



January 25, 2023

SB 343

Senate Bill 343 mandates supplemental materials that have been received by the City Clerk's office that relate to an agenda item after the agenda packets have been distributed to the City Council and Planning Commission be available to the public.

The attached documents were received in the City Clerk's office after distribution of the January 25, 2023, City Council and Planning Commission Special Meeting agenda packet.

Item 1

From: [Tom O'Brien](#)
To: [Mark Ross](#); [Brienne Zorn](#); [Debbie McKillop](#); [Jay Howard](#); [Satinder S. Malhi](#); [Michael Cass](#)
Subject: Housing Element Review and Martinez RHNA numbers ...
Date: Monday, January 23, 2023 3:32:16 PM

Mayor, City Council, Planning Commissioners:

The staff report for this Wednesday's Housing Element Study Session states that. *"Based on preliminary estimates, the City's existing zoning cannot accommodate all of the City's RHNA, particularly in the affordable housing categories."* The consultant from De Novo needs to be closely questioned to defend this statement.

This cycle's RHNA is 1,345 units. The 2015-2023 Housing Element already identified capacity for 1,156 units and there hasn't been much housing built in Martinez during the intervening years. Our new General Plan raised densities in some selected areas, and major changes to California State Law have dramatically increased the *potential* for more housing under our **current** General Plan Land Use Plan and our Zoning Ordinances:

Since the last Housing Element identified the potential for 1,156 more housing units:

1> State Law has essentially eliminated Single Family Zoning. There are single family zoned residences all over the City, particularly south of Highway 4, that are large enough for ADU's or lot splits. The 2015-2023 Housing Element only looked at vacant sites and sites that were zoned for higher density than currently developed.

2> To the extent that low income housing is going to be built, it will likely be in multifamily projects. Since the last Housing Element was prepared the State has sweetened the density bonus laws for these projects. If they are built, the density will likely be higher than the GP Land Use designations, upon which the previous Housing Element was based.

3> A recently passed State Law now allows residential development by right on all commercial properties. The previous Housing Element focused on properties zoned Residential or Mixed Use.

Taking these changes into account, I find De Nova's claim about the need for zoning changes to be highly questionable.

Sincerely,

Tom O'Brien
6608 Waverly Rd, Martinez

Note: Although the City's website (Mayor and City Council page) has been updated to reflect the new Mayor and Council members, the "Email all Council Members" link on that page hasn't!! The link still places email addresses for Rob Schroder and Lara DeLaney's on the recipient line.

From: The Reverend Dr. Deborah White <RevDeb@gracechurchmtz.org>

Sent: Wednesday, January 25, 2023 3:11 PM

To: Brianne Zorn <bzorn@cityofmartinez.org>; Lauren Sugayan <lsugayan@cityofmartinez.org>; Michael Chandler <mchandler@cityofmartinez.org>

Subject: Re: Housing Element Workshop

Hello,

I don't know if this might be helpful, but I have been reviewing the agenda packet for this evening's meeting, looking particularly at the Religious Institutions Overlay Zoning District. I previously created a powerpoint explaining why such partnerships are beneficial to everyone. I am attaching it in case you feel it would be useful in the discussion regarding that option.

Best,
Rev. Deb

Yes in God's Backyard

How local faith institutions and government can work together to provide thoughtful solutions to local housing shortages

Reasons to collaborate on housing solutions in our area:

- ▶ California law **REQUIRES** cities and counties to have plans detailing how they will house all members of their populations
- ▶ When population forecasts are updated, plans are supposed to be updated to reflect those changes
- ▶ Both housing costs and population density in our area have changed radically in the last several decades
- ▶ Housing for everyone is a **JUSTICE** issue
- ▶ People who grew up in our area can no longer afford to live here
- ▶ Cities and counties can be sued for failing to meet state standards and the state can step in to make decisions for us. We want to be able to make our own decisions because we know what's best for our community.
- ▶ There are good models from other cities who have taken control of the issue and made good choices for working cooperatively with community groups to find solutions

Worship attendance is shrinking; homelessness is growing

- ▶ Faith institutions have inadequate funds to properly maintain their property

- ▶ Nonprofit developers need sites where middle, low-income, and unhoused individuals can find homes

The solution: form partnerships between nonprofit agencies and faith institutions



This is not a new idea



Grace Episcopal Church Martinez



“ Is not this the fast that I choose:
to loose the bonds of injustice,
to undo the thongs of the yoke,
to let the oppressed go free,
and to break every yoke?
Is it not to share your bread with the hungry,
and bring the homeless poor into your house;
when you see the naked, to cover them,
and not to hide yourself from your own kin?
Then your light shall break forth like the dawn,
and your healing shall spring up quickly;
your vindicator^[a] shall go before you,
the glory of the LORD shall be your rear guard.
Then you shall call, and the LORD will answer;
you shall cry for help, and he will say, Here I am.”

