



City of Martinez City Council Speaker Card

To address the City Council, please complete this card and present it to the Deputy City Clerk at the center console of the dais. Speakers are requested to adhere to a 3-minute limit on each item.

MEETING DATE: 09-06-2023
NAME: Brian Glasspoole
ORGANIZATION: self

did not stay -

- I wish to speak on an Item NOT on Agenda, during Public Comment.
- I wish to speak on Item # _____, and I am (choose below):
 - in support of Item
 - in opposition of Item
 - neutral
- I do NOT wish to speak, but leave these comments for the City Council:



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MEETING DATE: 9/6/23

NAME: BEN THERIAULT

ORGANIZATION: _____

I wish to speak on an Item NOT on Agenda, during Public Comment.

I wish to speak on Item # _____, and I am (choose below):

in support of Item in opposition of Item neutral

I do NOT wish to speak, but leave these comments for the City Council:



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MEETING DATE: 9-7-23

NAME: Alan Schyke

ORGANIZATION: _____

I wish to speak on an Item NOT on Agenda, during Public Comment.

I wish to speak on Item # _____, and I am (choose below):

in support of Item in opposition of Item neutral

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MEETING DATE: 9-6-23

NAME: Craig Lazzarotti

ORGANIZATION: _____

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 - in support of Item in opposition of Item neutral
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MEETING DATE: 9/6/2023

NAME: Brandon Matson

ORGANIZATION: Martinez Refining Company

- I wish to speak on an Item NOT on Agenda, during Public Comment.
- I wish to speak on Item # _____, and I am (choose below):
 - in support of Item in opposition of Item neutral
- I do NOT wish to speak, but leave these comments for the City Council:

Waterfront Marina Trust Lands Use Plan

City Council Study Session

September 6, 2023



WATERFRONT MARINA PLAN



Illustrative Plan Use Key

Uses on City Trust Lands

- 1 Renovated Fishing Pier
- 2 Fuel Dock
- 3 WETA Ferry Pavilion & Dock
- 4 Kite Area
- 5 Waterfront Dining
- 6 Casual Dining
- 7 Cafe/Coffee Stand
- 8 Bait Shop/Fish Market
- 9 Harbormaster's Office
- 10 Launch Ramp
- 11 Small Craft Rentals & Public Launch
- 12 Small Craft Zone
- 13 Repaired Eastern Seawall
- 14 Educational & Events Center
- 15 Yacht Club
- 16 Day Boater Parking
- 17 Dry Storage
- 18 Maintenance & Storage
- 19 Sea Scouts
- 20 Eagle Marine
- 21 Tideland Restoration & Passive Recreation
- 22 Viewing Platform
- 23 Trailhead Picnic Area
- 24 Dog Agility Park

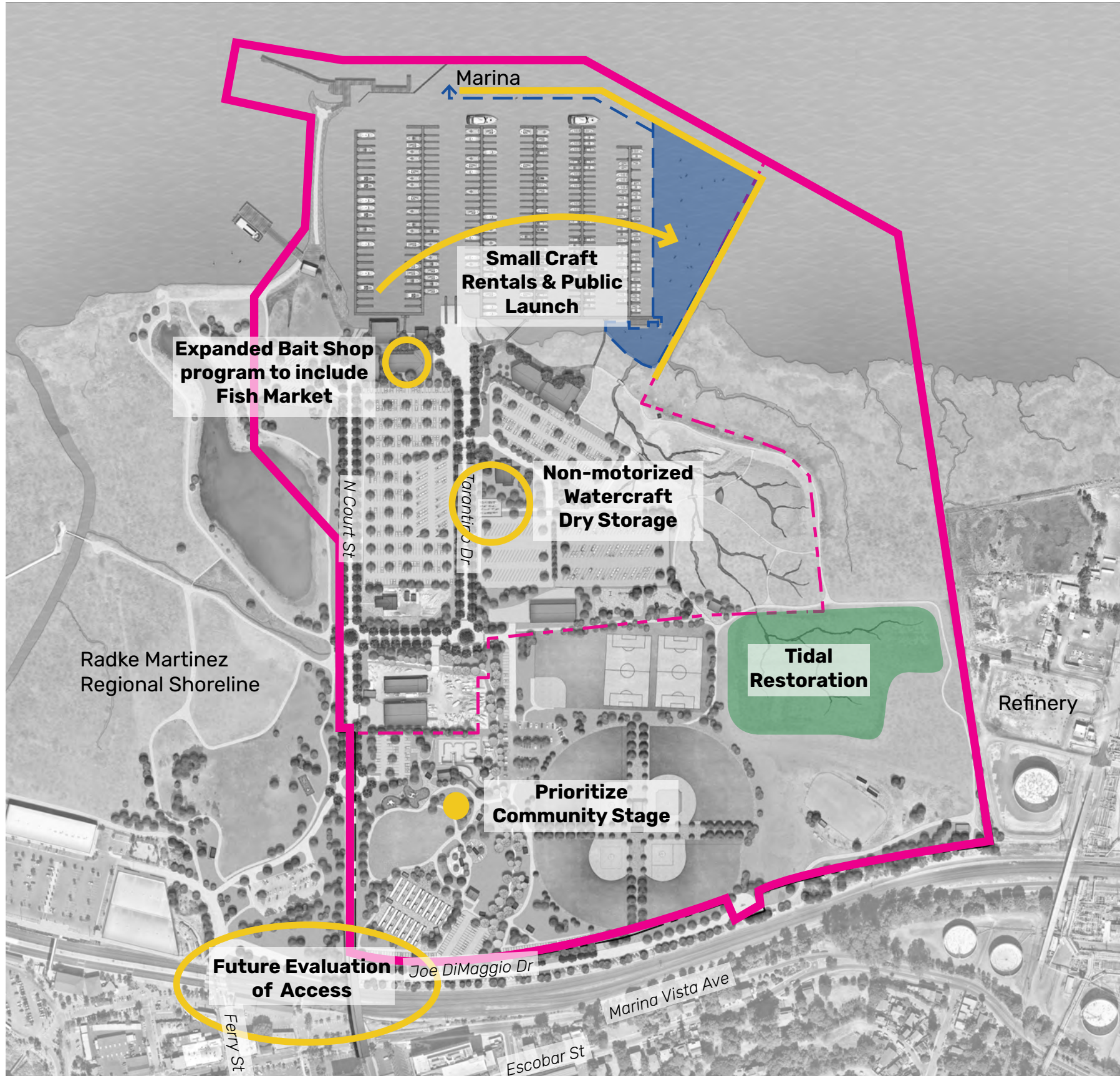
Uses on Non-City Trust Lands

- 25 Picnic Pavilion
- 26 Expanded Skate Park
- 27 Community Stage
- 28 Augmented Access over Railroad

