



**City of Martinez
City Council
Industrial Zoning Regulations Revisions**

March 20, 2024



Background

- Certain economic trends are converging, providing Martinez the opportunity to improve and expand its industrial sector:
 - Reshoring of supply chains
 - Success of e-commerce and technology businesses in the Bay Area
 - Exhaustion of industrial-zoned land in Santa Clara, San Francisco, and Alameda Counties



Background

- Zoning Ordinance is outdated and provides unnecessary obstacles to new high-value industrial development
- Current regulations incentivize low-value uses like vehicle storage and junkyards
- Worked with economic development consultants and researched best practices from other jurisdictions like Berkeley, South San Francisco, and San Leandro that have successfully attracted high-value industrial uses to develop recommendations for the City's industrial zoning regulations



Potential Revisions: Uses

- **Existing:** the “Permitted Uses” section of the Zoning Ordinance lists specific and outdated uses.
- **Recommendation:** consider moving to a category-based approach that permits a broader range of uses and provides flexibility for future uses.



Potential Revisions: Height

- **Existing:** allow maximum of 30 feet in height in the HI and LI districts, and 36 feet in the RD district.
- **Recommendation:** consider a maximum height of 48 feet by-right in the HI, LI, and RD districts.



Potential Revisions: Setbacks

- **Existing:** require a 20-foot front yard and 100-foot back yard in the HI and LI districts. A 30-foot front yard and 20-foot rear and side yards are required in the RD district.
- **Recommendation:** consider reducing these setbacks to 10 feet (front) and zero feet (rear and side), except where abutting a residential district.



Potential Revisions: Floor Area Ratio

- **Existing:** The General Plan imposes a floor area ratio requirement of 0.4 on industrial zones.
- **Recommendation:** consider removing this requirement from the General Plan and moving to the Zoning Ordinance, along with increasing the base limit and creating an exception process, or eliminating it entirely and reverting to a lot coverage requirement.



Potential Revisions: Landscaping

- **Existing:** require the front yard to be landscaped in the HI and LI districts, and landscape plans are required to be reviewed by the Planning Commission in the RD district.
- **Recommendation:** consider reducing this requirement to 50%, and removing the requirement that landscaping in RD be reviewed by the Planning Commission.



Potential Revisions: Parking

- **Existing:** require one parking space per 600 square feet of floor area.
- **Recommendation:** consider reducing this requirement to one parking space per 1,000 square feet of floor area.



Next Steps

- Staff is working on a comprehensive update to Permitted Uses and Conditional Uses, and any revisions recommended by the City Council will be included in that effort, except for any potential changes to the General Plan.
- Planning Commission: April 9th (tentative)
- City Council: May 1st and 15th (tentative)

Industrial Zoning Regulations Revisions



Questions?



CITY OF MARTINEZ SPEAKER CARD

First & Last Name: Jason Foster
PRINT CLEARLY

Instructions: Select option 1 or 2 below and fill in the corresponding fields.

I wish to speak on a/an:

Option 1: Agenda Item

- Item # 21

- I am... In Favor Neutral Oppose ... this item.

Option 2: Non-Agenda Item/Topic

- Item/Topic: _____

BRIEF DESCRIPTION

Turn in completed card to Clerk located at front dias. Thank you!



CITY OF MARTINEZ SPEAKER CARD

First & Last Name: Mitch Avator
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Instructions: Select option 1 or 2 below and fill in the corresponding fields.

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- Item # 21

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CITY OF MARTINEZ SPEAKER CARD

First & Last Name: Penda Kruse
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Instructions: Select option 1 or 2 below and fill in the corresponding fields.

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- Item/Topic: _____

BRIEF DESCRIPTION

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CITY OF MARTINEZ SPEAKER CARD

First & Last Name: Tasha Place
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Instructions: Select option 1 or 2 below and fill in the corresponding fields.

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Option 1: Agenda Item

- Item # 21

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Option 2: Non-Agenda Item/Topic

- Item/Topic: _____

BRIEF DESCRIPTION

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CITY OF MARTINEZ
SPEAKER CARD

First & Last Name: Alice Saliba
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Instructions: Select option 1 or 2 below and fill in the corresponding fields.

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Option 1: Agenda Item

- Item # 21

- I am... In Favor [] Neutral [] Oppose ... this item.

[] Option 2: Non-Agenda Item/Topic

- Item/Topic: ~~XXXXXXXXXX~~
BRIEF DESCRIPTION

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CITY OF MARTINEZ
SPEAKER CARD

First & Last Name: Zel Carpenter
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I wish to speak on a/an:

Option 1: Agenda Item

- Item # _____

- I am... [] In Favor [] Neutral [] Oppose ... this item.

[] Option 2: Non-Agenda Item/Topic

- Item/Topic: TRAFFIC
BRIEF DESCRIPTION

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CITY OF MARTINEZ
SPEAKER CARD

First & Last Name: Mohamed Osman
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Instructions: Select option 1 or 2 below and fill in the corresponding fields.

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[] Option 1: Agenda Item

- Item # _____

- I am... [] In Favor [] Neutral [] Oppose ... this item.

Option 2: Non-Agenda Item/Topic

- Item/Topic: Safety Concern
BRIEF DESCRIPTION

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CITY OF MARTINEZ
SPEAKER CARD

First & Last Name: Dylan Raske
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Instructions: Select option 1 or 2 below and fill in the corresponding fields.

I wish to speak on a/an:

[] Option 1: Agenda Item

- Item # 20

- I am... In Favor [] Neutral [] Oppose ... this item.

[] Option 2: Non-Agenda Item/Topic

- Item/Topic: _____
BRIEF DESCRIPTION

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CITY OF MARTINEZ
SPEAKER CARD

First & Last Name: Judy Sykes
PRINT CLEARLY

Instructions: Select option 1 or 2 below and fill in the corresponding fields.

I wish to speak on a/an:

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- Item # 21

- I am... In Favor Neutral Oppose ... this item.

Option 2: Non-Agenda Item/Topic

- Item/Topic: _____

BRIEF DESCRIPTION

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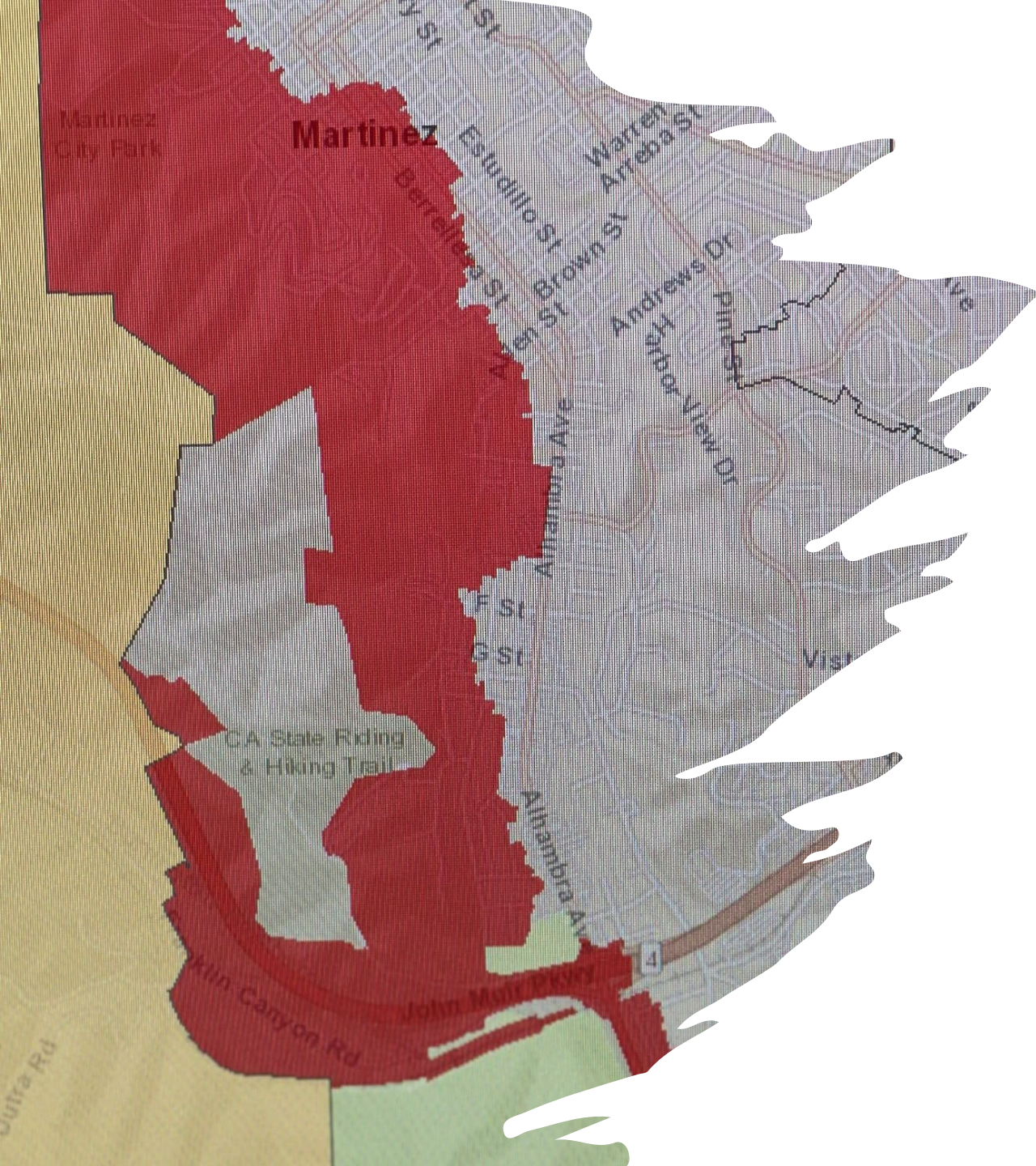
City of Martinez

Community/Residential
Evacuation Exercise

TARGET DATE

Saturday, June 22, 2024
beginning @ 9:00AM





HIGH FIRE HAZARD SEVERITY ZONES

- **What is a Very High Fire Hazard Severity Zone Map?**
- California law requires local jurisdictions to identify areas with a very high fire hazard potential. Modeling is utilized to help assess the likelihood of a fire occurring in an area due to local conditions, such as fuel (material that can burn), and some areas are then designated as a Very High Fire Hazard Severity Zone on the Cal Fire maps.

So what are our **FIRST STEPS** towards **WILDLAND FIRE** preparedness in our community?

A COMMUNITY INVOLVED EVACUATION EXERCISE!

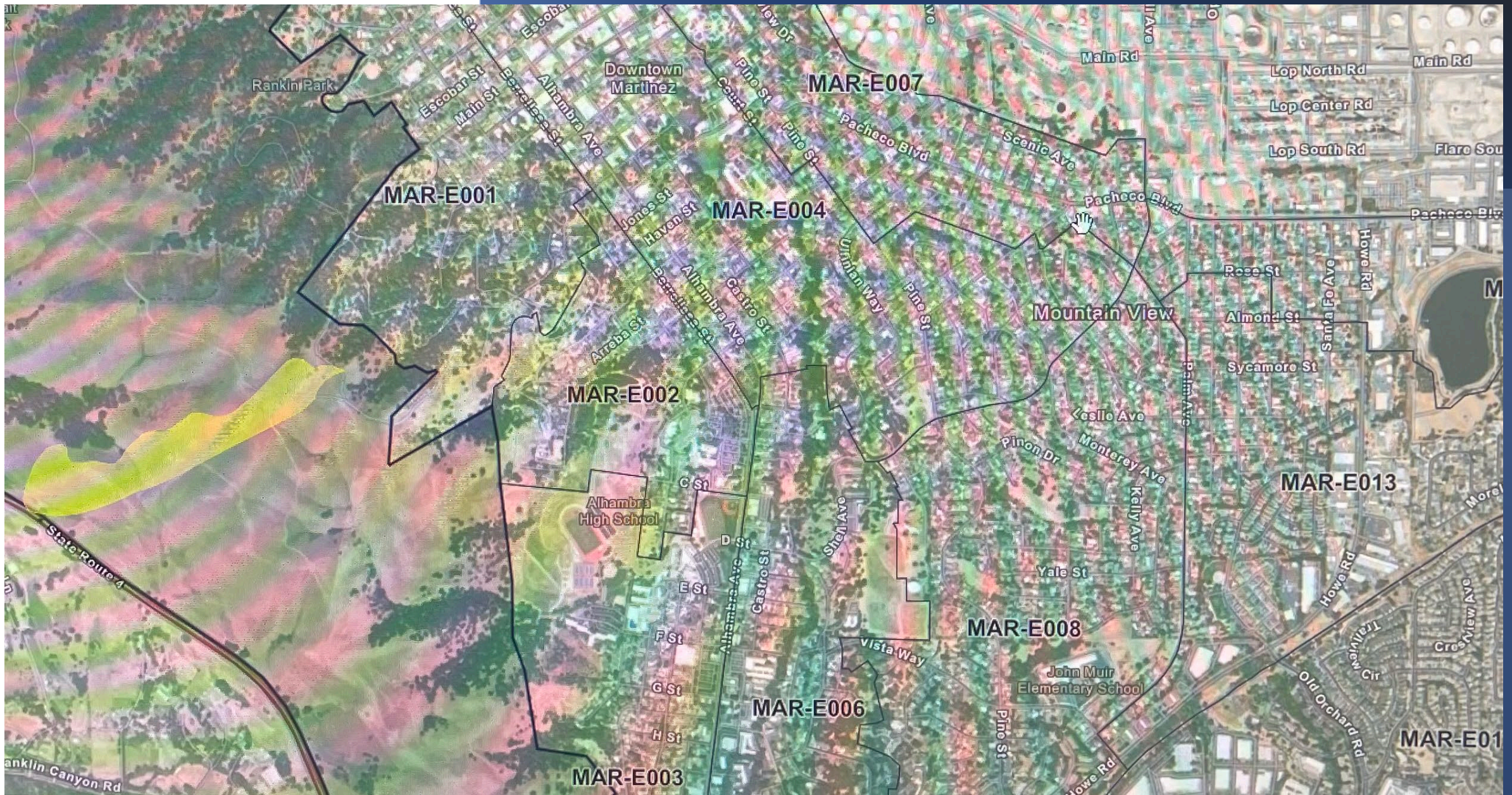
Planning for this exercise is already underway. Target date for this exercise is currently set for **Saturday, June 22, 2024**. The exercise will be taking place in the northwest portion of our city north of Arriba Street, west of Berrellesa Street, and south of Marina Vista Avenue up towards the Alhambra Hills.



