



City of Martinez City Council Meeting Fishing Pier Update

May 17, 2023

Fishing Pier Update



- In December 2022, the City of Martinez was Awarded a \$2,5647,600 Economic Development Initiative - Community Project Funding (CPF) grant
 - CPF grants are selected through a congressionally-directed application process. HUD does not facilitate the grant application process.
 - CPF grants provide investment in a wide variety of projects such as housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and other critical infrastructure and services.



Fishing Pier Update



Fishing Pier restoration inherently connected to overall success of the waterfront and the Waterfront Marina Trust Land Use Plan

Waterfront Marina Trust Land Use Plan Planning Area



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Fishing Pier Update



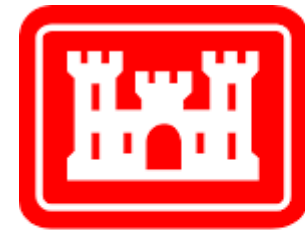
- Federal HUD, CPF grants require an environmental assessment by definition, prior to ANY physical work being conducted. Staff recommends the Subcommittee refer to Council a recommendation to authorize and release \$150,000 of American Rescue Plan Act (ARPA) funding to jumpstart this project for:
 1. Conduct of an environmental assessment that will satisfy HUD’s requirement to proceed into the next phases of the grant funded work; and,
 2. Professional permitting assistance. Projects “in the Bay” are inherently and notoriously complex to permit – and so expertise in this arena is invaluable to both speed the project along and ensure its timely success.



Fishing Pier Update



- Permitting Agencies and Partners



**US Army Corps
of Engineers®**



**NOAA
FISHERIES**



East Bay 
Regional Park District

Fishing Pier Update



- Inspection and Design



COWI





Questions?



**City of Martinez
City Council Meeting
Bay's Edge Annexation & Zoning Map Amendment**

May 17, 2023



Overview

City Council Actions

- **Pre-zone** Annexation Area from M-29-P to **R-1.5**
- Initiate **Annexation** Proceedings
- Approve **Revised Addendum** to MND