Legend

- Waterfront Marina
- - - Martinez Trust Lands Boundary

WATERFRONT MARINA PLAN - MAJOR UPDATES



- **Shifted Small Craft Zone**
 - Public Launch
 - Dockside Rentals & Storage
- **Added Non-motorized Watercraft Dry Storage**
- **Refined Seawall/ Breakwater Approach**
- **Expanded Tidal Restoration**
- **Future Evaluation of Access**
- **Refinement of Priorities**
- **Fish Market with Bait Shop**
- **Expanded Conversations**
 - Historical Context
 - Sustainability

Legend

- Waterfront Marina
- - - Martinez Trust Lands Boundary

Provisions for TLUP

Submittal requirements pursuant to Senate Bill 1424:

1. A general ***description of the type of uses planned*** or proposed for the Trust Lands. The location of these land uses shall be shown on a map or aerial photograph.
2. The ***projected statewide benefit*** to be derived from the planned or proposed use of the Trust Lands, including, but not limited to, financial benefit.
3. The ***proposed method(s) of financing*** the planned or proposed uses of the Trust Lands, including estimated capital costs, annual operating costs, and anticipated annual trust revenues.
4. An ***estimated timetable for implementation*** of the TLUP and any phase of the Plan.
5. A description of how the trustee (City of Martinez) proposes to ***protect and preserve natural and manmade resources and facilities*** located on the Trust Lands and operated in connection with the use of the Trust Lands, including but not limited to, addressing impacts from sea level rise.

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CHARACTER ZONES



1 Marina Promenade

Maritime Uses on City Trust Lands

- Renovated Fishing Pier
- WETA Ferry Pavilion and Dock
- Harbormaster's Office
- Small Craft Rentals and Public Launch
- Yacht Club
- Sea Scouts

Maritime Industrial Uses on City Trust Lands

- Dry Storage
- Maintenance and Storage
- Eagle Marine

Commercial Uses on City Trust Lands

- Waterfront Dining
- Casual Dining
- Café/Coffee Stand
- Bait Shop/Fish Market
- Educational and Events Center

2 Tidelands

Passive Uses on City Trust Lands

- Tideland Restoration and Passive Recreation
- Viewing Platform
- Trailhead Picnic Area

3 Waterfront Park

Recreational Uses on City Trust Lands

- Dog Agility Park

Recreational Uses on Other Trust/Leased Lands

- Picnic Pavilion
- Expanded Skate Park
- Community Stage
- Augmented Access over Railroad

Legend

- Waterfront Marina
- - - Martinez Trust Lands Boundary

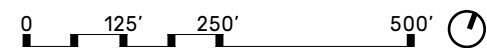


Figure 33: Marina Promenade Character Zone Enlargement Plan - Commercial Uses



Legend

- Marina Promenade Character Zone Boundary
- (C) Commercial Uses
- (P) Parking Lot





Marina Promenade Character Zone Materiality

The design characteristics and materials for the different use types within the Marina Promenade Zone are intended to produce a recognizable identity for the Waterfront Marina. The character of this zone would support a connection to Martinez' historic Downtown, while embracing the characteristics of a contemporary boardwalk.



Paving

The paving materials for this zone include a continuation of the brick-colored concrete unit pavers in reference to Martinez' historic Downtown, and are used to highlight gathering spaces. In addition, a 'contemporary boardwalk' wood decking could be considered along the promenade, with concrete pathways as well throughout the zone.



Site Furniture, Lighting, and Wayfinding

Unique and colorful site furniture would enhance the Waterfront Marina's recognizable identity and provide a variety of seating and gathering options throughout different areas within the zone.

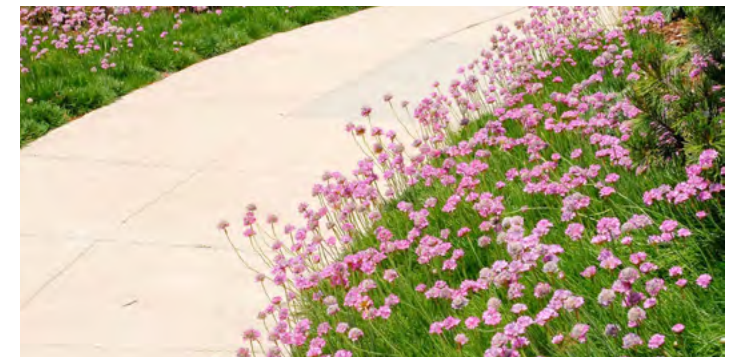
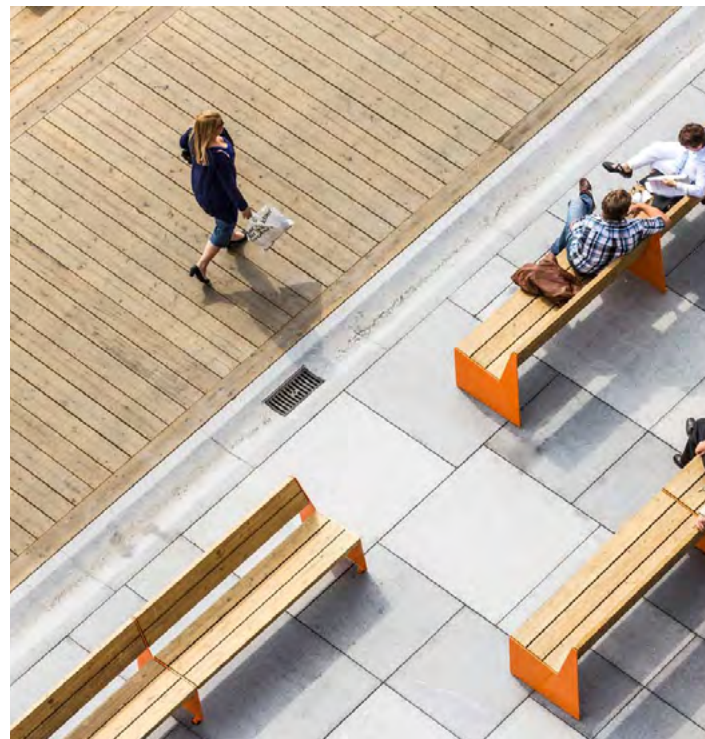
Similarly, a signature light fixture along the promenade would improve safety and support wayfinding and connections around the Marina and Marina Village. Light fixtures could also provide splashes of color, host decorative banners and signage, and support the overall maritime character.