This exercise will be led by the Martinez Police Department working in collaboration with the Contra Costa County Fire Protection District. Other stakeholders invited to participate include the Contra Costa Sheriff's Office, California Highway Patrol, Martinez CERT, Contra Costa County Animal Services, American Red Cross, and PG&E.

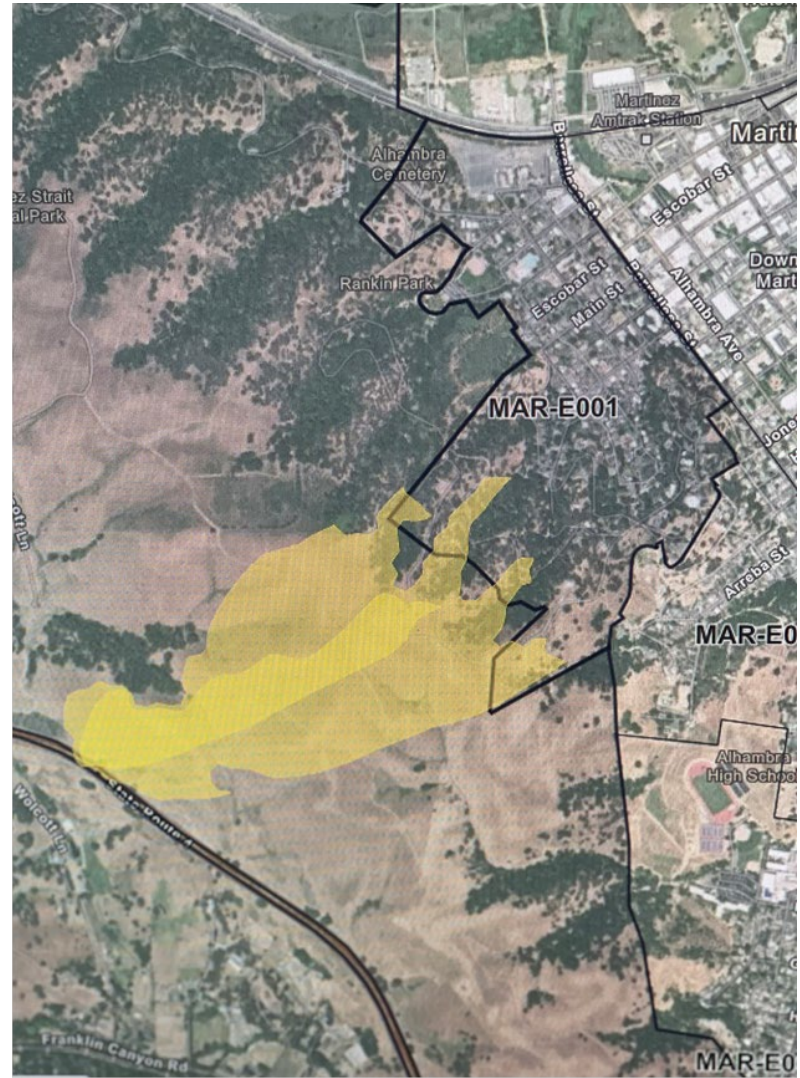
Mitigation Strategies

1. Increase public awareness; about evacuation protocols, emergency notification systems.
2. Enhance use and knowledge of public emergency notification systems.
3. Improve preparedness, evacuation planning, Emergency Go-Bags, family planning, predesignated safe zones.
4. Infrastructure improvements; improve roadways, signage, vegetation management, reduce fire hazards along evacuation routes.
5. Traffic management; develop traffic management plans that include contraflow measures, rerouting of traffic,.
6. Vulnerable populations; persons with physical movement restrictions, tourists and individuals without vehicle access.

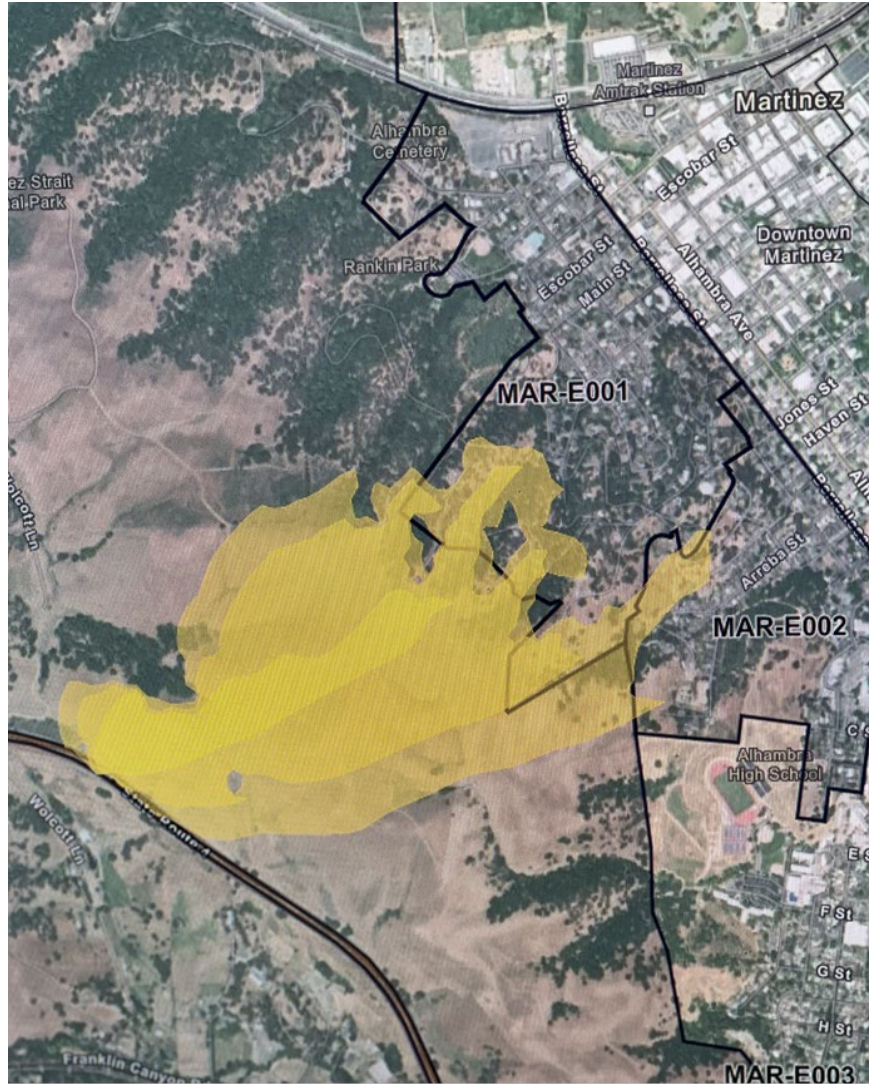




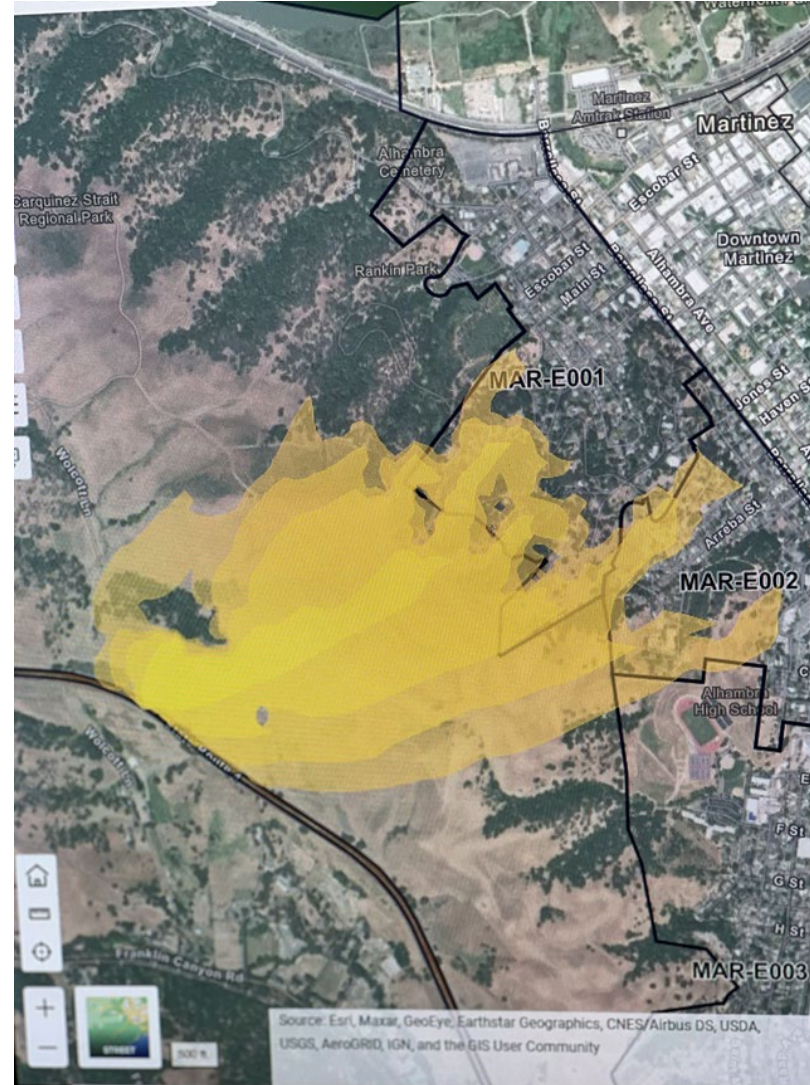
**WILDLAND FIRE
HOUR 1**



**WILDLAND FIRE
HOUR 2**



**WILDLAND FIRE
HOUR 3**



**WILDLAND FIRE
HOUR 4**



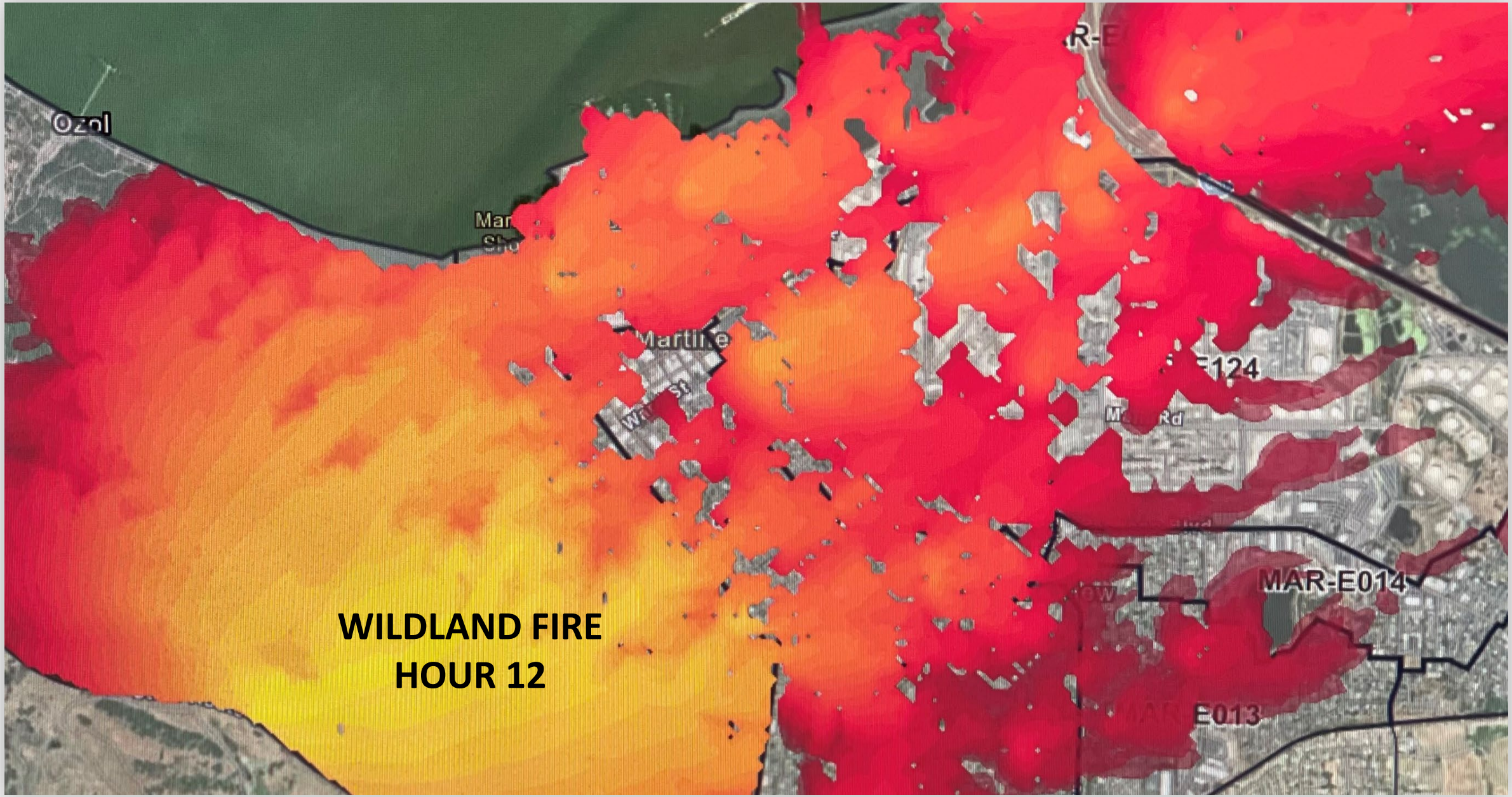
Exercise Objectives

- Design and execute a limited evacuation of residents from a high severity fire zone within the incorporated area of the City of Martinez.
- Exercise the use of public emergency notification systems used by the City of Martinez and the Contra Costa County Warning System (CWS).
- Exercise both law enforcement and fire policies and procedures related to safe evacuation of residents residing in the targeted area of the exercise. This will include identifying potential evacuation routes, safe zones, and local evacuation center(s).