Background

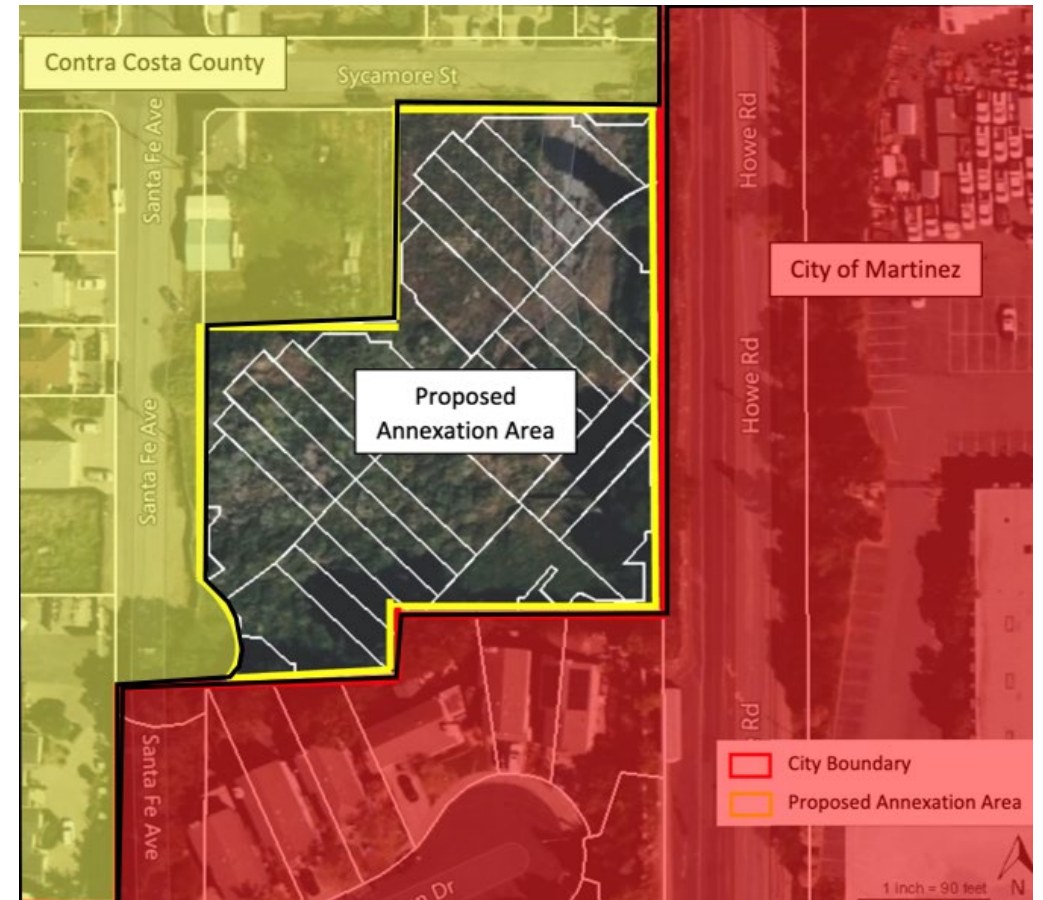
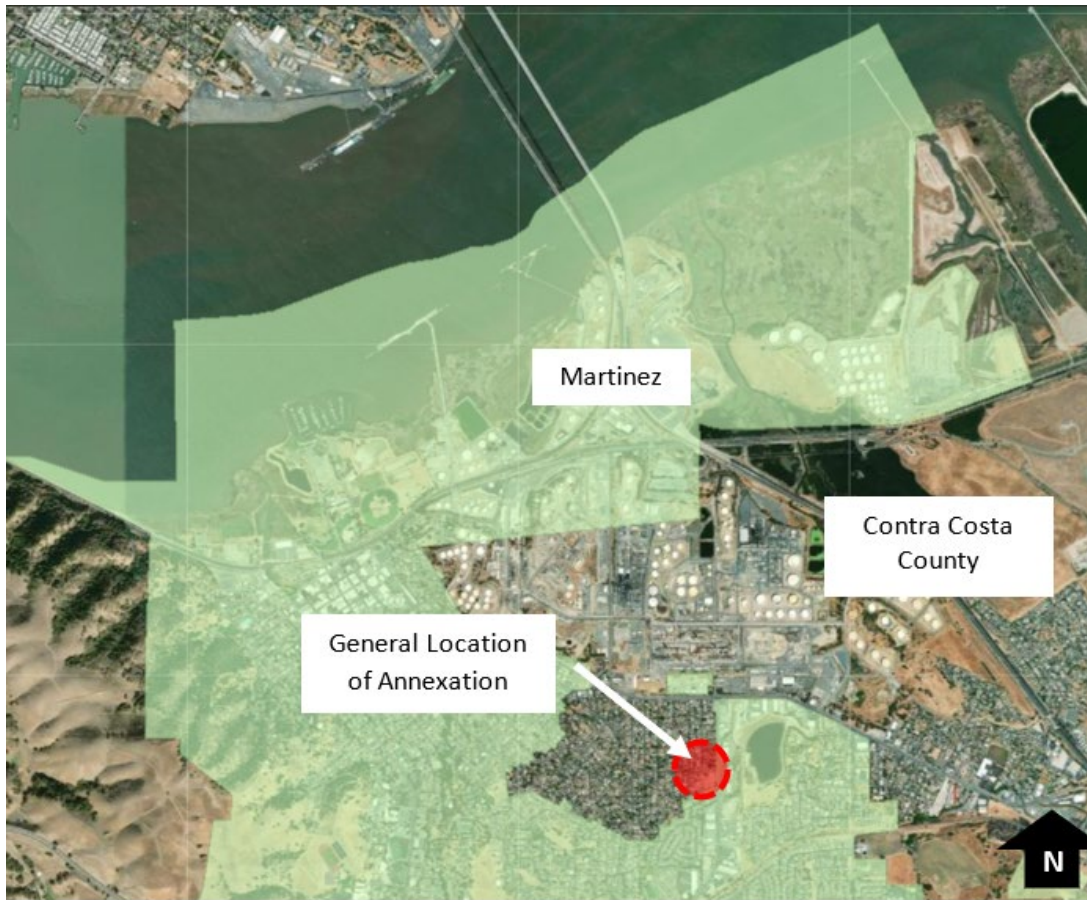
Plan for Services