Planting

All planting around the Waterfront Marina would need to be suited to the harsh maritime conditions, with high tolerance for salinity and wind. The planting aesthetic would be a mixture of softer textures that highlight the natural waterfront setting, as well as more sculptural planting around the Marina Village and Educational and Events Center.

Species could include those shown in reference imagery: Agaves, Blue Chalk Sticks, Fescues, Sedges, Sea Thrift, Blue Oat Grass, and many other options appropriate to the climate.



Marina Promenade Commercial Use Standards and Guidelines

Building Height

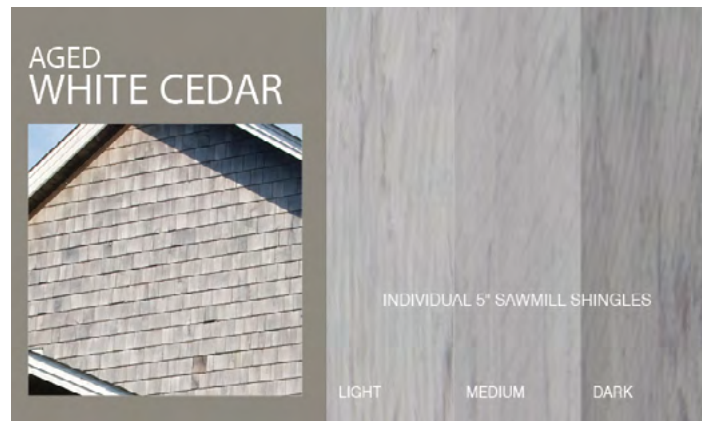
1. Buildings and other structures shall not exceed thirty-five feet in height from finished grade.
2. Chimneys, vents, and other architectural features or mechanical appurtenances on buildings may be a maximum of 15 percent higher than the stated structure height limit.
3. Additional exceptions to the maximum building height for iconic or signature architecture shall be subject to City approval.



Building Orientation

Buildings should be designed and spatially oriented towards the publicly accessible spaces that are most related to the uses. Specifically, all Commercial Use buildings should consider how they orient towards:

1. public plazas and promenades, primarily - considering activation and engagement with the adjacent public realm;
2. and the waterfront, secondarily - considering how views to the Marina are leveraged and highlighted.



Building Character

Commercial buildings at the Marina Village and Educational and Events Center provide the opportunity to create a signature Martinez Waterfront Marina architectural building character.

Buildings should take inspiration from the surrounding maritime building character, while utilizing high-quality materials and finishes to achieve a more contemporary style. Building materials that should be emphasized include wood siding with steel accents.



Building Form

Transparency:

1. Building facades when adjacent to the waterfront or pedestrian space shall have a transparency of 70 percent minimum.
2. All other building facades shall have a transparency of 70 percent maximum.
3. Exceptions may be granted for iconic or signature architecture and shall be subject to City approval.

Massing:

1. Facades of buildings and structures facing public plazas and promenades shall not exceed 30 feet of uninterrupted length. Facades greater than this length shall be interrupted by breaks in the facade plane not less than two feet in depth.
2. Architectural elements including bays, recesses, balconies, terraces, inset windows that allow for the expression of wall thickness, patterns of shade and shadow at facades, changes of material and color, use of architectural details such as horizontal and vertical banding, cornices, and door and window surrounds, are encouraged to meet articulation requirements.
3. Buildings shall feature pitched, gabled, or shed rooflines. Clerestory styles are encouraged.



Parking

	Required Spaces
Waterfront Dining	Per Zoning Code
Casual Dining	Per Zoning Code
Café / Coffee Stand	Per Zoning Code
Bait Shop / Fish Market	Per Zoning Code
Environmental and Events Center	Per Zoning Code

Figure 35: Tidelands Character Zone Enlargement Plan



Legend

- Tidelands Character Zone Boundary

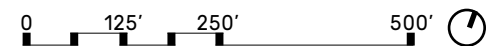


Figure 37: Waterfront Park Character Zone Enlargement Plan



Legend

..... Waterfront Park Character Zone Boundary

Ⓟ Parking Lot



Development Scenarios

The following development scenarios represent potential futures for the Waterfront Marina in the Near-, Mid-, and Long-Term. While every effort has been made to develop realistic and plausible scenarios based on the best information available at the time, many of the proposed improvements rely on undetermined partnerships, complex approvals, and unidentified funding sources. These development scenarios should serve as a guide to be worked towards but should not preclude the pursuit or reprioritization of improvements as opportunities may arise.

Near-Term Development

In the near-term, the City should focus on initial activations, 'shovel-ready' projects to show progress and create momentum while laying the foundation for the mid- and long-term priorities.

The following are key developments to be prioritized in the near-term:

City Trust Lands

- Completion of Fishing Pier Improvements
- Completion of Eastern Seawall and Northern Breakwater Repairs and Improvements
- Removal of Docks 'E' and 'F'
- Designation of Small and Non-motorized Watercraft Zone
- Installation of Kayak Launch
- Implementation of Sea-level rise resilience methods between North Court Street and Tarantino Drive
- Construction of Waterfront Dining Restaurant
- Addition of Dog Agility Course and Amenities
- Initial Dry Storage Facility

Non-City Trust Lands

- Completion of a Community Stage
- Installation of additional Picnic Facilities

Table 1: Near-Term Use Matrix

Program	Existing Qty.*	Proposed Qty. Units
Food and Beverage		
Waterfront Dining		5,000 ft ²
Commercial/Retail		
Bait Shop	1,800	ft ²
Community Institutional		
Martinez Yacht Club	4,000	ft ²
Sea Scouts	2,700	ft ²
Marine		
Marina	267	Slips
Public Launch	4	Ramps
Eagle Marine	18,500	ft ²
Dry Storage		55 Spaces

New or Expanded Programs

* Note: Approximate building/facility area only. Total area of leased premise not included.