Exercise Objectives continued

- Key government agencies
 - Contra Costa County Fire Protection District, Sheriff's Office, CHP, Community Emergency Response Teams (CERT), Animal Control
- Non-government organizations who may be requested to support evacuation operations
 - American Red Cross, PG&E, local transportation agencies.
- Enhance community awareness of wildfire threats and provide public education on evacuation preparedness presented by our own Martinez's Community Emergency Response Team (CERT) members.





**WILDLAND FIRE
HOUR 12**



Community and Recreation Services User Fee Recommendation

City Council Meeting
March 20, 2024

Background



- Community and Recreation Services
 - Funding source – general fund and user fees
 - 75/25 split
- Fee adjustments
 - Martinez last fee adjustment: 2001-2018
 - Local area CPI increase of 22.5%
 - Council approved fee adjustments for city in May 2023;
 - **Recreation fees directed to be updated in FY 23-24**



Fee Study Work Plan



Price Point Development - Benchmark Cities



Benchmark Cities	Criteria
Pleasant Hill Oakley San Pablo Danville Hercules	Population Amenities** Capacity Geographical area

**Merced, H.A.R.D., Antioch

Simplification of Fee Structure



- Less categories; more standardization
- Added non-profit and business rate
- Added summer camp fees
- Special event section untouched
- Add 3% credit card transaction fee
- Annual adjustments recommended based on CPI



Proposed Adjustments



- Covers facility rentals, picnic rentals, sports fields, summer camp, aquatics,
- All adjustments are mid-range of market
- Generally, adjustments are between \$20 - \$50 range
- Largest proposed adjustment is tournament fees
- Smallest proposed adjustment are in facility rentals



Community Survey Results



Expand
afternoon/
evening
offerings for
adults

Improve
marketing &
communications

Maintenance of
skate park,
courts, broken
equipment at
parks, benches &
signage

Year-round
pool access;
cleaner
bathrooms &
parks

Enforcement of
dogs, loitering,
vandalism,
encampments,
drug use

Better
promotion of
scholarship
program

Community Survey Results - New Ideas



Youth Scholarship Program



- Up to 50% of youth program registration fees
- Increased to \$150 limit per youth per fiscal year
- Martinez city limits/attend MUSD school
- Adjusted income level to match Lifeline program
- Expanded funding sources



Planning Fee Schedule Updates



- Minor Amendments – based on hourly rate
 - Consultant Services and Peer Review
 - Fee Deferral Application
 - Housing Projects Eligible for Streamlined and Ministerial Review
 - Temporary Use Permits
- Tree Removal Mitigation (in-lieu) Payment - cost of the tree, soil amendments, irrigation, and labor
- Program to reimburse Applicants up to \$5,000 or 50 percent of the cost for Consultant Services and Peer Review fees, whichever is less, upon issuance of a building permit
- Effective July 1, 2024

Recommendation



Adopt a resolution amending the City's User Fee Schedule for City Services and determining the project is statutorily exempt pursuant to Public Resources Code Section 21080(b)(8) and CEQA Guidelines Section 15273(a) since the fees being established are for the purposes of meeting operating expenses.



City of Martinez City Council Meeting Local Road Safety Plan

In Collaboration With:

Joe Enke, PE

Lynne B. Filson, PE, PLS

Ali Hatefi, PE

March 20, 2024

Presented By:

Christopher Thnay, PE, AICP



Agenda

Project Background & Objectives

Areas of Emphasis Findings

Countermeasures and Recommendations





Project Background & Objectives

- Enhance the safety of the City's roadway system
- Improve transportation safety by reducing the number of incidents and the severity
- Identify high need areas and stakeholder priorities and establish LRSP vision and goals
- Review potential solutions and countermeasures
- Prioritize implementation
- Develop LRSP



Local Road Safety Plan



Funding Opportunities

HSIP (Caltrans Local Highway Safety Improvement Program, \$15B)

SS4A (Safe Streets for All, \$1B Federal Funding available in 2023)

TDA - Transportation Development Act

ATP – Active Transportation Program

MTC One Bay Area Grant (OBAG) Program

Caltrans Sustainable Transportation Planning Grant Program

California Office of Traffic Safety (OTS)



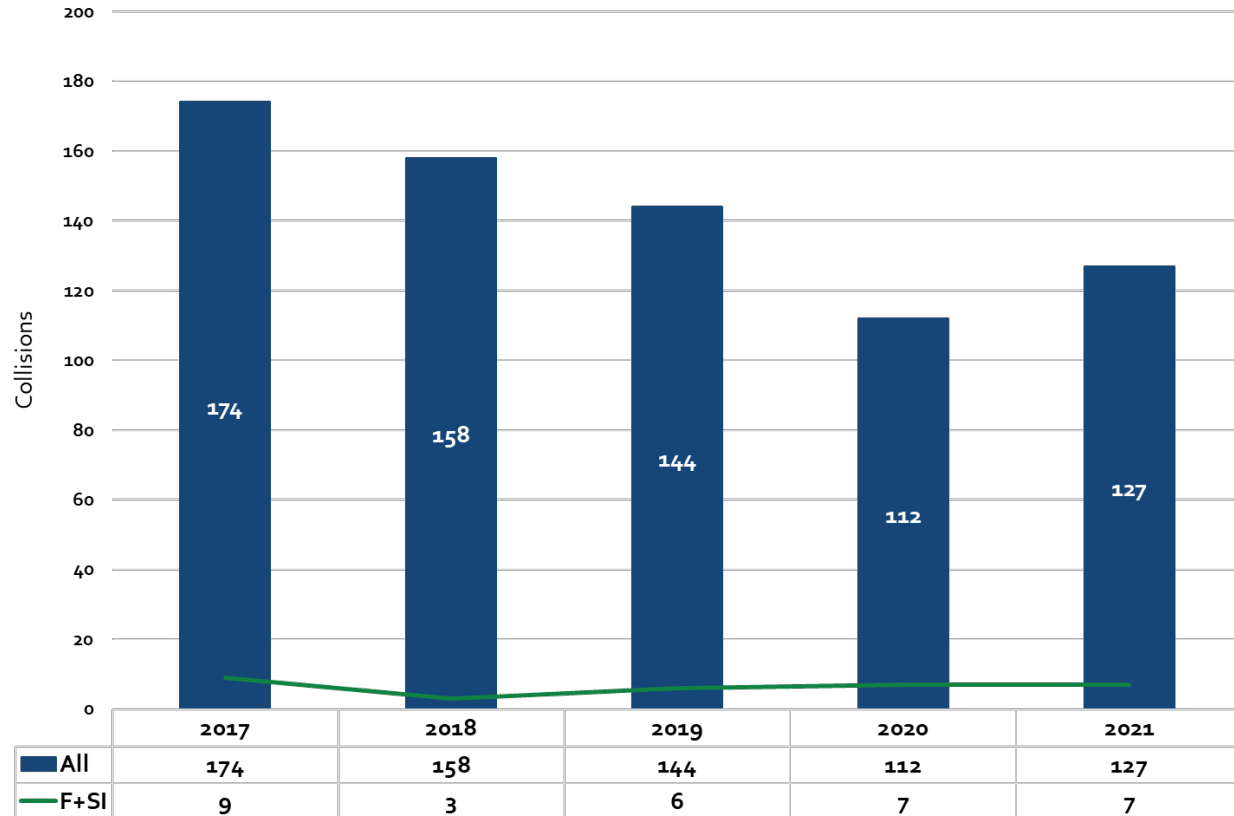


Collision Analysis

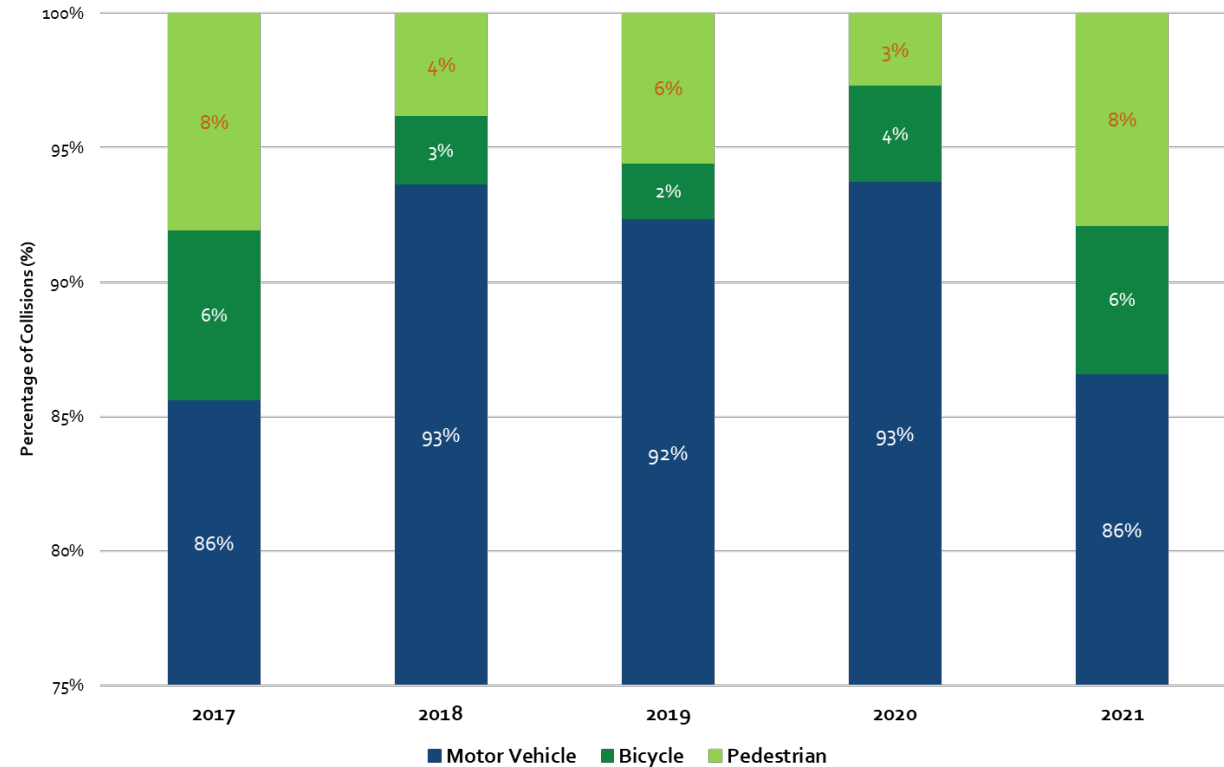
Total Collisions (2017 to 2021) – **715**

Fatal & Severe Injury - **32**

Annual Collisions by Year (2017-2021)