Revenue Projections

Recommendation



Proposed Annexation Area



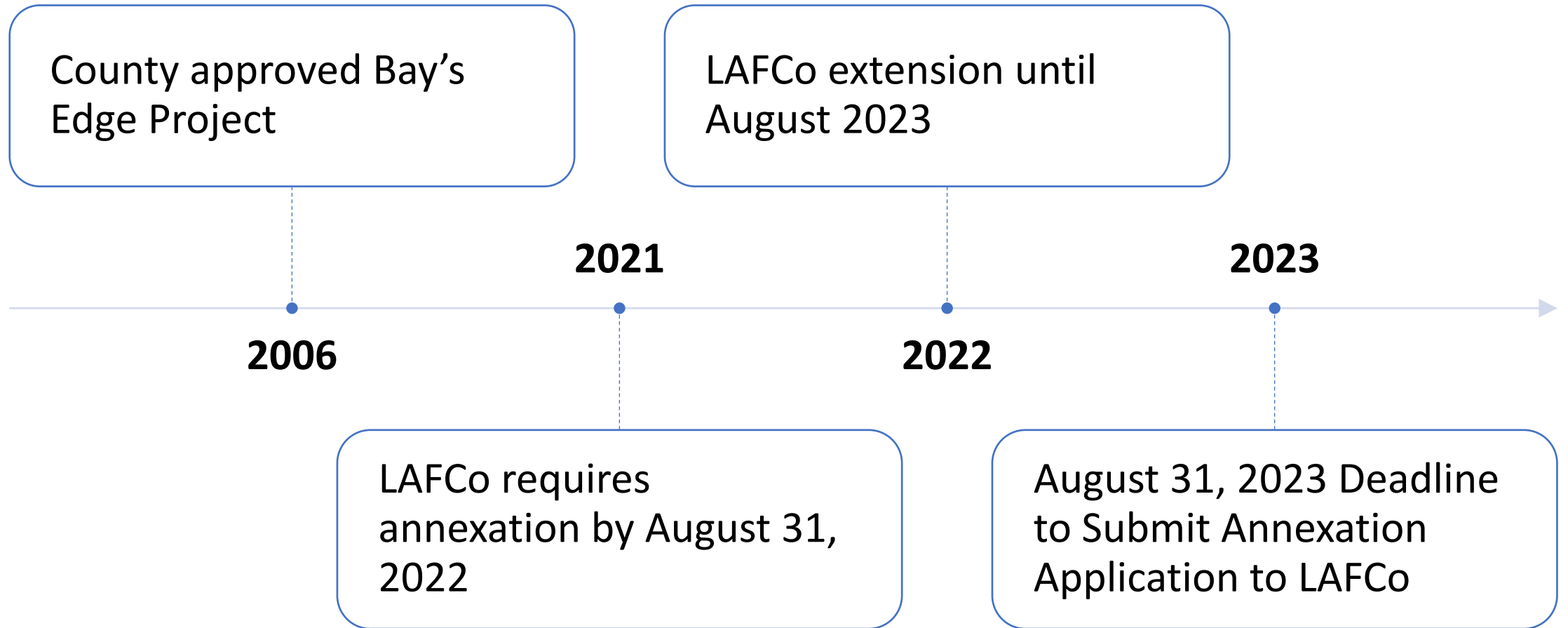


Project History

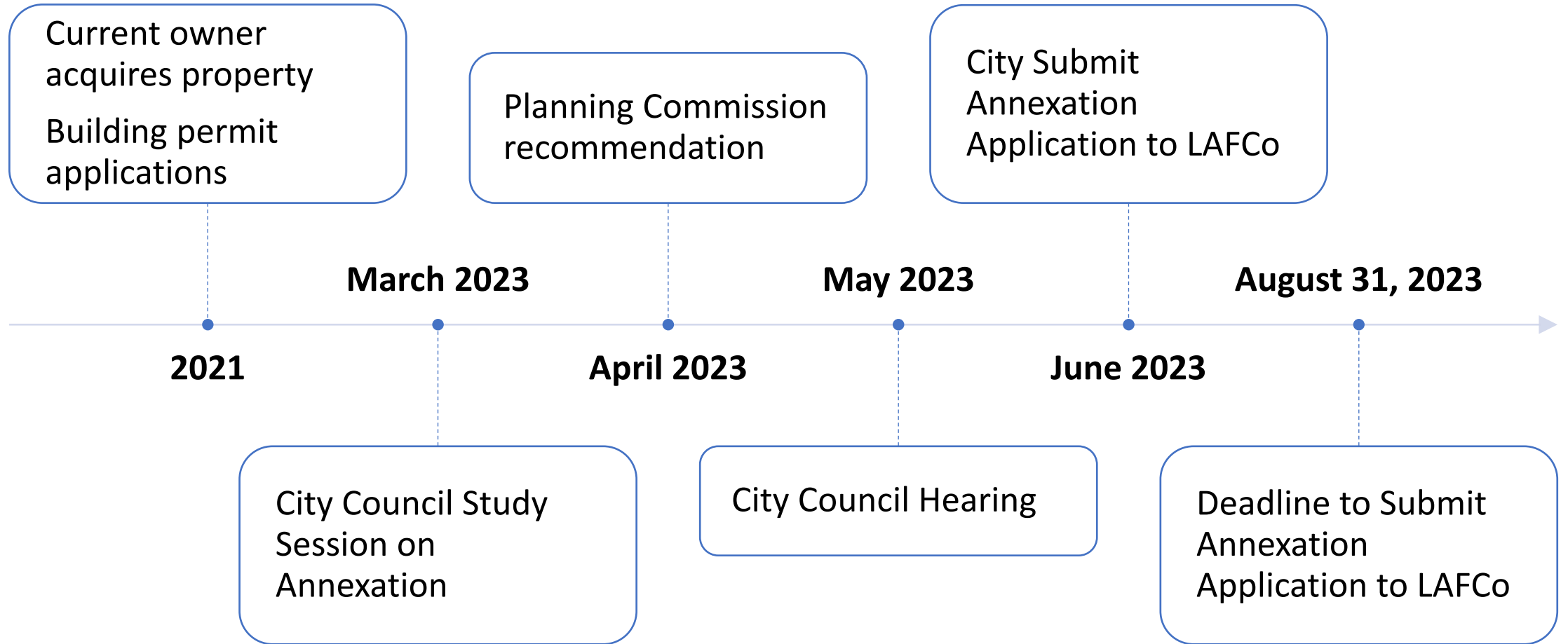
- County-approved 30-market-rate unit project (2006)
- Deferred annexation as a Condition of Approval
- Annexation required by August 31, 2023