Illustrative Plan Use Key

Uses on City Trust Lands

- 1 Renovated Fishing Pier
- 4 Kite Area
- 5 Waterfront Dining
- 9 Harbormaster's Office
- 10 Launch Ramp
- 11 Public Small Craft Launch
- 12 Small Craft Zone
- 13 Repaired Eastern Seawall and Northern Breakwater
- 15 Yacht Club
- 16 Day Boater Parking
- 17 Dry Storage
- 18 Maintenance and Storage
- 19 Sea Scouts
- 20 Eagle Marine
- 24 Improved Dog Park

Uses on Non-City Trust Lands

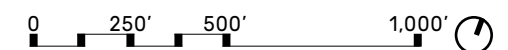
- 25 Picnic Pavilion
- 27 Community Stage

Figure 43: Near-Term Illustrative Plan



Legend

- Waterfront Marina
- Martinez Trust Lands Boundary



Mid-Term Development

The mid-term development scenario represents the greatest visible improvement to the Waterfront Marina. The foundation that was laid in the near-term will be leveraged for the establishment of many of the public facing improvements, creating an active and thriving Waterfront Marina.

The following are key developments to be prioritized in the mid-term:

City Trust Lands

- Completion of Bait Shop and Fish Market
- Continued improvements of the Marina, including Dredging and Dock Replacement
- Partnership and Construction of Educational and Events Center
- Initial Phase of Tidal Restoration and Mitigation
- Relocated and Enhanced Dog Park
- Expanded Dry Storage

Non-City Trust Lands

- Expanded Skate Park
- Installation of additional Picnic Facilities and other Public Gathering Opportunities

Table 2: Mid-Term Use Matrix

Program	Existing Qty.*	Proposed Qty. Units
Food and Beverage		
<i>Waterfront Dining</i>		5,000 ft ²
<i>Café/Coffee Stand</i>		1,500 ft ²
Commercial/Retail		
<i>Bait Shop and Fish Market</i>		9,600 ft ²
Community Institutional		
<i>Martinez Yacht Club</i>	4,000	ft ²
<i>Sea Scouts</i>	2,700	ft ²
<i>Educational and Events Center</i>		15,000 ft ²
Marine		
<i>Marina</i>		328 Slips
<i>Public Launch</i>	4	Ramps
<i>Eagle Marine</i>	18,500	ft ²
<i>Dry Storage</i>		64 Spaces

 New or Expanded Programs

* Note: Approximate building/facility area only. Total area of leased premise not included.

Illustrative Plan Use Key

Uses on City Trust Lands

- 1 Renovated Fishing Pier
- 2 Fuel Dock
- 4 Kite Area
- 5 Waterfront Dining
- 7 Café/Coffee Stand
- 8 Bait Shop/Fish Market
- 9 Harbormaster's Office
- 10 Launch Ramp
- 11 Small Craft Rentals and Public Launch
- 12 Small Craft Zone
- 13 Repaired Eastern Seawall and Northern Breakwater
- 14 Educational and Events Center
- 15 Yacht Club
- 16 Day Boater Parking
- 17 Dry Storage
- 18 Maintenance and Storage
- 19 Sea Scouts
- 20 Eagle Marine
- 21 Tideland Restoration and Passive Recreation
- 22 Viewing Platform
- 23 Trailhead Picnic Area
- 24 Enhanced Dog Park



Uses on Non-City Trust Lands

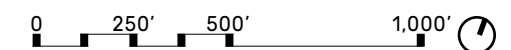
- 25 Picnic Pavilion
- 26 Expanded Skate Park
- 27 Community Stage

Figure 44: Mid-Term Illustrative Plan



Legend

-  Waterfront Marina
-  Martinez Trust Lands Boundary



Long-Term Development

The long-term development scenario includes improvements with the greatest complexities or longest lead times. These are improvements that will enhance the already active waterfront.

The following are key developments to be prioritized in the long-term:

City Trust Lands

- Completion of Casual Dining Restaurant and Expanded Retail Space
- Ferry Terminal and Pavilion
- Expanded Dry Storage
- Shuttle to Martinez Amtrak Station and Downtown

Non-City Trust Lands

- Completion of Augmented Access
- Completion of Tidal Restoration and Mitigation

Illustrative Plan Use Key

Uses on City Trust Lands

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- 5 Waterfront Dining
- 6 Casual Dining
- 7 Café/Coffee Stand
- 8 Bait Shop/Fish Market
- 9 Harbormaster's Office
- 10 Launch Ramp
- 11 Small Craft Rentals and Public Launch
- 12 Small Craft Zone
- 13 Repaired Eastern Seawall and Northern Breakwater
- 14 Educational and Events Center
- 15 Yacht Club

Table 3: Long-Term Use Matrix

Program	Existing Qty.*	Proposed Qty. Units
Food and Beverage		
Waterfront Dining		5,000 ft ²
Café/Coffee Stand		1,500 ft ²
Casual Dining		3,500 ft ²
Commercial/Retail		
Bait Shop and Fish Market		9,600 ft ²
Commercial/Retail		6,400 ft ²
Community Institutional		
Martinez Yacht Club	4,000	ft ²
Sea Scouts	2,700	ft ²
Educational and Events Center		15,000 ft ²
Marine		
Marina		328 Slips
Public Launch	4	Ramps
Eagle Marine	18,500	ft ²
Dry Storage		162 Spaces
Ferry/Water Taxi Service		--

New or Expanded Programs

* Note: Approximate building/facility area only. Total area of leased premise not included.