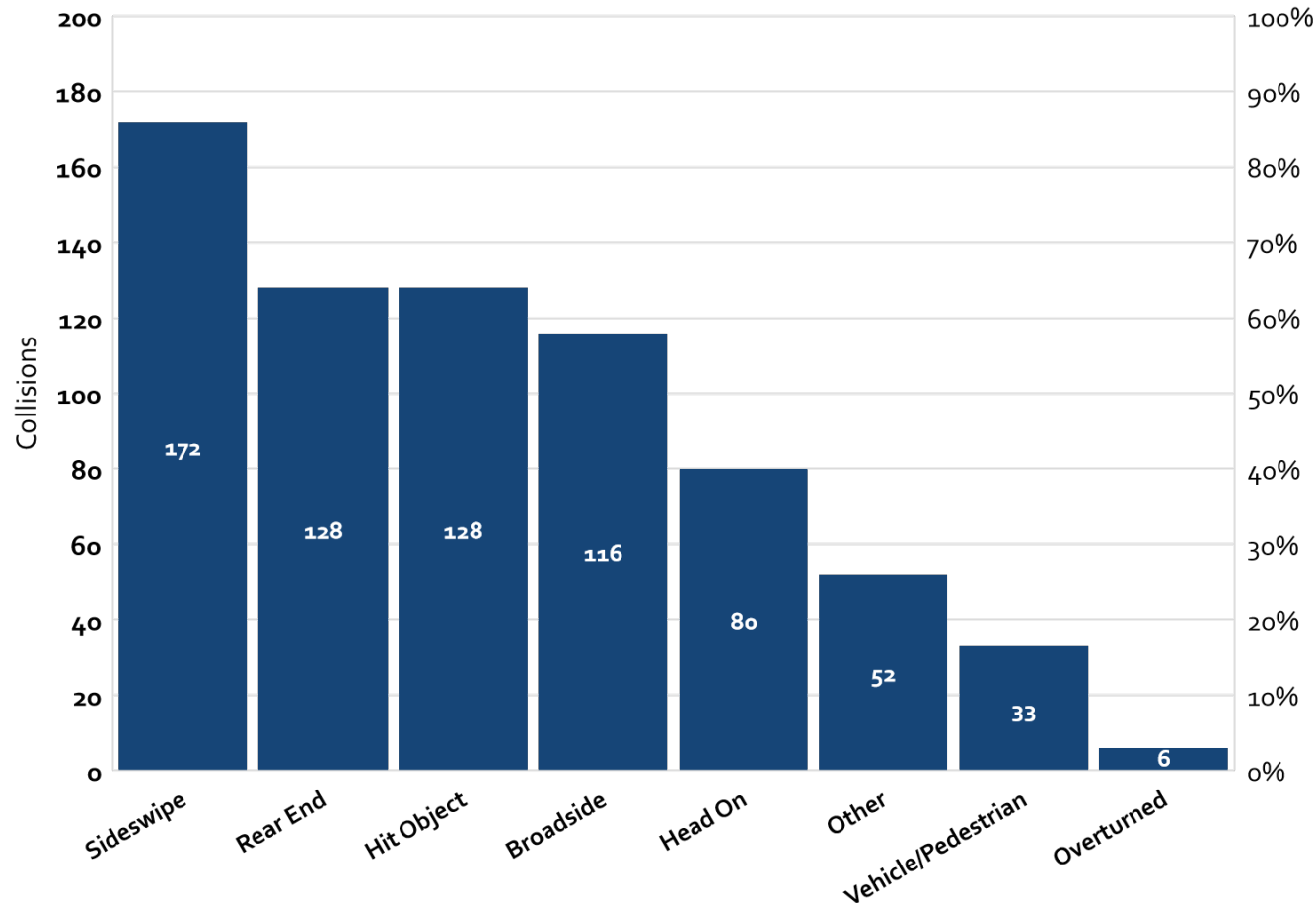
Annual Collisions by Year & Mode



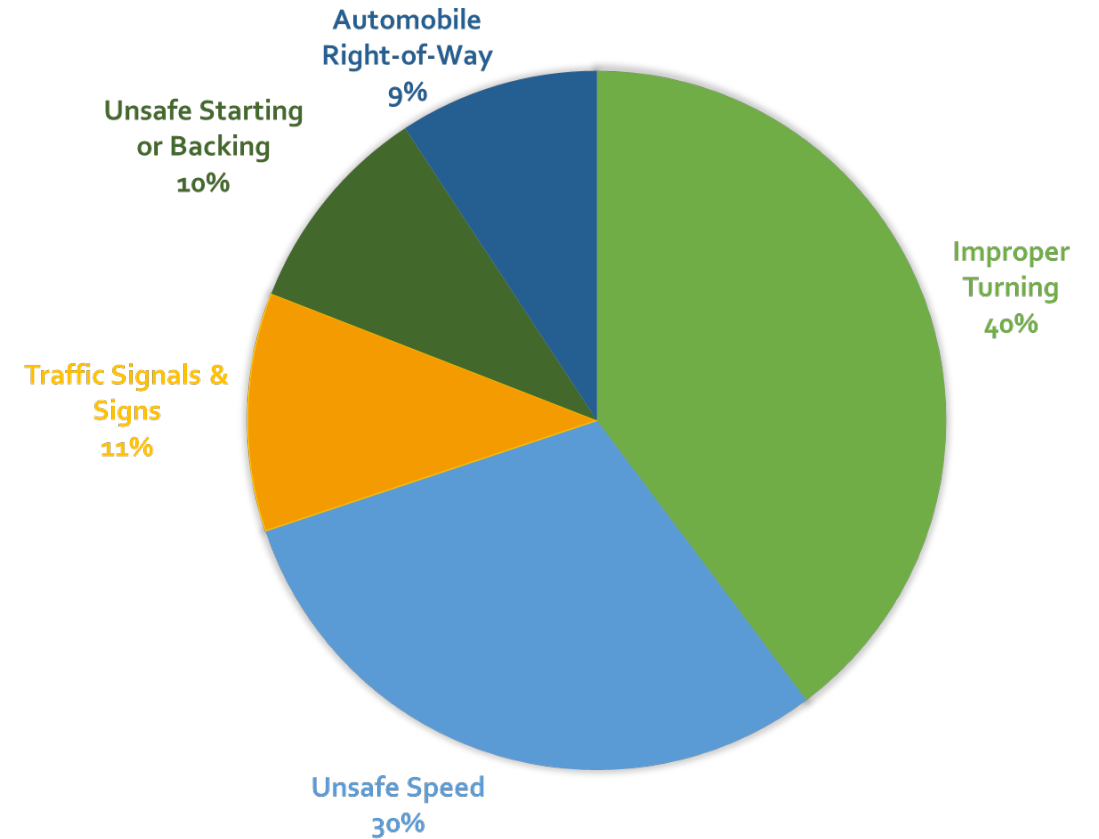


Collision Analysis

Types of Collision (2017 - 2021)

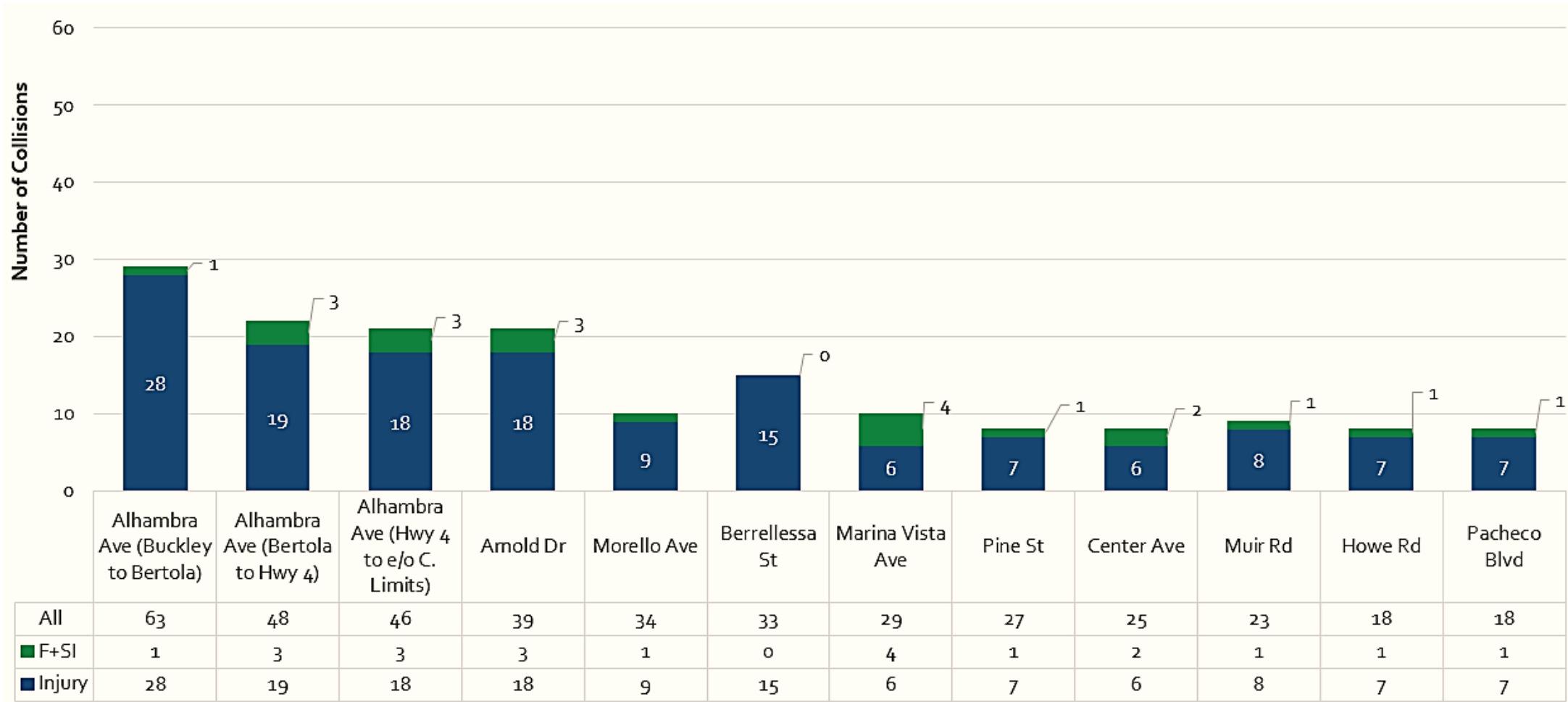


Top Five Collisions by Primary Collision Factors





Collision Analysis – Top 12 Corridors





Areas of Emphasis Findings

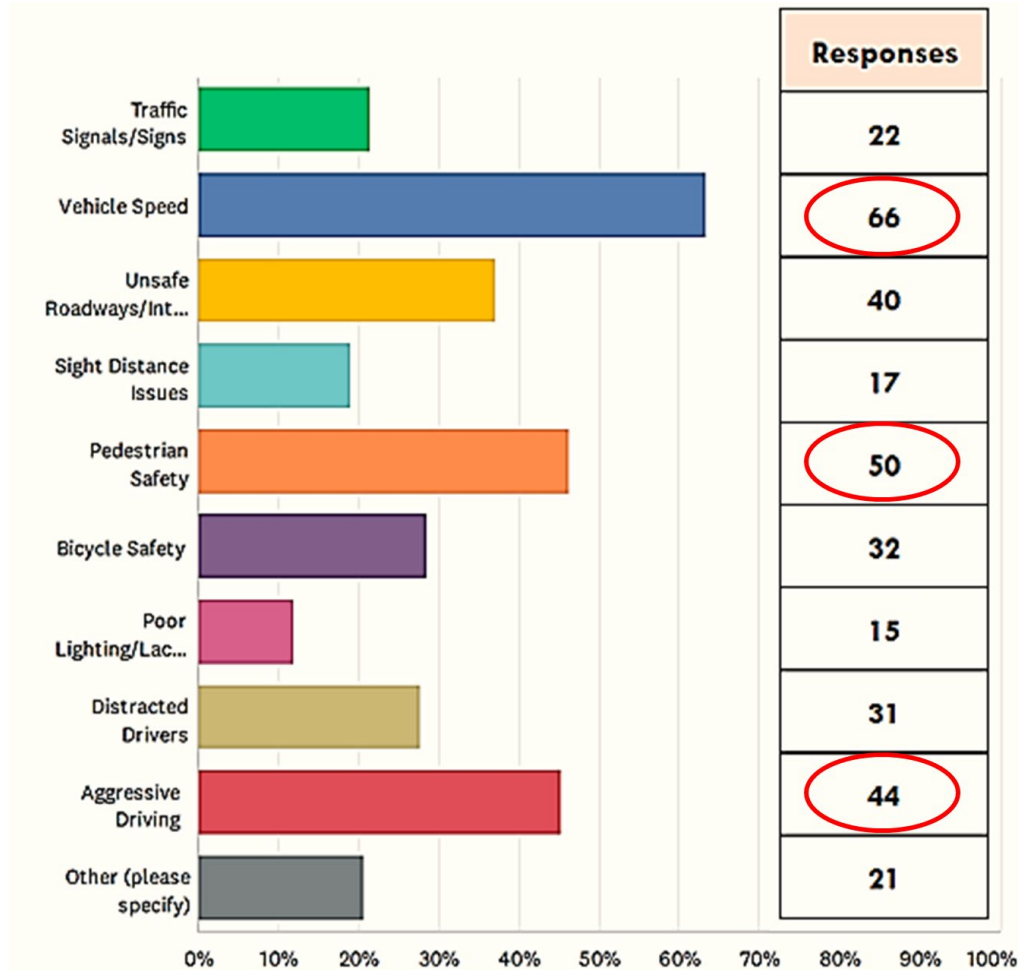
- Speeding
- Lighting Condition
- Aggressive Drivers
- Pedestrian Safety
- Bike Safety