”

Isaiah 58:6-9

Data collected from other parishes



THISTLE FARM S
LOVE HEALS



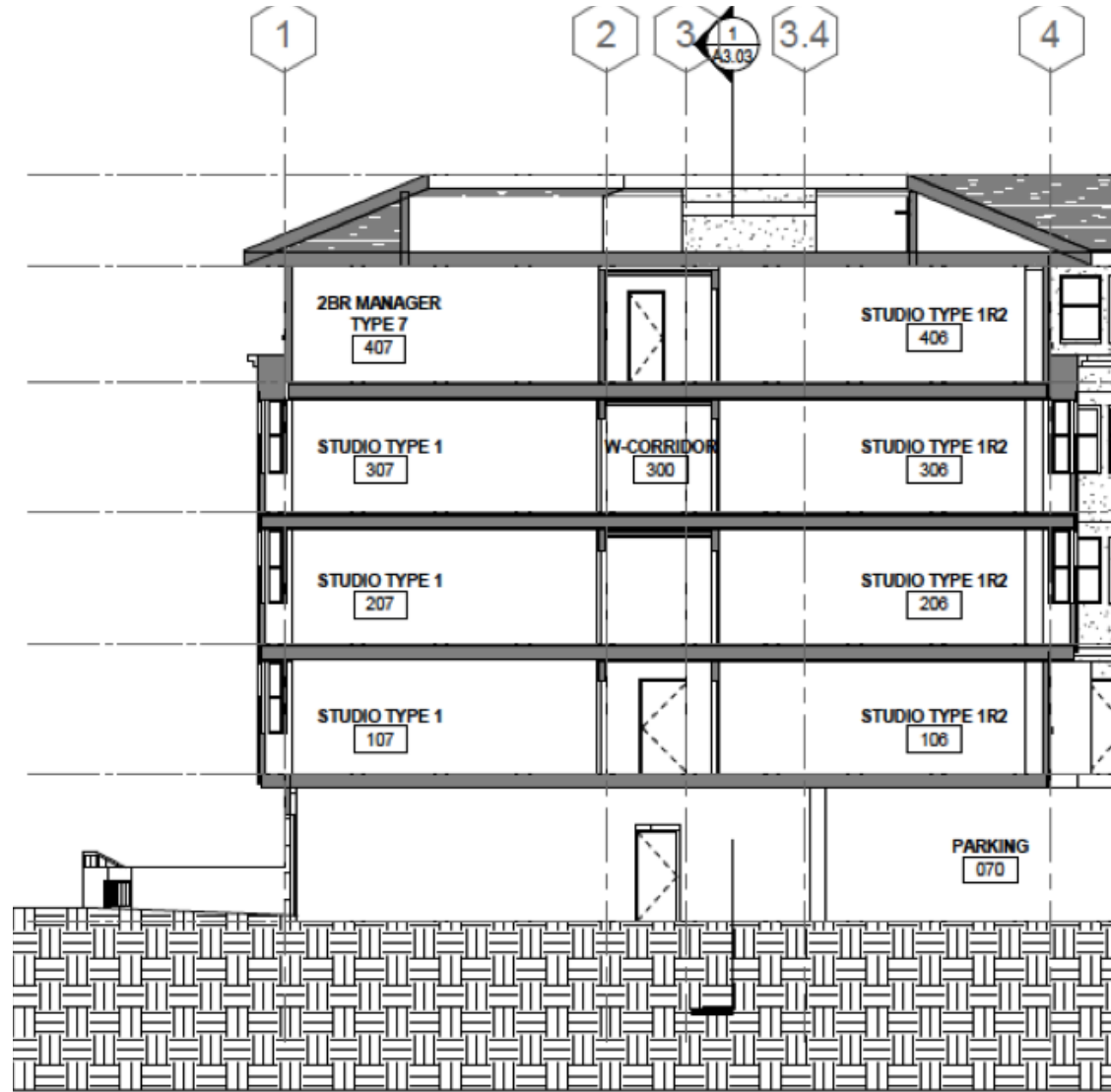
BEST SOLUTION: MULTI-USE FACILITY

Includes:

Low-income housing

- ▶ Community room
- ▶ Rectory
- ▶ Community garden
- ▶ (Possible) offices
- ▶ (Possible) childcare

Center



2 BUILDING SECTION 2
1/8" = 1'-0"

In case you're interested....

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