- 16 Day Boater Parking
- 17 Dry Storage
- 18 Maintenance and Storage
- 19 Sea Scouts
- 20 Eagle Marine
- 21 Tideland Restoration and Passive Recreation
- 22 Viewing Platform
- 23 Trailhead Picnic Area
- 24 Enhanced Dog Park

Uses on Non-City Trust Lands

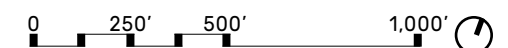
- 25 Picnic Pavilion
- 26 Expanded Skate Park
- 27 Community Stage
- 28 Augmented Access over Railroad

Figure 45: Long-Term Illustrative Plan



Legend

- Waterfront Marina
- Martinez Trust Lands Boundary



Lease Structures for Marina-Oriented Uses

A review of commercial leases at other comparable marinas in California informed recommendations for lease structures and rates for future uses on the Martinez Public Trust Lands. The analysis primarily focused on marinas operating on California State Public Trust Lands, but also included other publicly owned marinas in the state. The comparable marinas included:

- Pittsburg Marina, located on California Public Trust Lands
- Marina Del Rey Marina, owned by the County of Los Angeles
- Port of San Francisco, located on California Public Trust Lands
- Benicia Marina, owned by the City of Benicia

Lease Structures

Each marina had a variation of commercial uses based on the geography and larger site context. However, four distinct commercial lease structures were generally used across all the marinas:

1. *Fixed Rent:* A predetermined, fixed dollar amount of monthly or annual rent.
2. *Escalating Rent:* Rent that escalates by a predetermined percentage or amount at specific intervals (e.g., annually).
3. *Percentage Rent:* A percentage of the tenant's gross revenue that is paid to the landlord, for certain types of goods or services. The applicable annual rent is often the higher of either a fixed minimum base rent or the specified percentage of gross revenue.
4. *Base Rent Plus Percentage Rent:* A modest fixed rent plus a percentage of gross revenue, both paid annually to the landlord.

The above lease structures range in the level of benefits to the lessee and lessor and are often negotiated based on local economic development policy goals, specifically on publicly-owned land.

Lease Rates

The other comparable marinas also distinguished between the types of commercial uses to determine relevant lease rates for a minimum base rent and percentage of gross revenue to establish a benchmark for percentage rent leases at the Waterfront Marina.

Based on its proximity and similar regional market dynamics, the Pittsburg Marina was the most comparable marina, serving as a benchmark for market rate minimum rents for commercial spaces at the Waterfront Marina. Rents for two relevant commercial uses at Pittsburg Marina are highlighted below:

- Fishermen's Catch Market and Restaurant:
 - Applicable annual rent structure: Fixed rent
 - Fixed rent: \$1.10 per square foot, increasing at 5 percent annually
- Proposed Mixed-Use Development (Hotel, Banquet Hall, Two Restaurants): Although the proposed project is not on Public Trust Lands, it is located on City-owned land.
 - Applicable annual rent structure: Base rent plus percentage rent
 - Base rent: \$1.75 per square foot
 - Percentage rent: 3 percent of gross receipts and 1.5 percent of food and beverage receipts

The Pittsburg Marina's fixed rents provide a baseline for potential market rents at the Waterfront Marina and will serve as a minimum base rent for future uses at the Waterfront Marina.

In addition to establishing market comparable fixed rents for commercial uses, the State Lands Commission provided guidance on berth rates in the region as benchmarks for the Marina. Using 2022 Category 1 San Francisco Bay Area Benchmark rental rates, the approved market rate is \$11.90 per linear foot of berth size, which translates to \$0.23 per square foot of berth.

Similar to fixed rents, commercial uses with a percentage rent lease structure also demonstrate a range of percentages based on the type and size of business across all the comparable marinas.

Table 4: Range of Rates used in Percentage of Gross Revenue Rates

Commercial Use	Percent of Gross Revenue Rates
Berthing Charges	20 to 25%
Vending Machines	5 to 25%
Dry Boat Storage	10 to 25%
Parking Fees	20%
Yacht Club Initiation	15%
Hotel Rooms, Meeting Rooms	15%
Business Gross Receipts	3 to 12.5%
Served Alcohol	5 to 10%
Boat Sales	6 to 7%
Food and Beverage	1.5 to 5%

Source: Pittsburg Marina, Marina Del Rey Marina, Port of San Francisco, Benicia Marina

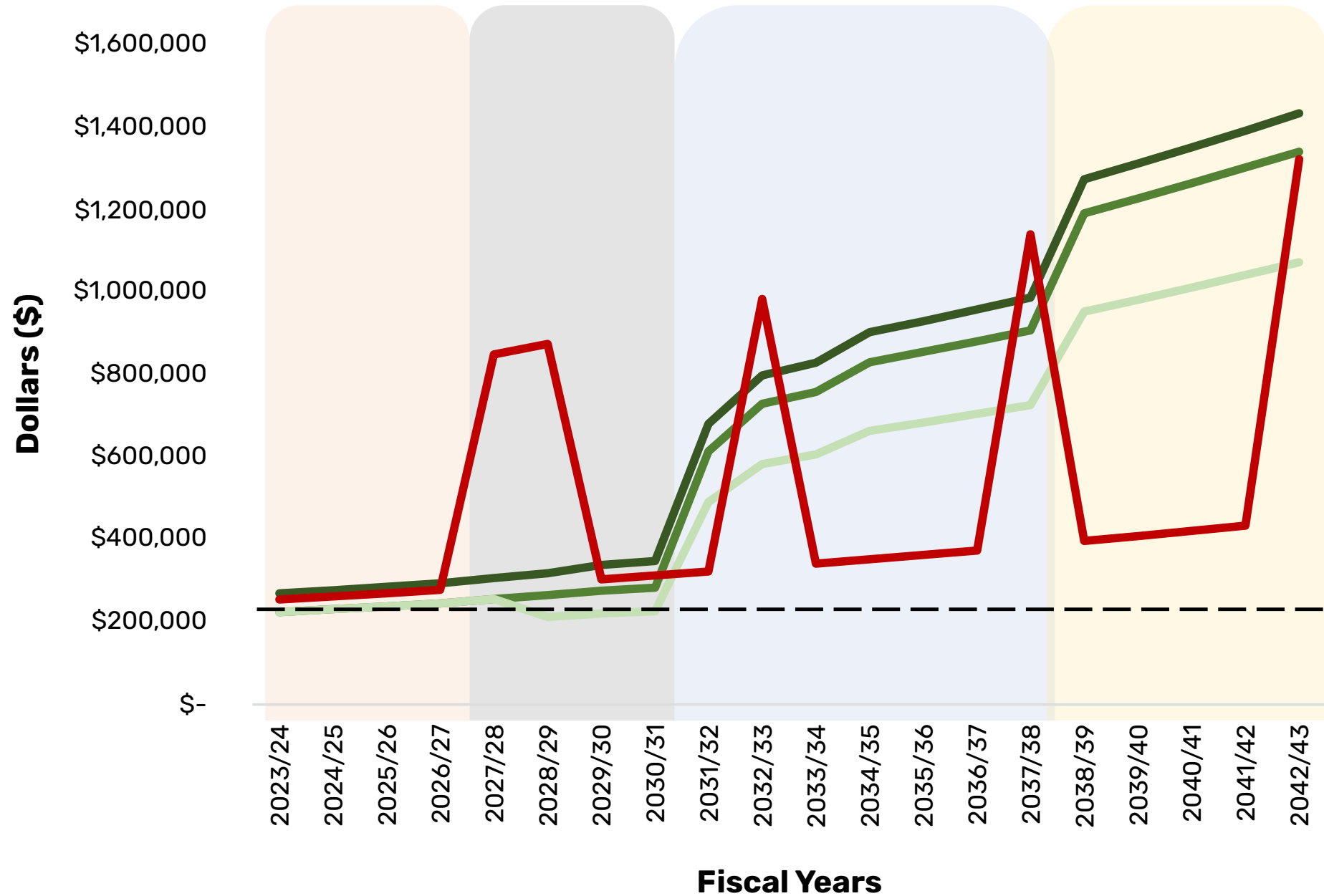
In general, food and beverage and smaller commercial spaces have percentage rents that range from 1.5 to 12.5 percent, with higher percentage rents for larger spaces and businesses, providing a baseline for future uses at the Waterfront Marina.