Local Road Safety Plan



Q. What Are Your Biggest Concerns Related To Transportation Safety?



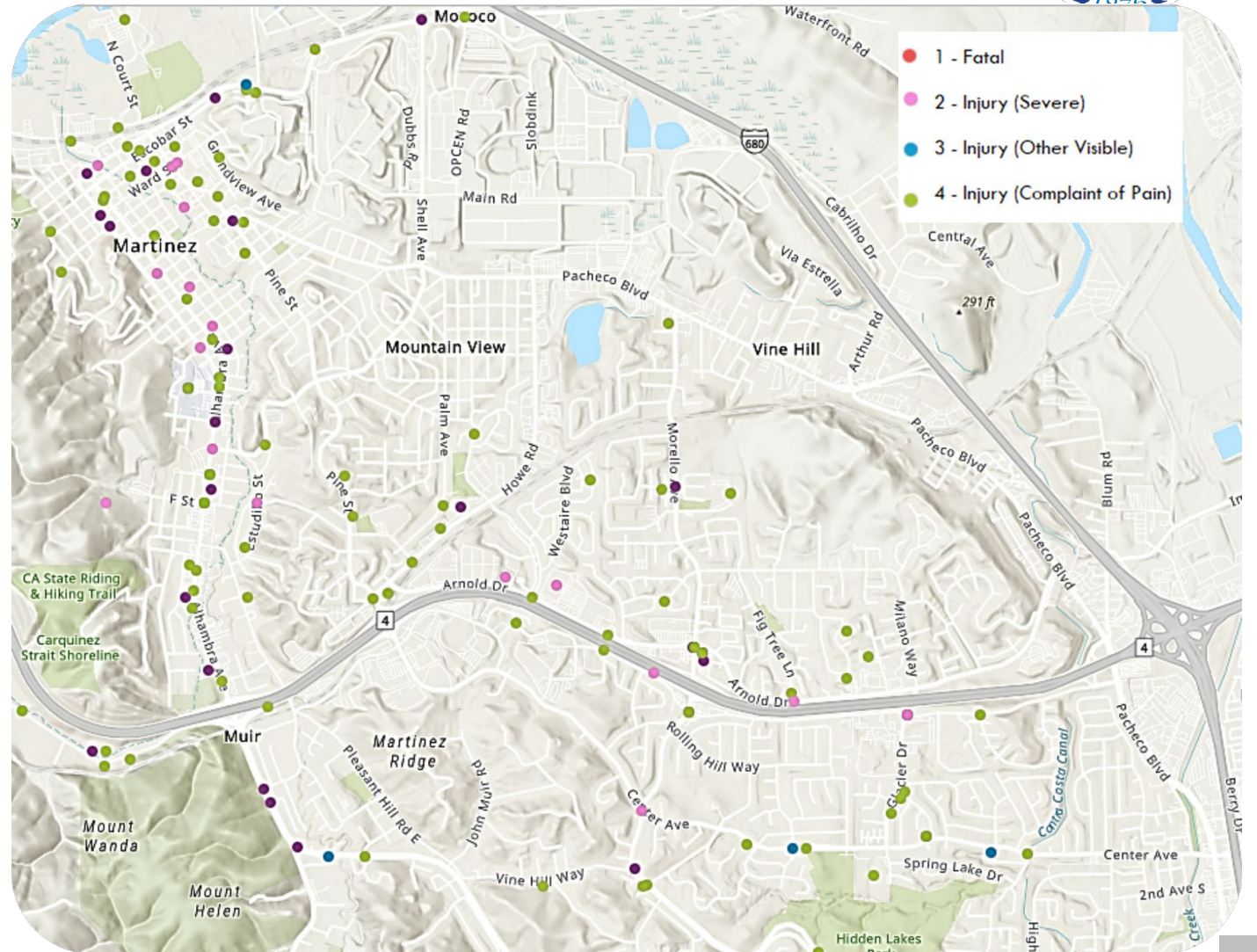
Local Road Safety Plan



Collision Analysis - Speeding

Total Collisions (2017 to 2022) - **153**
Fatal & Severe Injury - **6**

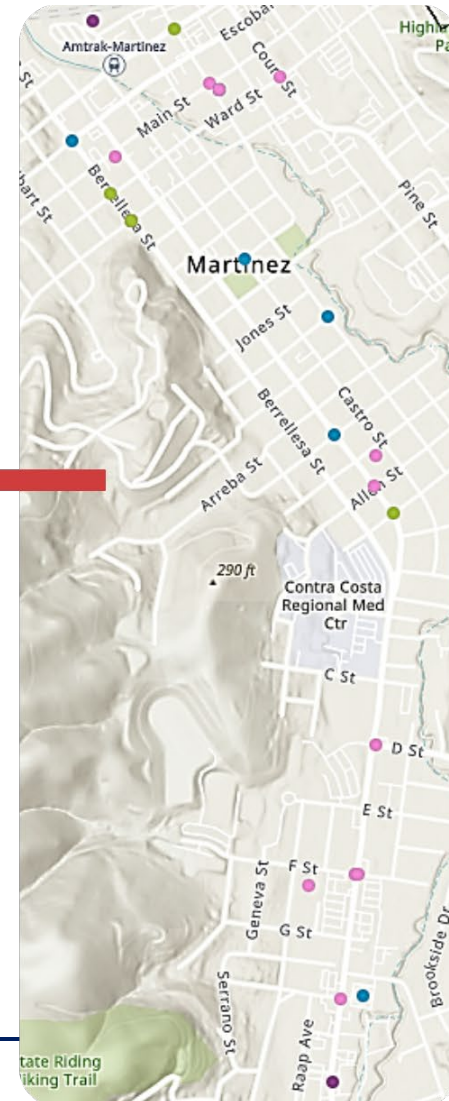
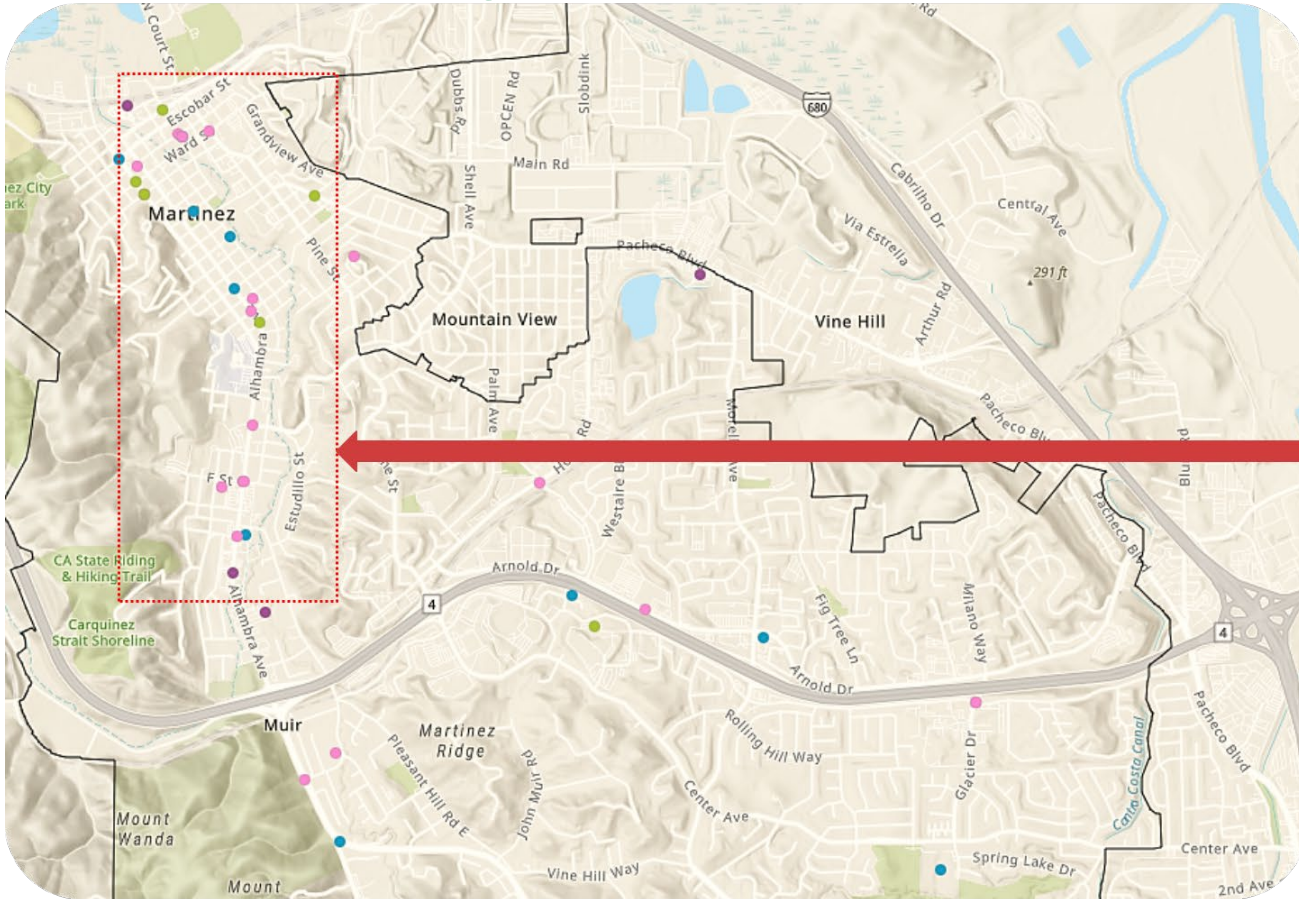
Collision Hotspots
Alhambra Avenue
Arnold Drive
Morello Avenue
Center Avenue



Local Road Safety Plan



Collision Analysis – Pedestrians



Total Collisions (2017 to 2022) – **38**
Fatal & Severe Injury – **5**

- Collision Hotspots**
- Alhambra Avenue**
- Berrellesa Street**
- Main Street**
- Ward Street**

Local Road Safety Plan



Collision Analysis – Bicycles

Total Collisions (2017 to 2022) – **29**

Fatal & Severe Injury – **9**

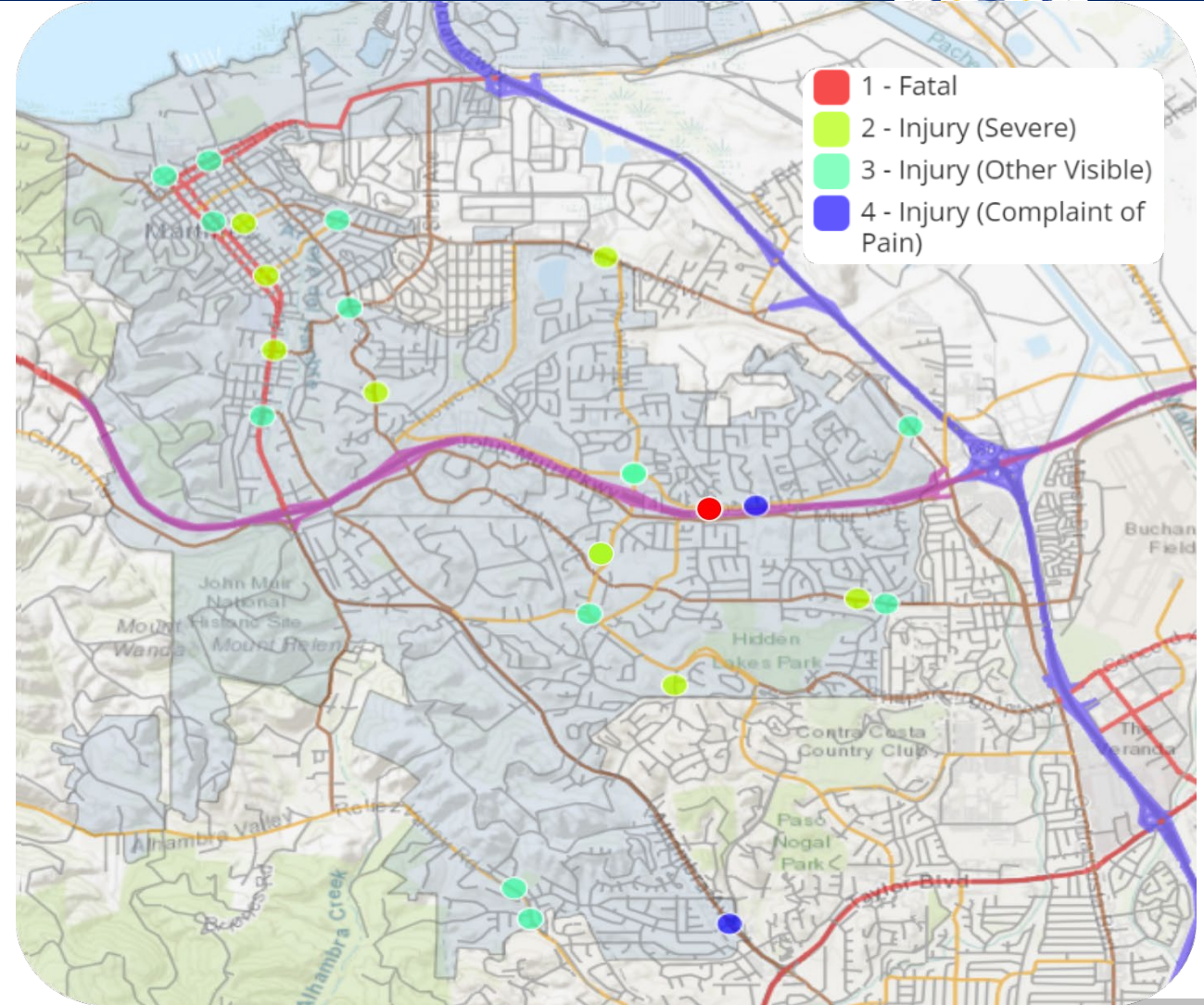
Collision Hotspots

Alhambra Avenue

Arnold Drive

Morello Avenue

Center Avenue





Countermeasures & Recommendations

The safety strategies of a few elements of a Safe System Approach are used:

- ✓ Safe Roads,
- ✓ Safe Speeds and
- ✓ Safe Road Users



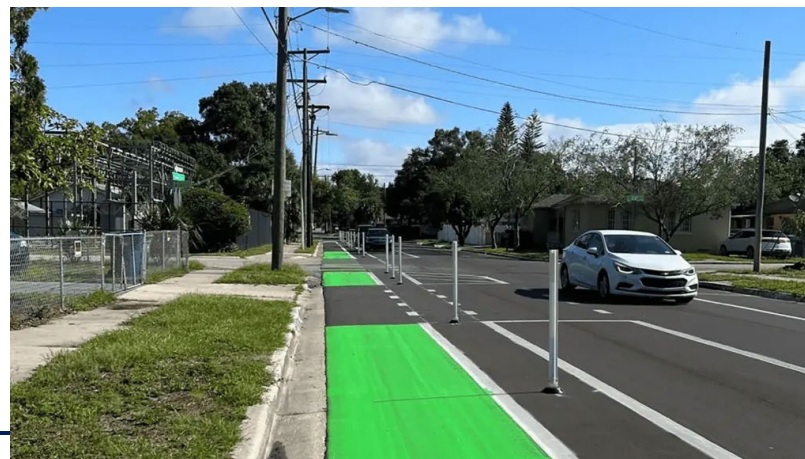
Local Road Safety Plan



Reduce Excessive Speed

	Potential Speeding Countermeasures (Major Street)	LRSM #
1	Increase Yellow Change Interval (YCI) & All Rd Time	NA
2	Add Leading Pedestrian Interval (LPI)	S21PB
3	Install dynamic/variable speed warning signs	R26
4	Provide advanced dilemma zone detection for high speed approaches	S04
5	Improve pavement friction (High Friction Surface Treatments)	R21
6	Install Separated Bike Lanes	R33PB
7	Reduce lane width to 11-foot	NA
8	Coordinate signals at lower speed	NA
9	Apply Assembly Bill (AB) 43 methodology to lower speed limits	NA

	Potential Speeding Countermeasures (Minor Street)	LRSM #
1	Reduce lane width to 10 or 11-foot	NA
2	Apply Assembly Bill (AB) 43 methodology to lower speed limits	NA
3	Install dynamic/variable speed warning signs	R26
4	Install edge-lines and centerlines	R28
5	Install raised pedestrian crossing	R15
6	Install Rectangular Rapid Flashing Beacon (RRFB)	R16
7	Install Curb Extensions	NA
8	Install traffic circles	NA





Improve Lighting Condition

The quality of the lighting can vary widely.

Streetlights can be insufficiently bright or placed too widely apart.



	Potential Lighting Condition Countermeasures	LRSM #
1	Check and Add intersection lighting	S01
2	Adopt City street lighting guidelines (or based use IES)	NA
3	Improve signal hardware: lenses, back-plates	S02
4	Install flashing beacons as advance warning	S10
5	Install raised pavement markers & striping (Through Intersection)	S09
6	Add signal heads where needed for improved visibility	NA

Notes:

LRSM - Local Roadway Safety Manual, April 2022

IES - Illuminating Engineering Society of North America



Improve Pedestrian Safety

Should heighten presence of pedestrians and help serve pedestrian desire lines.

Improve lighting and add traffic calming.



Potential Countermeasures		LRSM #
<i>Pedestrian Safety</i>		
1	Add Leading Pedestrian Interval (LPI)	S21PB
2	Install Bicycle Box	S20PB
3	Install advance stop bar before crosswalk	NA
4	No right-turn dynamic sign	NA
5	Protected Intersections	NA
6	Install pedestrian crossing at uncontrolled locations	S18PB
7	Install Rectangular Rapid Flashing Beacon (RRFB)	NS22PB
8	Install Pedestrian Hybrid Beacon (HAWK)	NS23PB



Improve Bike Safety

Adding buffer or separated bike lanes to facilitate east-west and north-south travel in the City would be a huge improvement and will also calm traffic along major arterials.

