believe both of these changes will make the GPU agree with the Initiative requirement

Other issues:

In the first paragraph starting “The following policy...”, the word “Amendments” should be “Clarifications”. The Initiative cannot be amended without voter approval, and clarifications are what were mutually agreed to.

The statement from Section 5 Preamble of the Initiative that “All General Plan provisions adopted...through this Initiative shall be distinctively identified in the General Plan as having been adopted by Initiative” should be applied here (and in other pertinent areas in the GPU).

Also it should be noted here that “This Initiative may be amended or repealed only by Martinez voters.” as noted in Section 9 of the Initiative.

The words “...made part of...” should be changed to “inserted”.

LU-P-1.2 Paragraph b. is hard to understand in part because of typos and missing paragraph break. In the second sentence, a period needs to be inserted after the word “designation”. In the next sentence, the word “Overlay” is not completely spelled out or the “O” needs to be dropped. At the end of that sentence after “...Permanent Open Space (PPOS).” there needs to be a paragraph break.

Between these issues and the attempt in this paragraph to try to get the reader to go to Appendix C (which incredibly is not even attached to the Element) instead of Exhibit A as it’s called in the Initiative, this paragraph is basically indecipherable.

The referral to Appendix C is not in accordance with the Initiative requirements for insertion of the Exhibits here, and is totally confusing to the reader because what staff has told me is supposed to be in Appendix C covers much more than Exhibit A and will leave the reader searching and confused.

Additionally, staff sent me a copy of what was supposed to be in Appendix C. It was supposed to be Resolution 115-19. Three things are wrong with this. First, the copy I was sent showed this critical Exhibit A map in black and white when the entire basis of the map was the color of the different lands---so the map was useless. Second, referring the reader to this 10-15 pages of the Resolution leaves them to have to hunt to find Exhibit A which is very confusing. Third, the official copy of the Resolution I got from the City does not even include a copy of the Initiative (I think it should, but apparently it does not).

LU-P-1.2 Paragraph h. The reference to Appendix A should be deleted, and Exhibit C of the Initiative added as noted above for all three Exhibits. Can you advise if there are other ways you have shown the effect of Measure I on these lands?

LU-P-1.2 Paragraph i. Delete the sentence beginning “(a draft copy of which was sent....)”. This is not in the Initiative.

I believe for the sake of clarity that, in 2.5 LAND USE DESIGNATIONS, all Land Use Designations covered by Measure I and the POPO Overlay need to note “Measure I and the Protected Open Space and Parks Overlay (POPO) apply. See LU-P-1.2 for more information”. This should appear right beneath “Applicable Zoning Districts:...”

I also believe a separate Attachment to Section 2.0 needs to include the Resolution 115-19 and separately a copy of the Initiative for the public to see. This is for public information, but not to be used to supplant showing that information in LU-P-1.2 The Exhibit A map MUST be in color, as it is meaningless in black and white and also is not a true replication of Measure I.

The implementation of Measure I is critically important to the public that loves its open space and parks and to me personally. I would like to discuss this further with staff, if that is allowed.

Tim Platt

03/31/22