Bay's Edge Annexation & Zoning Map Amendment



Bay's Edge Annexation & Zoning Map Amendment

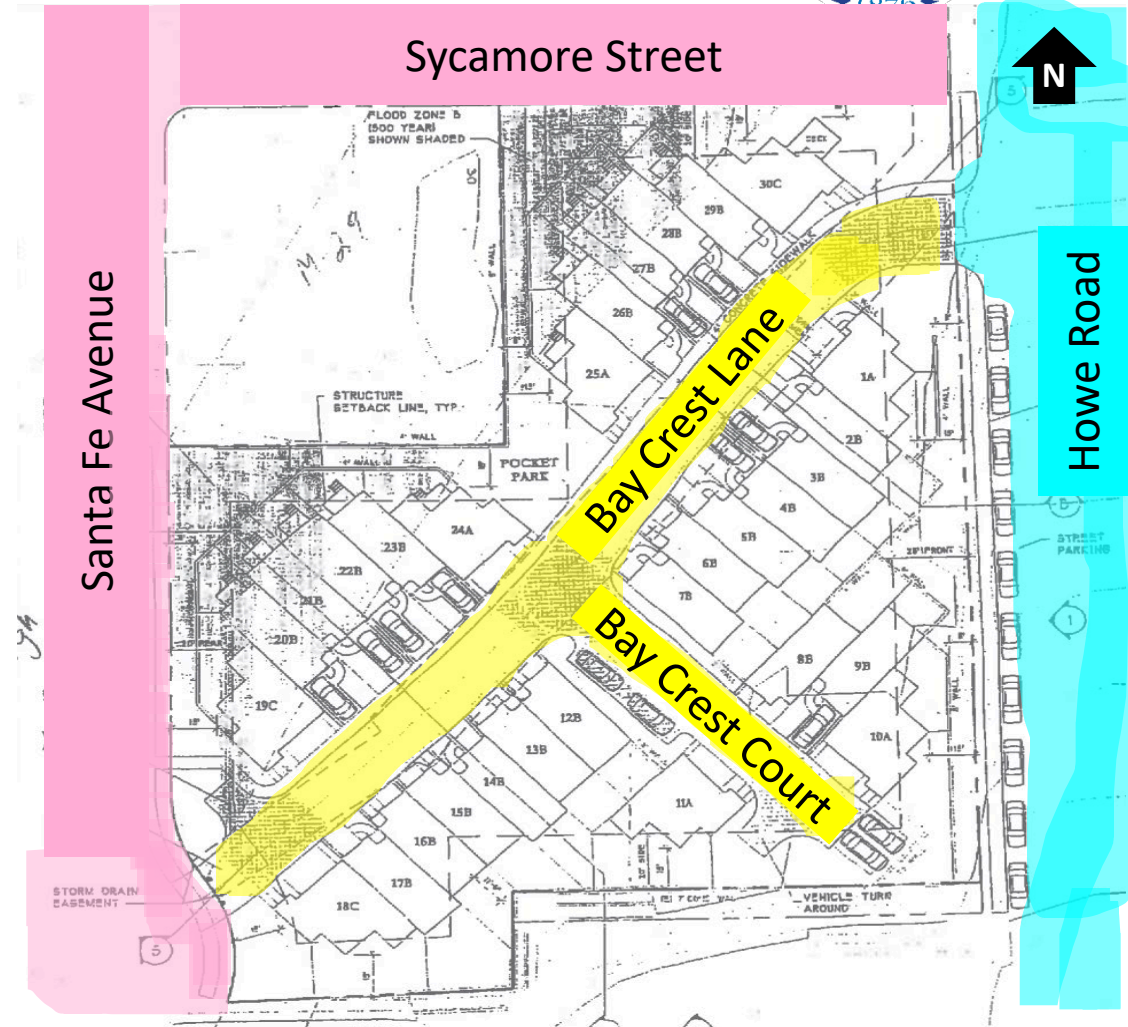


Bay's Edge Annexation & Zoning Map Amendment



Site Access