Potential Countermeasures		LRSM #
	Bike Safety	
1	Install Bicycle Box	S20PB
2	Install advance stop bar before crosswalk	NA
3	Bike Activation	NA
4	Add Leading Pedestrian Interval (LPI)	S21PB
5	Protected Intersections	NA
6	Buffer Bike Lanes	R32PB
7	Class 4 Cycle Track	R33PB

Notes:

LRSM - Local Roadway Safety Manual, April 2022



Calm Aggressive Drivers

High-visibility enforcement through highly visible patrols, such as checkpoints, saturation patrols, or message boards.

Coordinating traffic signals at a lower speed has shown to be effective. Speeds during nighttime are usually higher so signals could be coordinated at a lower speed.

	Potential Countermeasures	LRSM #
1	High Visibility Enforcement	NA
2	Driver education and media campaign	NA
3	Coordinate signals at lower speed	NA
4	Provide advanced dilemma zone detection for high speed approaches	S04



Fiscal Impact

Development of the LRSP was funded by Measure J funds. Implementation of the LRSP will be achieved through either the City's current roadway projects or future CIP projects as grant funds are received.



Recommendation

Pass a resolution adopting the City of Martinez Local Roadway Safety Plan



Questions?

Additional questions by City Council?



**City of Martinez
City Council Meeting
Solid Waste & Recycling Franchises
Amendment/Extension**

March 20, 2024



Background on Franchises

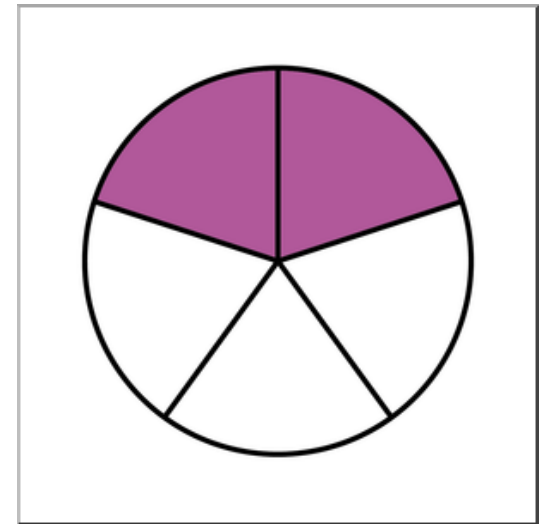
- The City has one franchise for solid waste & one for recycling/composting
- Those agreements were last amended in 2021 to institute State of CA required services for SB 1383 (climate change law)
- Rates not adjusted at that time





Ad Hoc Subcommittee

- Mayor Zorn and Councilmember Ross were appointed to a Solid Waste Ad Hoc Subcommittee on March 15, 2023, via Resolution No 030-23





Exclusive Negotiation Process

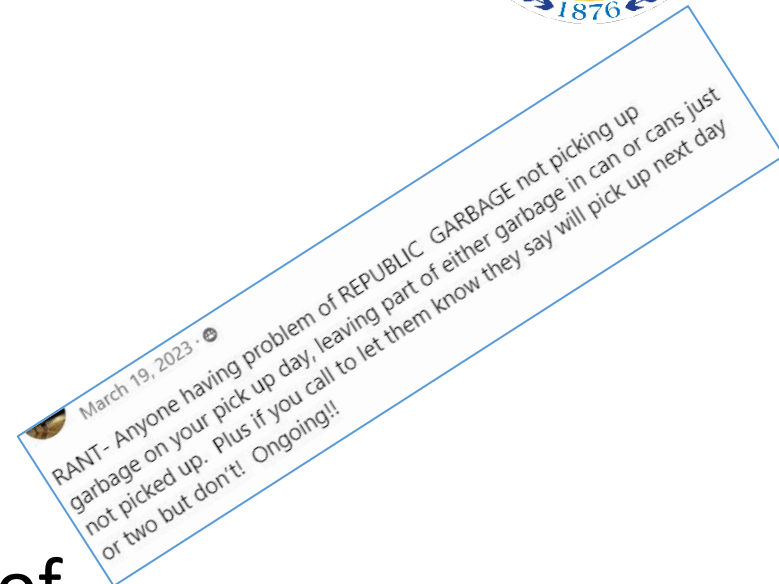
- First tried in July 2021, but tabled due to hauler staffing issues, absenteeism and poor customer satisfaction survey results





Exclusive Negotiation Process

- Second instance, per Council direction in 2022, with negotiations in earnest in summer 2023
 - However, another round of service problems and hauler expressed financial needs scuttled the City's pursuit of long-term agreement





Pivot from long-term agreement to short term extension

- The City retained R3 Consulting Group to assist with these negotiations – and they will now present on some of the details of the proposed Amendment



City of Martinez

Republic Agreement Extension

March 20, 2024



CONSULTING GROUP, INC.

RESOURCES • RESPECT • RESPONSIBILITY

AGENDA

1. Negotiations Process



2. Key Terms



3. Program Enhancements



4. Timeline



Negotiations Process

- Current term for the Agreements ends January 5, 2025
- Initial negotiations pursued restatement and 10-year extension
- City pivoted to 3-year extension via amendment, to January 1, 2028
 - Key extension advantages retained
 - Base Year Rate Adjustment process triggered early due to Republic revenue shortfall

Key Terms

- Extensions to January 1, 2028
 - Allows for correction of operational issues
 - Provides time for RFP (if necessary)
 - Provides time to monitor neighboring communities
- Credit for Missed Collections
- Liquidated Damages for Delayed Routes
- Trigger early Base Year Review
 - New Base Year rates to be in effect September 1
 - or*
 - Republic option to protest
 - CPI-based rate adjustment for January 1, 2025 (CPI + 3.1%)
 - Earlier termination date August 1, 2026, should Republic not accept Base Year Review results
 - No Program Enhancements

Program Enhancements

- Full-Time Sustainability Advisor
- Multi-Family Voucher Program
 - 500 vouchers per year, 1 cubic yard each
 - Pick up at 441 N. Buchanan Circle, Pacheco
- Recycling Sustainability Fund
 - Increase to \$75,000 annually
- Payment for Litter, Recycling and Compost Receptacles
 - \$75,000 annually
- Compost Giveaway
 - Increase from 2 to 4 per year
- Proactive Marina Vista Illegal Dumping Cleanup
- Coordinate Volunteer Clean-Up Days

Timeline

- 2024
 - March 20, Proposed Amendment Presented
 - March 21, Base Year Review Process Begins
 - July, Base Year Rates Presented for Council Approval
 - September 1, Rates In Effect (if Republic does not protest)
- January 1, 2025, Indexed Adjustment + 3.1%
 - If Republic protests
- January 1, 2026, Indexed Adjustment
- August 1, 2026, Agreement Termination
 - If Republic protests
- January 1, 2027, Indexed Adjustment
- January 1, 2028, Agreement Termination

Solid Waste & Recycling Franchises Amendment/Extension



Questions?



CITY COUNCIL REGULAR MEETING AGENDA

UPDATED 3/20/2024

Mayor Brianne Zorn
Vice Mayor Debbie McKillop
Councilmember Jay Howard
Councilmember Mark Ross
Councilmember Satinder S. Malhi

DATE: Wednesday, March 20, 2024
TIME: 7:00 PM
PLACE: Council Chamber, 525 Henrietta Street, Martinez, CA 94553 and via Zoom;
Councilmember Howard Will Be Participating Virtually From 8151 N Cedar Street #101,
Fresno, CA 93720

INFORMATION FOR THE PUBLIC

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REMOTE PARTICIPATION

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1. Via Mobile Phone or Desktop, using the Zoom App direct link: *UPDATED*
<https://cityofmartinez-org.zoom.us/j/95835132159?pwd=QW44WHZGdnU5Z3J6M2NjRWZPMmsyUT09>
2. Via Web Browser, from <https://zoom.us/join>
 - a. Webinar ID: **958 3513 2159**
 - b. Passcode: **949232**
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 12pm 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.

AGENDA CONTINUED TO PAGE 2

CALL TO ORDER - Pledge of Allegiance

ROLL CALL - Councilmembers Jay Howard, Mark Ross, Satinder S. Malhi, Vice Mayor Debbie McKillop, and Mayor Brianne Zorn

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.*

PRESENTATIONS

1. Proclamation - National Library Week
[Proclamation - Library Week 2024](#)
2. Martinez Library Update
3. Contra Costa County Library Commission Update
4. Chamber of Commerce Business of the Month for March 2024 - DVY Cards & Collectibles
5. Martinez Community Evacuation Drill Overview

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 City Council, and which are not action items listed elsewhere on the agenda.*

CONSENT CALENDAR

6. Motion waiving reading text of all Resolutions and Ordinances.
7. Motion to Approve City Council Action Minutes for February 21, 2024.
[Action Minutes 2-21-2024](#)
8. Motion to approve City Council Action Minutes for March 6, 2024.
[Action Minutes 3-6-2024](#)
9. Motion to reject claim submitted by Lorenzo Sierra (GL-20924-MZ).
[Claim - Lorenzo Sierra \(GL-20924-MZ\)](#)
10. Motion to reject claim submitted by John Hutchens (GL-20906-MZ).
[Claim - John Hutchens \(GL-20906-MZ\)](#)
11. Motion approving Check Reconciliation Register, dated February 29, 2024.
[Check Reconciliation Register 2-29-2024](#)
12. Motion approving the Check Reconciliation Register, dated March 7, 2024, and Wire Transfer Register, dated March 8, 2024.
[Check Reconciliation Register 3-7-2024](#)
[Wire Transfer Register 3-8-2024](#)
13. Waive the reading and adopt the Ordinance amending the Martinez Municipal Code to add Chapter 15.34 (Universal Design and Accessibility).
[Staff Report - Universal Design and Accessibility Regulations](#)

Ordinance - Universal Design and Accessibility Regulations

14. Adopt a resolution approving multi-way stop controls at the intersection of Westaire Boulevard and Oakwood Circle/Trailview Circle.
Staff Report - Westaire/Oakwood Multi-way Stop Controls
Resolution – Westaire Blvd and Oakwood Circle/Trailview Circle Multi-way Stop Control
Attachment A - Location Map

15. Adopt eight resolutions directing the City Engineer to prepare the annual Engineer’s Reports for Fiscal Year 2024-25 for the following Landscaping and Lighting Districts:
 1. 1979-3 LL-2 Village Oaks Terrace
 2. 1981-3 Muir Station Park
 3. 1983-3 Vista Oaks
 4. 1988-1 Center Martinez
 5. 1994-1 Creekside
 6. 1997-1 Brittany Hills
 7. 2000-2 Terra Vista
 8. 2001-1 Alhambra Estates**Staff Report - LLADs Directing Preparation of Annual Reports FY24-25**
Resolution - LLAD 1979-3 (LL-2) (Village Oaks Terrace) for Fiscal Year 2024-25
Exhibit A – District Boundary Diagram
Resolution - LLAD 1981-3 (Muir Station Park) for Fiscal Year 2024-25
Exhibit B – District Boundary Diagram
Resolution - LLAD 1983-3 (Vista Oaks) for Fiscal Year 2024-25
Exhibit C – District Boundary Diagram
Resolution - LLAD 1988-1 (Center Martinez) for Fiscal Year 2024-25
Exhibit D – District Boundary Diagram
Resolution - LLAD 1994-1 (Creekside) for Fiscal Year 2024-25
Exhibit E – District Boundary Diagram
Resolution - LLAD 1997-1 (Brittany Hills) for Fiscal Year 2024-25
Exhibit F – District Boundary Diagram
Resolution - LLAD 2000-2 (Terra Vista) for Fiscal Year 2024-25
Exhibit G – District Boundary Diagram
Resolution - LLAD 2001-1 (Alhambra Estates) for Fiscal Year 2024-25
Exhibit H – District Boundary Diagram
Attachment A - Location Map

16. Adopt a resolution accepting the bid of Con-Quest Contractors, Inc. as the lowest responsive and responsible bidder and authorizing the City Manager to execute a contract in the amount of \$3,532,616, and any change orders up to 10% of the contract amount until completion of the project in accordance with the approved plans and specifications.
Staff Report – C7052 Award Construction
Resolution - C7052 Award Construction

17. Receive and file a report summarizing the City Council’s Annual Retreat.
Staff Report - City Council Annual Retreat Report
Attachment A – City Council Annual Retreat Report

18. Receive the Annual Progress Report on the status of the General Plan and Housing Element for calendar year 2023 and direct staff to forward it to the Governor’s Office of Planning and Research and California Department of Housing and Community Development.

Staff Report - Housing Element Annual Progress Report
Attachment A – Housing Element Annual Progress Report Tables
Attachment B – General Plan Annual Progress Report

***CONVENE AS THE BOARD OF DIRECTORS OF CONTRA COSTA COUNTY
SANITATION DISTRICT NO. 6***

19. Adopt Resolution directing the City Engineer to prepare a written statement establishing the amount necessary to maintain, operate, extend, or repair the sanitary sewer system in Contra Costa County Sanitation District No. 6 for Fiscal Year 2024-25.
Staff Report - Direct Preparation of Annual Report SD6 FY24/25
Resolution - Direct Preparation of Annual Report SD6 FY24/25
Attachment A – System Map

RECONVENE AS THE CITY COUNCIL OF THE CITY OF MARTINEZ

PUBLIC HEARING ITEMS

20. Conduct a public hearing and adopt a resolution amending the City's User Fee Schedule for City Services and determining the project is statutorily exempt pursuant to Public Resources Code Section 21080(b)(8) and CEQA Guidelines Section 15273(a) since the fees being established are for the purposes of meeting operating expenses.
Staff Report - User Fee Schedule Update
Resolution - User Fee Schedule Update
Attachment A - Community Survey Results
Attachment B - Price Point Recommendation Worksheet
Attachment C – Revised User Fee Schedule
Attachment D – Proposed Scholarship Program

GENERAL BUSINESS ITEMS

21. Adopt a resolution adopting the City of Martinez Local Roadway Safety Plan.
Staff Report – Adoption of Local Roadway Safety Plan
Resolution - Adoption of Local Roadway Safety Plan
Attachment A – Local Roadway Safety Plan
22. Adopt a resolution to approve and authorize the City Manager to execute the Third Amendment to the Restated and Amended Franchise Agreement (Solid Waste) and the Restated and Amended Franchise Agreement (Recycling) between the City of Martinez and Allied Waste Systems, Inc., d.b.a. Allied Waste Services of Contra Costa County and d.b.a. Republic Services of Contra Costa County.
Staff Report - Republic Services Franchises Extension
Resolution - Republic Services Franchises Extension
Attachment A – Proposed Third Amendment to Solid Waste and Recycling Collection Franchise Agreements

CHIEF OF POLICE

23. Comments/Updates

CITY MANAGER

24. Comments/Updates

25. Receive and file report regarding PBF Energy refinery investigation and associated updates.
[Staff Report - PBF Investigation and Associated Updates](#)

APPOINTMENTS TO COMMISSIONS AND/OR AGENCIES

SUBCOMMITTEE REPORTS

CITY COUNCIL

26. Comments/Updates

ADJOURNMENT - *Adjourn to a City Council Closed Session on April 3, 2024, at 5:30PM.*

On March 16, 2024, 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.