Lease Considerations for the City of Martinez

Given the City's goals and obligations to the State Lands Commission, the recommended structure for commercial leases on Martinez Public Trust Lands is percentage rent with a minimum base rent, offering the City a guaranteed minimum base rent during years when revenues are minimal, while also benefiting from future revenue increases. This lease structure also aligns with one of the approved methodologies for setting lease rates as set forth by the State Lands Commission.

Aligning with phased development at the Waterfront Marina, graduated or tiered lease rates for new commercial uses and the improved Marina may be necessary to allow time for revenues to stabilize. Additionally, long-standing uses with a demonstrable community benefit may receive consideration beyond what is described in the Plan. All lease agreements will be negotiated on a project by project basis and entered into in accordance with SB1424 and Martinez Municipal Code.

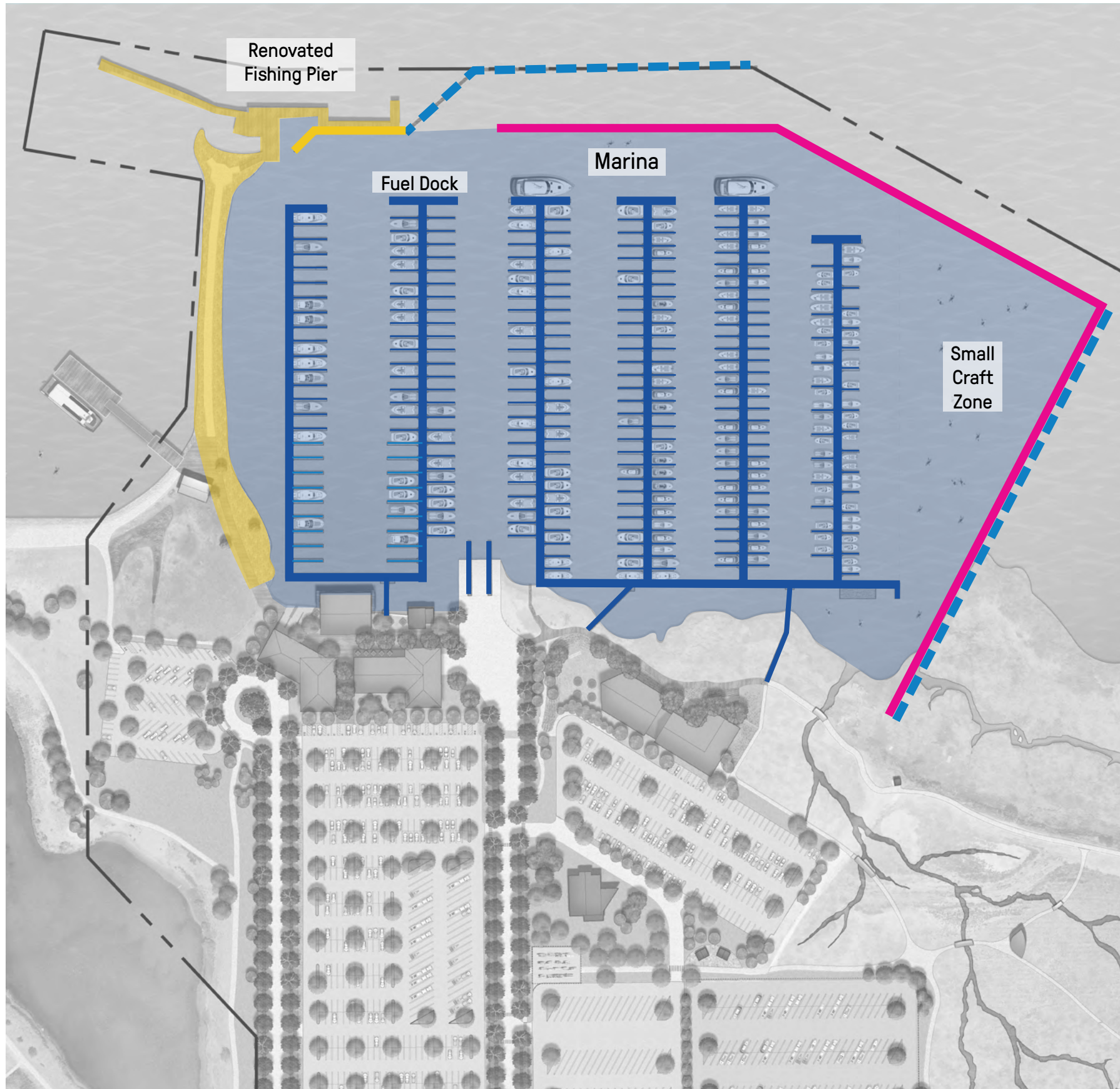
FORECASTED OPERATING REVENUES & EXPENSES IN FUTURE PHASES



IMPLICATIONS

- The City will experience **varying levels of revenue** during different development phases.
- As capital improvements are phased in over time, the City should **explore and secure grants, debt financing, and other sources of funding**.
- **Revenue generating uses** at the Waterfront Marina should be **maximized to subsidize the costs of capital improvements**.
- The **Marina will remain the main revenue generator** at the Waterfront Marina.