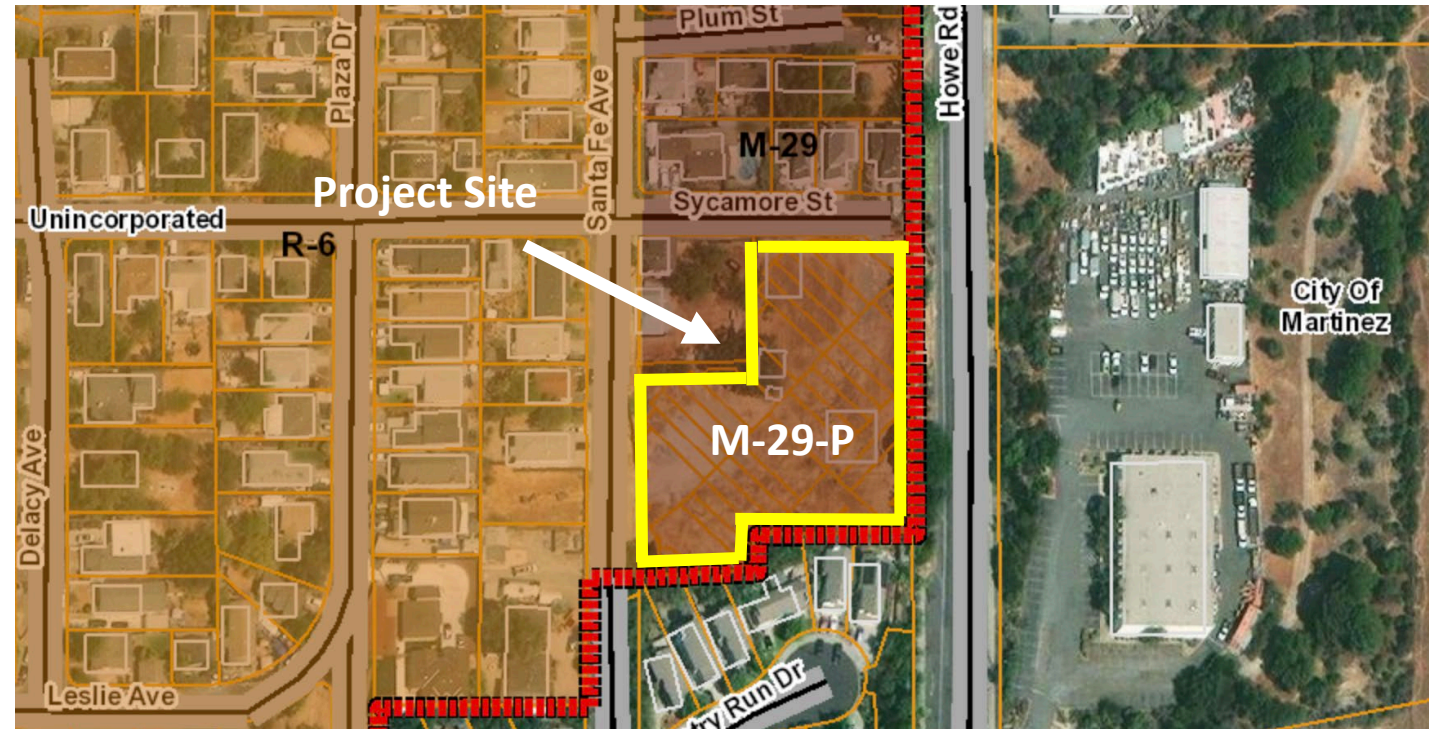
- **City ROW**
 - Howe Road
- **Private Interior Streets**
 - Bay Crest Lane, Bay Crest Court
- **County ROW**
 - Santa Fe Avenue, Sycamore St