/s/ Kat Galileo, Assistant City Clerk



CITY COUNCIL SPECIAL MEETING AGENDA

Mayor Brianne Zorn
Vice Mayor Debbie McKillop
Councilmember Jay Howard
Councilmember Mark Ross
Councilmember Satinder S. Malhi

UPDATED 3/20/2024

DATE: Wednesday, March 20, 2024
TIME: 5:30 PM
PLACE: Council Chamber, 525 Henrietta Street, Martinez, CA 94553 and via Zoom;
Councilmember Howard Will Be Participating Virtually From 8151 N Cedar Street #101,
Fresno, CA 93720

INFORMATION FOR THE PUBLIC

Information regarding meetings, including agenda materials, schedules and more, 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: *UPDATED*
<https://cityofmartinez-org.zoom.us/j/95835132159?pwd=QW44WHZGdnU5Z3J6M2NjRWZPMmsyUT09>
2. Via Web Browser, from <https://zoom.us/join>
 - a. Webinar ID: **958 3513 2159**
 - b. Passcode: **949232**
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 12PM the day of the meeting. For information on how to submit written comments, please visit the City's Meetings & Agendas webpage linked above.

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AGENDA CONTINUED TO PAGE 2

CALL TO ORDER

ROLL CALL - *Councilmembers Jay Howard, Mark Ross, Satinder S. Malhi, Vice Mayor Debbie McKillop and Mayor Brianne Zorn*

SPECIAL MEETING ITEM(S)

1. Receive report, hold discussion, and provide direction to staff regarding potential revisions to the City's industrial zoning policies and regulations.
[Staff Report - Industrial Zoning](#)

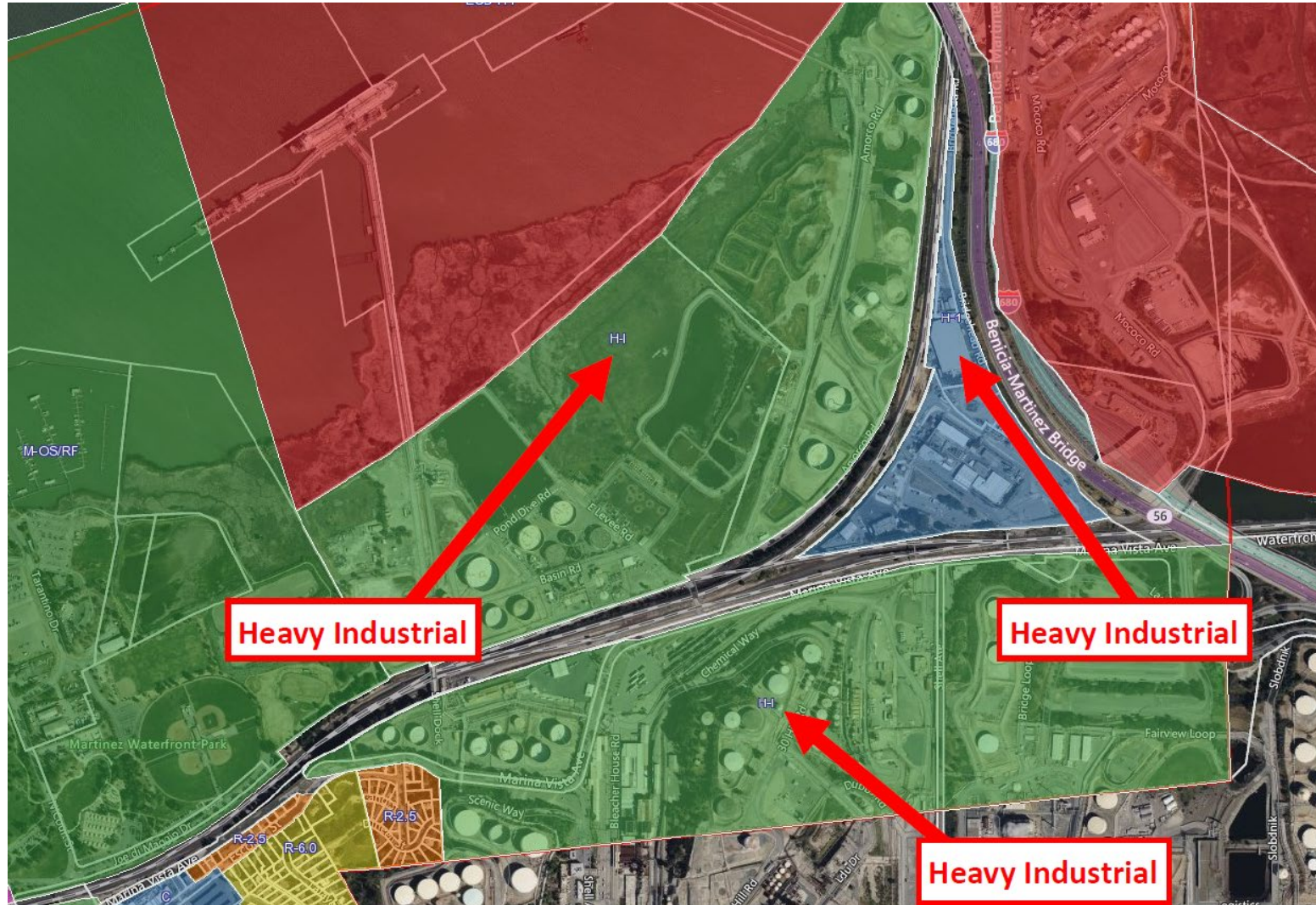
PUBLIC COMMENT - *Reserved for Agenda Items only*

ADJOURNMENT - *Adjourn to a Regular City Council Meeting on March 20, 2024, at 7:00 PM*

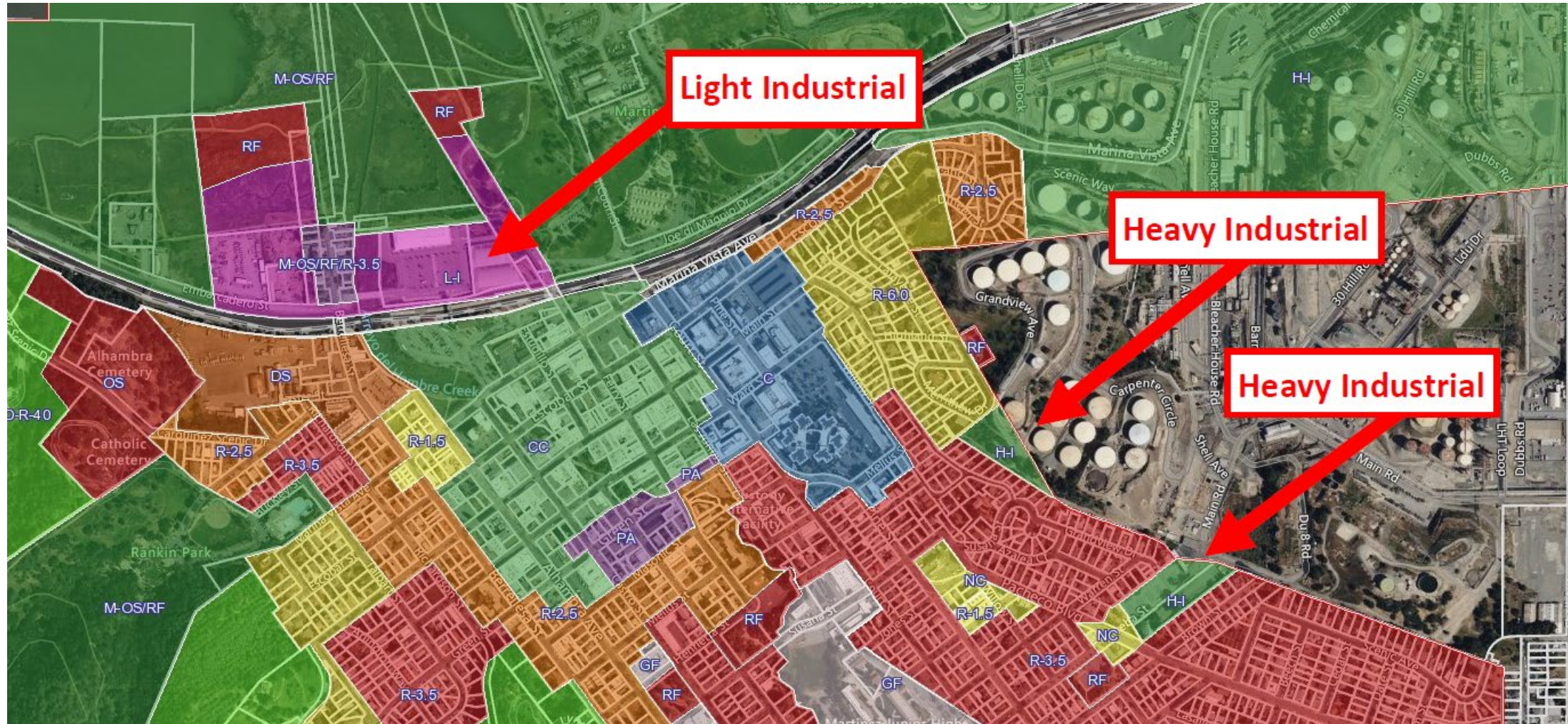
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/s/ Kat Galileo, Assistant City Clerk