SEAWALL/BREAKWATER APPROACH



- 0
Fishing Pier Renovations
 - Received funding of approx. \$2.5 million
 - NEPA Review & Environmental Permitting

- 1
Eastern Seawall & Breakwater
 - Complete Design, Engineering, and Environmental Review
 - Apply for funding beginning in 2024

- 2
Fully Dredge Marina Basin

- 3
Dock Replacement
 - Partner with Marina Concessioner to complete improvements

- **Fully Operational Marina** -----

- Realigned Marina Entry & Recreational Element**

0 100' 200' 400'

NEXT STEPS

- 1.** Revise Plan based on feedback received at Study Session and from State Lands Commission
- 2.** Planning Commission review of Plan and forward recommendation to City Council
- 3.** City Council adoption of Plan
- 4.** State Lands Commission consideration and approval of Plan
- 5.** City implementation of Plan

Thank You!



**City of Martinez
City Council
Municipal Code Cleanup
Zoning Text and Zoning Map Amendments**

September 6, 2023



What is being proposed?

- Develop standards for R-7.0 and A Agricultural zoning districts
- Rezone C Commercial properties to Neighborhood Commercial and Service Commercial
- Add new definitions and permitted uses
- Expand permitted hours of operations for massage parlors
- Simplify side setback standards
- Clarify regulations for fences and walls
- Eliminate performance bond requirement for wireless facilities on private property
- Implement other minor changes



Background

Why are these changes necessary?

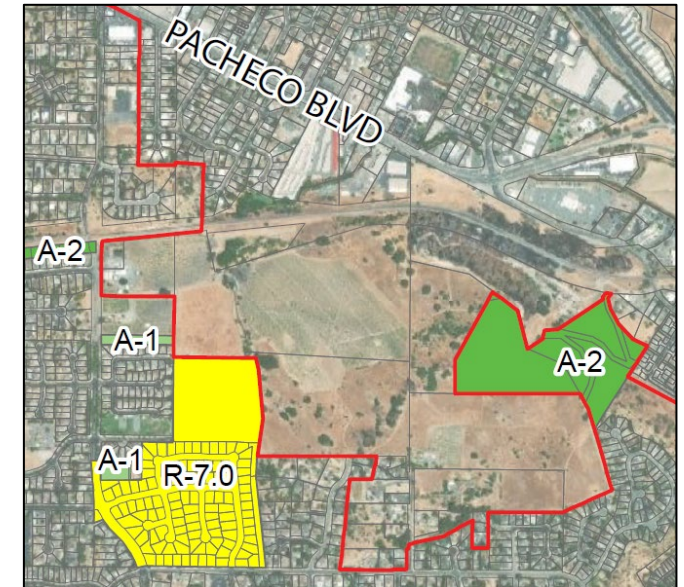
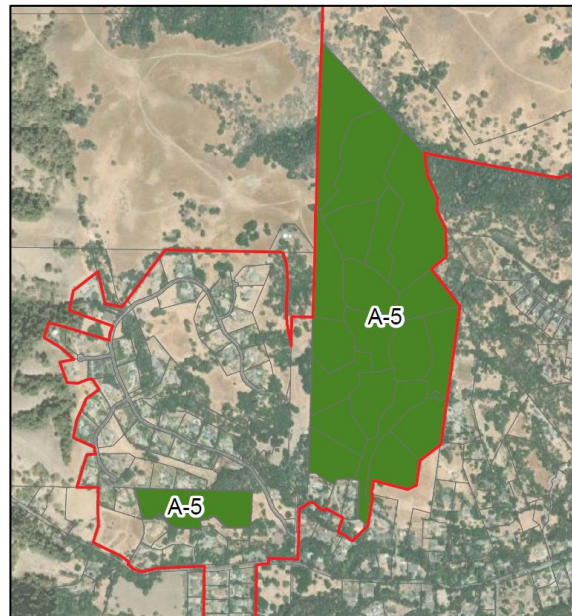
- Annexations
- Housing Element and State law
- Consistency and ease-of-use
- Evolving community needs

On July 25, 2023, the Planning Commission adopted a Resolution, unanimously forwarding a recommendation of approval.