Existing General Plan & Zoning

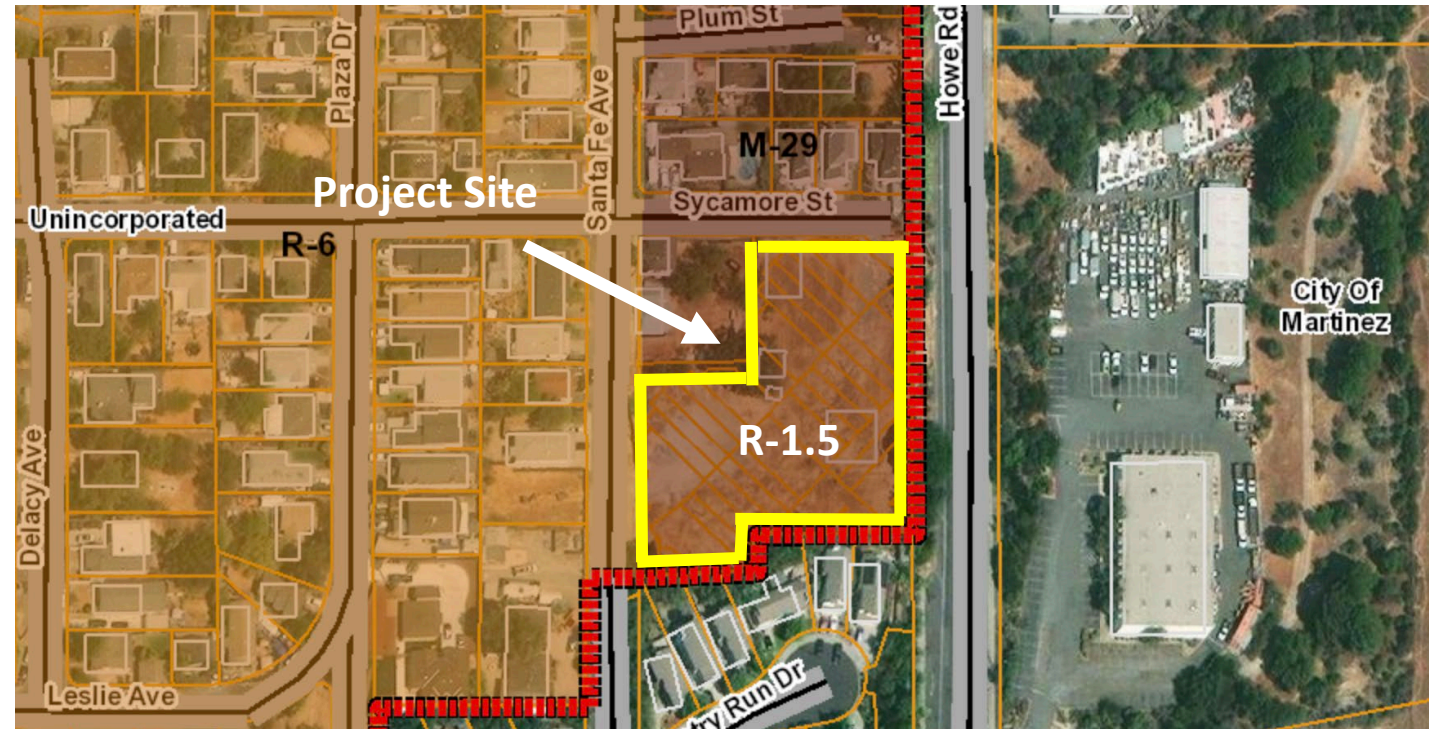
- General Plan 2035 : RVH
 - Residential Very High
- Pre-zoned: M-29-P
 - Multiple-Family Residential
 - County model





