



PLANNING COMMISSION REGULAR AGENDA
Tuesday, November 14, 2023
7:00 p.m.
CITY COUNCIL CHAMBER
525 Henrietta Street, Martinez, CA 94553
and Via Zoom

INFORMATION FOR THE PUBLIC

For information regarding meetings, including agendas and staff reports, and to subscribe for e-notifications, please visit the City's Meetings & Agendas webpage:

<https://www.cityofmartinez.org/government/meetings-and-agendas>.

REMOTE PARTICIPATION

This meeting will be conducted in-person in the City Hall Council Chamber and shall be aired in real time via Zoom. The City cannot guarantee the public's access to teleconferencing technology, nor guarantee uninterrupted access as technical difficulties may occur from time to time. If attending via Zoom, please join us by choosing any of the following options:

1. **Via Mobile Phone or Desktop**, using the Zoom App direct link:
<https://cityofmartinez-org.zoom.us/j/92912315605>
2. **Via Web Browser**, from <https://zoom.us/join>
 - a. Webinar ID: 929 1231 5605
 - b. Passcode: 008188
3. **Via Phone** by calling **(669) 900-6833** and enter the provided meeting details above.

PUBLIC COMMENTS

Public comments can be made in person at the meeting or submitted in writing. Written comments must be received by 12:00 p.m. the day of the meeting. For information on how to submit written comments, Please visit the City's Meetings & Agendas webpage linked above.

ADA ACCOMODATIONS

In accordance with the Americans with Disabilities Act and California law, the Council Chamber is wheelchair accessible and disabled parking is available at City Hall. If you are a person with a disability and require modifications or accommodation to attend and/or participate in this meeting, please contact the City Clerk's Office at (925) 372-3512. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

CALL TO ORDER - PLEDGE OF ALLEGIANCE

ROLL CALL - Sean Trambley (Chair) -- Tracey Casella (Vice Chair) -- Jonathan Bash – Susan Gustofson -- Jason Martin -- Rochelle Johnson -- Joseph Evans -- John Klopp (Alternate)

CIVILITY STATEMENT - As your elected Governing Board, we will treat each other and the public with patience, civility, and courtesy as a model of the same behavior we wish to reflect in Martinez for the conduct of all City business and community participation. This includes respect for everyone's First Amendment Right to voice their opinion on matters within the City's subject matter jurisdiction, even if that opinion is different from our own. The decisions made tonight will be for the benefit of the Martinez community and not for personal gain.

AGENDA CHANGES

CONSENT

1. Approve the October 24, 2023 Planning Commission Meeting Action Minutes.
[Action Minutes 10.24.23.docx](#)

REGULAR

2. Welcome the new Alternate Planning Commissioner John Klopp.
[Staff Report - Alternate Planning Commissioner John Klopp Introduction](#)
3. Conduct a public hearing and adopt Resolution No. 23-11, approving a Change of Conditions to Planning Application No. 14PLN-0010 to modify Condition of Approval #8 to eliminate the requirement for a vehicular entry gate for the Laurel Knoll subdivision, located at 370 Muir Station Road, APN 162-570-056, subject to modified conditions of approval.
[Staff Report - Laurel Knoll Subdivision Change of Conditions](#)
[Attachment A – Draft Planning Commission Resolution No. 23-11](#)
[Attachment B – Public Comments](#)
4. Conduct a public hearing and adopt Resolution No. 23-13, approving a request for: 1) a minor subdivision of a one-acre parcel into four lots, and 2) a variance to increase the permitted height of retaining walls from six to seven feet, located at 5043 Milano Way in the Residential 6.0 zoning district, Assessor's Parcel Number 191-040-010.
[Staff Report - 5043 Milano Way Minor Subdivision and Variance](#)
[Attachment A - Draft Planning Commission Resolution No. 23-13](#)
5. Conduct a public hearing, and adopt Resolution No. 23-16, recommending the City Council adopt the Ordinance approving a Municipal Code Amendment and Zoning Text Amendment to amend the Martinez Municipal Code by: 1) merging Martinez Municipal Code Chapter 8.08 (TREES AND SHRUBS – PLANTING AND MAINTENANCE) AND 8.12 (TREES ON PRIVATE PROPERTY- PRESERVATION, PROTECTION AND REMOVAL), amending the definition of Protected Tree, establishing a tree replacement ratio, establishing a list of recommended and discouraged trees, and establishing a tree replacement in-lieu fee; 2) amending Chapter 22.04 (DEFINITIONS) to revise and establish new definitions for apiary, chicken, and coop; and 3) adding Chapter 22.58 (SMALL ANIMALS) to establish standards and best practices for bees and chickens.
[Staff Report - Chickens, Bees, and Trees Regulations](#)
[Attachment A - Draft Planning Commission Resolution No. 23-16](#)
[Exhibit A to Attachment A - Draft Ordinance](#)
[Attachment B - Tree List](#)

[Attachment C - Existing Chapter 8.08 \(Trees and Shrubs – Planting and Maintenance\)](#)

[Attachment D - Existing Chapter 8.12 \(Trees on Private Property – Preservation, Protection, and Removal\)](#)

6. Conduct a public hearing and adopt Resolution No. 23-17, recommending the City Council: 1) approve the Revised 2023 – 2031 Housing Element and direct staff to submit it to the California Department of Housing and Community Development (“HCD”) for certification; 2) adopt a Resolution approving minor amendments to the General Plan 2035, including amending the General Plan land use designation for four parcels on Fig Tree Lane from Residential Low to Residential Medium; 3) adopt Ordinances approving a Zoning Text and Zoning Map Amendment establishing a) the Community Services Overlay and b) the Alhambra Avenue Overlay District; 4) adopt an Ordinance approving a Zoning Map Amendment amending the zoning district for 32 parcels in the downtown for consistency with the General Plan 2035; and 5) approve an Addendum to the General Plan 2035 Environmental Impact Report.

[Staff Report - 2023 – 2031 Housing Element Update, General Plan Amendments, and Zoning Map and Text Amendments](#)

[Attachment A - Planning Commission Resolution No. 23-17](#)

[Attachment B - 2023-2031 Housing Element Resolution](#)

[Exhibit A to Attachment B - Revised 2023-2031 Housing Element](#)

[Attachment C - General Plan Amendment Resolution](#)

[Exhibit A to Attachment C - Revised General Plan 2035](#)

[Attachment D - Alhambra Avenue Overlay District Ordinance](#)

[Attachment E - Community Services Overlay District Ordinance](#)

[Attachment F - Downtown Zoning Map Amendment Ordinance](#)

[Attachment G - General Plan EIR Addendum Resolution](#)

[Exhibit A to Attachment G - General Plan EIR Addendum](#)

PUBLIC COMMENT - For items not on the agenda. Non-agenda public comment is limited to matters which are within the subject matter jurisdiction of the Planning Commission, and which are not action items listed elsewhere on the agenda.

COMMISSION ITEMS

PLANNING MANAGER UPDATES

COMMUNICATIONS

ADJOURNMENT - Adjourn to a Planning Commission Regular Meeting on November 28, 2023, at 7:00 p.m.

On November 10, 2023, a true and correct copy of this agenda was posted on the City Hall Bulletin Board, located at 525 Henrietta Street, Martinez, CA 94553, and on the City website at www.cityofmartinez.org.

Aleen Dee Fendley, Administrative Aide III