A Agricultural District

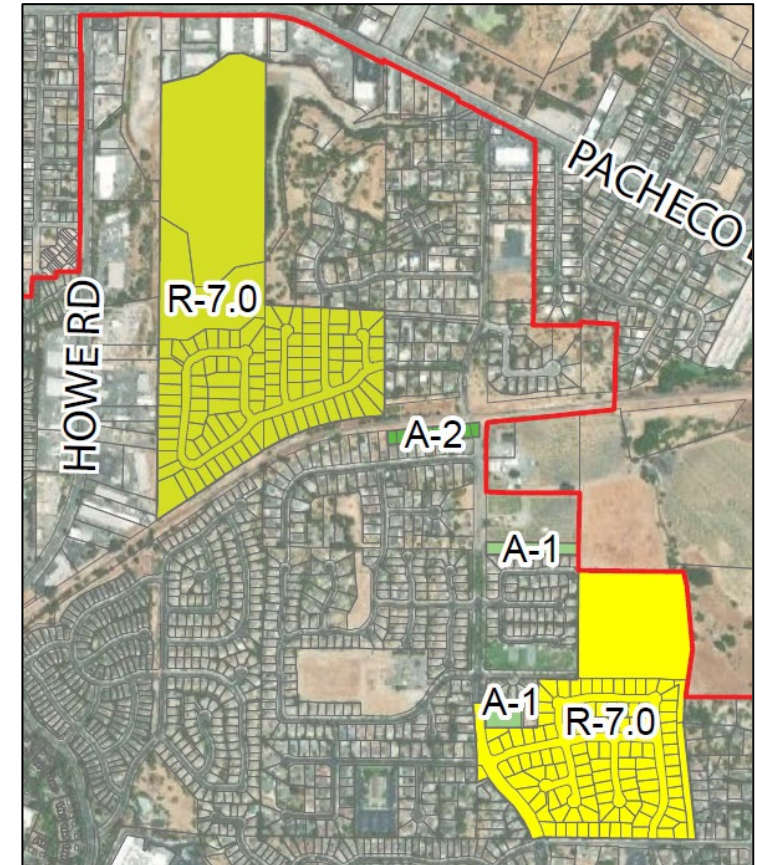
- Primarily near Viano Vineyards and in Alhambra Valley
- Regulations do not exist
- Proposed regulations would allow for agricultural and agricultural-related uses
- Proposed development standards allow for appropriate development





R-7.0 Residential District

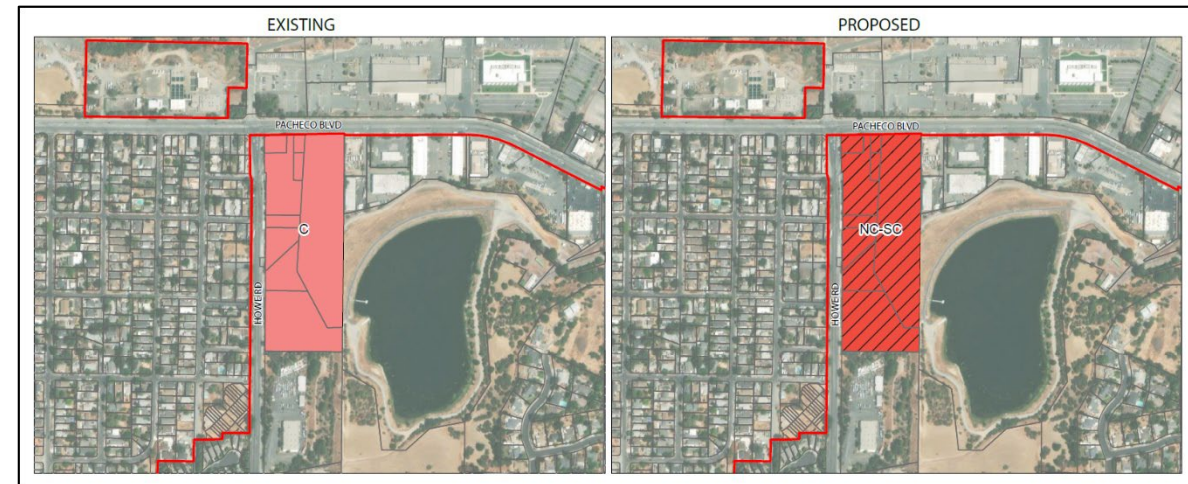
- Comprised of two neighborhood developments in central Martinez that were annexed from the County
- Development standards do not exist
- Proposed standards represent an approximate mid-point between the existing R-6.0 and R-7.5 standards





C Commercial Properties

- Several properties on Howe Road are zoned C Commercial
- This zoning designation doesn't exist in the MMC
- This area was annexed from the County
- Based on existing uses and compatibility with adjacent land uses, dual use zoning of Neighborhood Commercial (NC) + Service Commercial (SC) is proposed
- All existing uses will remain compliant
- Consistent with the General Plan





New Definitions and Permitted/Conditional Uses

New or updated definitions and new permitted/conditional uses have been added for:

- Low-Barrier Navigation Centers (definition and permitted use)
- Supportive Housing (permitted use)
- Residential Care Facilities (definition and permitted use)
- Employee Housing (definition)
- Single-Room Occupancy (definition)
- Farm Worker and Employee Housing (definition)
- Family (definition)
- Group Care Homes (conditionally permitted use)

The City committed to incorporating or updating these definitions in the MMC in its Draft Housing Element, as they are required by State Law.



Massage Parlors and Masseurs Standards

- Expansion of permitted hours of operation from 8am – 5pm to 8am – 10pm, or as determined by the Chief of Police
- Bringing in line with industry standard and for customer convenience



Wall, Fence, and Hedge Standards

- Prohibits chain-link fencing outside of the Heavy Industrial zoning district
- Closes a loophole where someone could build a 6-foot fence on top of a 6-foot wall. Now, these structures are considered additive unless there is a separation between the structures equal to the height of the shorter structure



Wireless Telecommunication Facilities

- Proposal to eliminate the requirement to post a performance bond for wireless facilities located on private property
- Performance bonds are required to ensure that the property owner does not abandon the facility without properly decommissioning it
- Performance bonds are rarely (if ever) used and impose significant administrative burdens on staff
- There are still legal methods to require the property owner to decommission the facility



Side Setback Standards

- Existing standard requires multiple calculations and has faced challenges in practical implementation
- Confusing to the public and introduces uncertainty in development process
- Has overly constrained development and is not in line with standards for similar jurisdictions
- New table for side setback standards provides clarity
- Increased side setback standards for second stories will ensure better aesthetics for residential developments



Other Changes

- Chapter 22.10 (District Boundaries) is being removed and replaced with A Agricultural District
- District Boundaries will now be found in Chapter 22.09
- Correction of site coverage error in table in section 22.12.210
- References to “Board of Adjustments” in impacted sections have been removed
- Requirement for distance between structures has been set to a standard 10 ft.
- 1,500 sq. ft. minimum unit size requirement for residential development in the Professional and Administrative and Central Commercial districts has been removed to encourage smaller units



Recommendation

Conduct a public hearing, waive the reading, and introduce the Ordinance approving a Zoning Map and Zoning Text Amendment to amend the Martinez Municipal Code.



Next Steps

- City Council 2nd Reading of Ordinance: September 27th, 2023
- Regulations Effective: October 27th, 2023



Questions?