Zoning Amendment

- R-1.5
 - Closely meets the intent of the pre-zoning classification
 - Consistent with General Plan





Zoning Non-Conformance (R-1.5)

Criteria	Required (R-1.5)	Conformity		Variance
Rear Yard	20 feet (or > 10 feet)	N	15 feet	Y
Height	Two stories over depressed parking (or < 30 feet)	N	35 feet	Y



Zoning Amendment Findings

MMC 22.46.090	Conformity
<p>Consistent with Objectives prescribed in MMC 22.02.010</p> <ul style="list-style-type: none">- Implement General Plan objectives- Harmonious, convenient, workable relationship- Promote stability of existing land use- Land use is appropriate and beneficial to the City- Prevent excessive population densities/overcrowding	Y



Annexation

- Subject to State Law (Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000)
 - Gives LAFCo Authority
 - Annexation can be initiated by City Resolution
- Requirements
 - Plan for Services
 - Fiscal Impact & Funding



Annexation - Plan for Services

Service	Plan
Water	No change. City continue to provide service
Sewer/Wastewater	No change. Mountain View Sanitary District will provide service
Stormwater Drainage	No change
Roadways	No change
Fire	No change. Contra Costa County Fire Protection District will provide service
Police	Detachment from County Sheriff; City to provide service
Parks and Recreation	City parks and recreation would be available to future residents



Annexation - Fiscal Impact

Property Tax

- Median sales price of Single-Family Unit = \$800,000
- New-build townhome listings = \$700,000 – \$900,000 per unit
- Property tax rate = 1%
- Property Tax Estimate: \$6,000 - \$8,000/unit
- **Estimated City Portion: ~\$914 - \$1,219/unit**

Base State Sales and Use Tax (7.25% tax rate)

- 6.00% State
- 1.00% Local Jurisdiction
- 0.25% Local Transportation Fund
- Upon annexation, the City will receive the local portions of the sales tax revenue.

Bay's Edge Annexation & Zoning Map Amendment



Estimated Assessment/ Price per Unit	Estimated City Portion per Unit	Total Estimated City Portion (30 units)
\$ 600,000.00	\$ 914.44	\$ 27,433.17
\$ 700,000.00	\$ 1,066.85	\$ 32,005.37
\$ 800,000.00	\$ 1,219.25	\$ 36,577.56



Fiscal Impact

- **Local Tax (Measure D)**
 - Local half-cent sales tax measures
 - Funds roadway improvements and maintenance
 - Terminates on March 31, 2032
- **Local Tax (Measure X)**
 - Local half-cent sales tax measures
 - Funds and maintains community-identified priorities
 - Terminates on March 31, 2034
- **Other (County and County Sheriff base tax)**
 - Base tax from County and County Sheriff's office reallocated to City
 - Fund police services



Annexation - Fiscal Impact

- No major new capital construction required
- No public roadways would be annexed
- No additional roadway improvements/maintenance



Environmental Review

Annexation

- Revised Addendum to prior approved MND
 - Includes City as a Responsible Agency
 - Does not trigger conditions described in CEQA Section 15162
 - No new or more severe environmental impacts
 - No subsequent EIR or MND review is required

Zoning Map Amendment

- Categorical Exemption Section 15305 (Minor Alterations in Land Use Limitations)