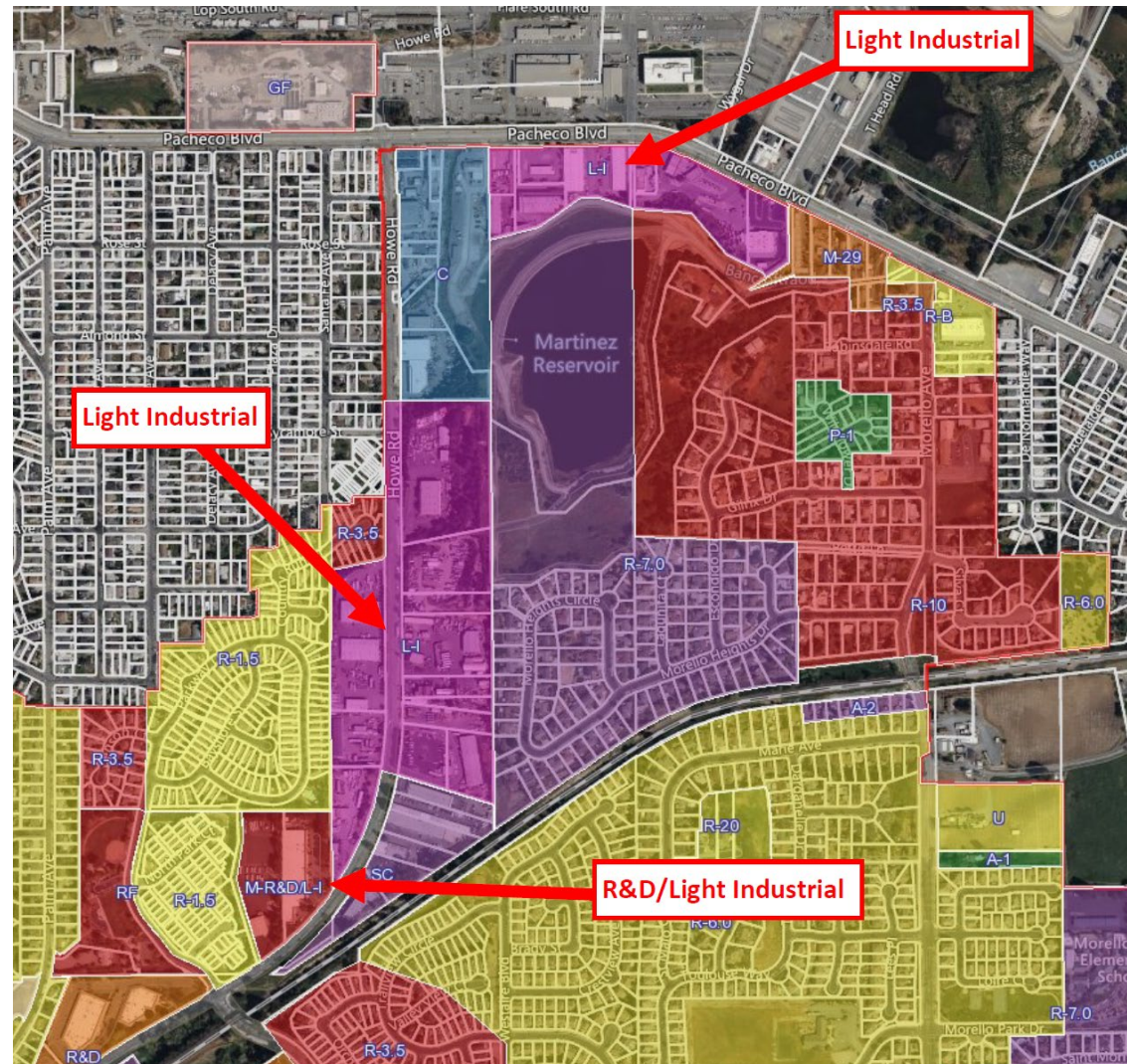
Industrial and R & D Zones



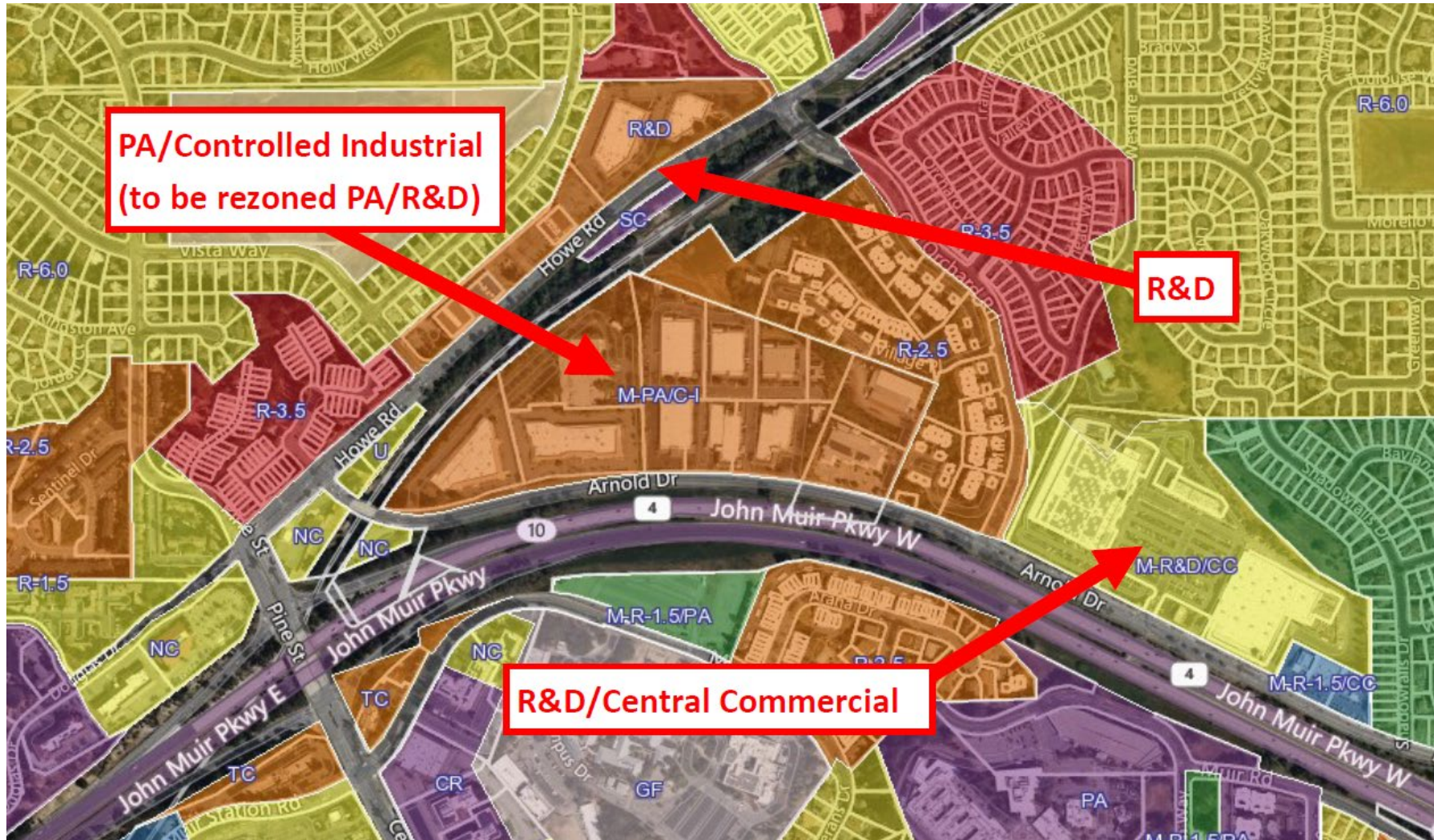
Industrial and R & D Zones



Industrial and R & D Zones



Industrial and R & D Zones



Kat Galileo

From: Tim Platt <tim_mart2001@yahoo.com>
Sent: Tuesday, March 19, 2024 9:36 PM
To: Brianne Zorn; Jay Howard; Satinder S. Malhi; Debbie McKillop; Mark Ross; Michael Chandler; Michael Cass; Kat Galileo
Cc: Mark Thomson; Seth Adams; HarlanUseFirst021521; Jennifer Pearson; Tim Platt
Subject: Public Comment for Special Meeting for Industrial Zoning Regulations Revisions workshop on 4/20/24

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mayor and City Councilmembers,

We will not be able to attend the Industrial Zoning Special Meeting and Study Session and would like to offer the following thoughts.

1. It is good to see the City directing this effort to help the commercial and industrial sector of Martinez grow. We believe that growth of this sector is one of the best ways to increase our tax income and has other significant benefits to Martinez. We have been encouraging thinking along these lines for a long time.
2. It is our understanding that, unlike most of the recent zoning changes, this is NOT primarily motivated by State demands that are required to get our Housing Element approved.
3. Two comments: we believe the 48 ft. height allowance is too high to be the starting point. The same applies to the zero side and back setbacks. Both will be out of scale for our town and for most existing industrial/commercial areas. Not allowing these massive structures is especially important (a) in some existing industrial/commercial areas, (b) in those areas that are exposed to or in close proximity to residential neighborhoods and supporting commercial/retail areas and (c) in those areas that act as scenic ways into and out of our town--for instance Arnold Drive and the southern portion of Howe Rd. They could be allowed as discretionary limits subject to City approval.

Thank you for considering this input. We would appreciate your adding this to the meeting record.

Tim Platt for Thousand Friends of Martinez

Kat Galileo

From: Tom O'Brien <tino@upnutcreek.org>
Sent: Sunday, March 17, 2024 12:22 AM
To: CityClerk
Subject: Comments for consideration at the March 20 Special Meeting of the City Council

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mayor and Councilmembers:

I see that the City Council will be discussing possible changes (increasing height and density) to the City's Industrial zoning at the Council's Special Meeting on March 20, 2024. I suppose the proposed zoning makes sense for industrial uses, but feel that there needs to be an analysis of what might happen if a *residential* developer comes in with a proposal that takes advantage of State laws allowing high density residential, potentially with a density bonus, on commercial and industrial sites. Under these State mandated rules, zoning densities and height limits essentially become the base upon which additional height and density can be added.

Take, for example, the light industrial lots along Berrellessa on the north side of the railroad tracks. What would a potential residential project look like now with the current 30 feet plus density bonus height, versus 48 foot plus density bonus height under the proposed changes? Is a residential tower really what we want to see on the marina side of the railroad tracks? The industrial lots along Howe Avenue backing up against the Morello Heights neighborhood should also get a look. What might neighbors see over their back fences?

Sincerely,

Tom O'Brien
6608 Waverly Rd, Martinez

Kat Galileo

From: Jennifer Pearson <jennifer.maryphd@gmail.com>
Sent: Wednesday, March 20, 2024 11:50 AM
To: Kat Galileo
Subject: Pls distribute to City Council & Staff for March 20, 2024

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: Members of the Martinez City Council and Staff

Public comment for Staff Report: March 20, 2024

Consideration of Potential Industrial Zoning Regulations Revisions

I agree with D. Gordon's description of the rationale to revise the Industrial Zoning.

However, the solutions to create new appropriate zoning standards for developing high rise building heights, skimpy side, fronts and back setbacks along with no landscaping strike me as isolated from the regional climate conversation goal of a climate resilient future for all of us.

Many questions arise for climate change mitigation in industrial zones. To cite a few:

1) as neighboring (residences, commercial offices, etc,) have solar panels—will tall industrial buildings be sited with wider setbacks from shadowing nearby sunlight electrifying solar panels?

2) Barren land with no landscaping? The revised zoning regulations could require landscaping of healthy trees and ground covers, storm water drainage swales, etc to absorb fossil fuel emissions-sequester carbon. Lack of an urban forest that sequesters carbon.

3) The Regulations are an opportunity to 'grow' local Industrial Parks that may receive funding from the complex Inflation Reduction Act.

Thank you for your attention to expand the discussion.

Sincerely, Jennifer Mary Pearson
135 Dutra Road, Martinez, CA

Hello City Council Members, Mayor Zorn and all of the community activists involved

My name is Zoe Carpenter and I live at 1025 Brown Street. My home is located one block west of the intersection of Pine Street and Brown Street.

I would like to first say thank you for inviting our community to speak tonight on the agenda items at this evening city council meeting.

I am here tonight to address the Local Road and Safety plan that is set forth in the staff report provided.

I have read through the Staff Report and the Local Roadway Safety Plan that is in progress for the city of Martinez. As well, I have reviewed some of the Federal and State project funding requirements in effort for grant funds to be provided to our city. One major aspect of funding is our Local Roadway Safety Plan- LRSP and the governmental requirements to be provided the LRSP to ask for funding including grant money from other State and National organizations. I'm thrilled to know that this process is being investigated. As well we all know these processes are lengthy and time consuming. The stakeholders list appears extensive and I am thankful for that.

Other very important stakeholders are those of us here in the room, those on the phone and those unable to be here to present and speak for themselves. We are those immediate stakeholders that are witnessing and suffering in many forms the severe traffic issues we have now in our community that impact our daily lives and the need for these issues to be addressed immediately so that we are not another "Reduced Fatality or seriously injured person". Reduction of fatalities and reduction of seriously injured persons are ever present terms that are used in our own local roadway safety plans, California's Safe Roads

Strategic highway plans, and US highway safety plans. Reductions of fatalities and seriously injured leaves me to think about a missing term.

That term is PREVENTION. One term that I think needs to be used ubiquitously is PREVENTION of fatalities and injured persons. We need to prevent these problems and this city needs immediate implementation of projects and processes to start this preventative measures.

Like I said before I live one house over from the corner of Brown Street and Pine. Every single day I see drivers running the stop signs at that intersection, speeding through without so much as even a California Stop, ^{wreckless} turning onto the perpendicular streets, speeding through the stop signs without care to oncoming traffic, pedestrians and bicyclists. Myself and my two dogs have almost been run over three times while crossing the Brown Pine street intersection. Once in the late evening by a local Sherriff SUV that did not adequately stop and did not see us in the dark intersection.

One could sit at that corner for just one hour and witness egregious traffic violations one after another.

In the past four years these are the traffic incidents that I have been a personal recipient of - along with the approximate costs to my person

1. HIT and RUN My daughters Honda was broadsided while parked on Brown Street in front of my house required body shop repairs. My deductible \$500.
2. HIT and RUN My own personal truck was broadsided while parked on Brown Street in front of my house, which required body shop repairs. My deductible \$500

3. **HIT AND RUN:** My housemates Subaru was broadsided while parked on Brown Street in front of our house required body shop repairs. Her deductible \$500
4. **HIT AND RUN:** A friends Mercedes was broadsided while parked on Brown Street in front of my house required body shop repairs. Her deductible cost \$1000
5. **HIT AND RUN:** My house sitters JEEP was recently rear-ended which subsequently slammed into my car, both vehicles Parked on Brown Street in front on my house. BOTH cars were completely totaled and had to be salvaged and replaced. It is known to be a silver Toyota Camry but never a driver detained Insurance did not cover her car as she had liability only. This cost her over 12 thousand dollars to purchase a new used vehicle. My car was also totaled and insurance did not pay the replacement cost for my new used same year car. This cost me \$5000. It may seem obvious but I need to mention that if a driver has totaled two vehicles, one houselength from the intersection, they not only ran that stop sign but had to have been traveling at excessive speed. We are lucky no one was killed.
6. I personally witnessed a driver speed through out intersection come up onto my yard and break off two almost full grown crepe myrtle trees at their base and push them into my neighbor's yard. I urged him to get out of his car, rather he pulled back quickly towards me and sped off. I was lucky he did not run me over. Had I been tending to the yard area around the trees and been hit by this driver, I certainly would have been a fatality. I am frequently in my yard tending to my yard and garden. I frequently feel unsafe and us pilons to draw attention. The replacement of those two trees cost me well over \$10,000 dollars. This may seem like an amount hard to believe but large

trees are VERY expensive to replace. Not only the high cost of the trees, but landscapers to place them, tractors to dig large holes and cranes to drop the trees in. I am thankful it was trees and not my own life that was lost.

This total out of pocket for these 6 items I have mentioned is approximately 30 thousand dollars. That is not to mention the costs that insurance companies had to pay after deductibles. **THIS IS COMPLETELY UNACCEPTABLE AND PREVENTABLE.** There needs to be swift and immediate action take at this intersection.

There are several resolutions outlined in our Local Roadway that should have and could be used to reduce these issues at Brown and Pine as well as many other intersections through-out our city. I will go through a few from the report to point them out, For example

In section

B.2 Intersection Countermeasures - Non-signalized intersections

NS08, Install Flashing Beacons at Stop-Controlled Intersections

NS10, Install transverse rumble strips on approaches

NS22PB, Install Rectangular Rapid Flashing Beacon (RRFB)

NS23PB, Install Pedestrian Signal (including Pedestrian Hybrid Beacon (HAWK))

B.3 Roadway Countermeasures

R01, Add Segment Lighting

R34PB, Install sidewalk/pathway (to avoid walking along roadway)
There are many places in the city, specifically southbound on Pine Street where no sufficient sidewalk exists and we are forced to walk in the street with the traffic

R36PB, Install raised pedestrian crossing to help lower speed approaches and safety of walkers

R37PB, Install Rectangular Rapid Flashing Beacon (RRFB) THIS COULD BE OF GREAT SAFETY AND TRAFFIC SLOWING IMPACT IN MY BELIEF.

Another item that is not mentioned is speed calming bumps. Why not them?

These are only a few of the possible resolutions written in your report, but in the meantime perhaps a sitting police officer might curb the issues a bit

Though I PERSONALLY have not YET been a "fatality or seriously injured person" at that intersection, I am one of the recipients of these seriously wreck less said traffic violators.

You will notice as you drive down Brown Street that MANY households utilized traffic pilons to deter these hit and runs, but so far the hit and runs continue. I know of several other accidents on Brown Street and the intersection caused by speeding drivers, and drivers that do not stop at this intersection They continue to collide and hit and run. The cost the residents of this city undertake is not acceptable and we feel unsettled, unsafe, and inadequately protected from the drivers in this city. I am asking you with great kindness, and care for my neighbors that these issues be addressed immediately.

I thank you city council members and urge you to take swift and immediate action.

Thank you so very much for your time!