Planning Commission Hearing (4/25)

Discussion

- RHNA Contributions
- Development Jurisdiction
- Infrastructure Improvements
- Ownership
- Zoning Map Amendment Considerations

Action - Adopt Resolution recommending the City Council:

- Approve Revised Addendum
- Submit an Annexation Application
- Adopt rezoning ordinance



Staff Recommendation

1. Adopt Resolution No. 23-XX
 - Approving Revised Addendum to Mitigated Negative Declaration
 - Approving submittal of annexation application to LAFCo
 - Two contiguous parcels
 - 3128 Sycamore Street and 1044 Santa Fe Avenue
2. Waive the reading and Introduce ordinance approving a Zoning Map Amendment from M-29-P to R-1.5 zoning district



Questions



Appointments to Commissions and Committees

May 17, 2023



VACANT SEATS

- Civil Service Commission
 - 3 Alternate Member Seats
- Measure D Citizens' Oversight Committee
 - 2 Regular Member Seats
- Measure H Citizens' Oversight Committee
 - 5 Regular Member Seats
- PRMCC
 - 1 Regular and 1 Alternate Member Seats
- Planning Commission
 - 1 Regular and 1 Alternate Member Seats
- CCCTA Advisory Committee
 - 1 Regular Member Seat
- Veterans Commission
 - 1 Regular Member Seat

Appointment Recommendations



- **Civil Service Commission**

- Deb Mackey
- Emma Holcombe
- Ben Therriault

- **Measure D Citizens' Oversight Committee**

- Yasmin Zand
- Logan Campbell

- **PRMCC**

- Kylie Long
- Max Godino

- **Measure H Citizens' Oversight Committee**

- Lorena Castillo
- Noe Torres
- John Klopp
- Paul Sonnikson
- Jenna Ebert

- **CCCTA Advisory Committee**

- Robert Kaplan

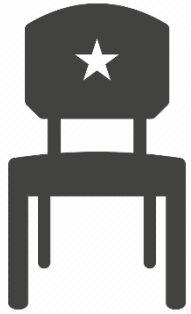
- **Planning Commission**

- Rochelle Johnson
- Joseph Evans



Ratification of Mayor Zorn's recommended appointments





Veterans Commission

- 1 Regular Member Seat



City Clerk's Office

(925) 372-3512

cityclerk@cityofmartinez.org



REMOTE TELECONFERENCING OPTIONS

City Clerk's Office

May 17, 2023

Traditional Brown Act



Cal. Gov't Code §54953(b)(3)

Allows for remote attendance of meetings for any or no reason, as long as:

- A quorum is participating within the jurisdiction of the City
- All teleconference locations are identified in the agenda
- Agendas are posted at each teleconference location
- Each location must be accessible to the public
- All votes are taken by roll call

THESE PROVISIONS ARE STILL IN EFFECT



Remote attendance is permitted but limited to:

1. “Just cause”

- Childcare or caregiving need of a child, parent, or spouse; or a contagious illness
- a need related to physical
- mental disability
- travel while on official business of the Council or another state or local agency.

2. “Emergency circumstances” is defined as:

- A physical or family medical emergency that prevents a member from attending in person.

Notification Procedure



Councilmember must...

1. Notify Council
2. As soon as possible
3. Provide <20 word general description
 - “Emergency” excludes personal and medical information.



Recommended Action

- After the pledge of allegiance
- Mayor announces request
- Councilmember describes circumstances
- Public Comment
- Council Vote (Majority)

Special Note for Emergency Circumstances

- Before agenda posting → Agendize
- After agenda posting → No amendment necessary

Limitations & Additional Mandates



Limitations = four (4) remote attendances per calendar year

- *No more than three consecutive months or 20% of the regular meetings within a calendar year, or more than two meetings if the legislative body meets fewer than 10 times per calendar year.*

Additional Mandates:

- Audio AND visual technology on
 - Not legally present if either is off
 - Not allowed to vote, make motions, or count for quorum purposes.
- Publicly disclose anyone 18+ present in the remote location
 - Nature of the relationship.

Conclusion



- **Discuss...**
 - ...Traditional Brown Act vs AB 2449
- **Select...**
 - ...Preferred teleconferencing option
 - Observed by City Council & all Commissions/Committees