

Contra Costa Mosquito and Vector Control District

Nola Woods

Public Affairs Director



CONTRA COSTA
**MOSQUITO
& VECTOR
CONTROL**
DISTRICT

The District

protecting public health since 1927

The Contra Costa Mosquito & Vector Control District is a public health agency dedicated to protecting the community from mosquitoes and other vectors of disease.

County citizens voted to create District in 1926 and we opened our doors in 1927.



The District

protecting public health since 1927

In 1993, Contra Costa County transferred its rat and rabies risk reduction programs to us, and that's when we changed our name to Contra Costa Mosquito and Vector Control District (District).



CONTRA COSTA
**MOSQUITO
& VECTOR
CONTROL**
DISTRICT



District Services

protecting public health since 1927

Mosquitoes

Rats/mice

Skunks

Ticks

Groundnesting Yellowjackets

Honey Bees



Special District

protecting public health since 1927

Funding

Property taxes

Benefit Assessments



District Facts

protecting public health since 1927

Board of Trustees: 22 Trustees representing cities and County at Large



2019 Trustee Photo



District Trustees

Board of Trustees

Represent the best interests of your community, ensure the delivery of essential local services and infrastructure, and faithfully serve the public good while upholding the law.

Source: CSDA Board Member Handbook



District Facts

protecting public health since 1927

Martinez Trustee: **Daniel Pellegrini**

First Appointed: **October 1997**

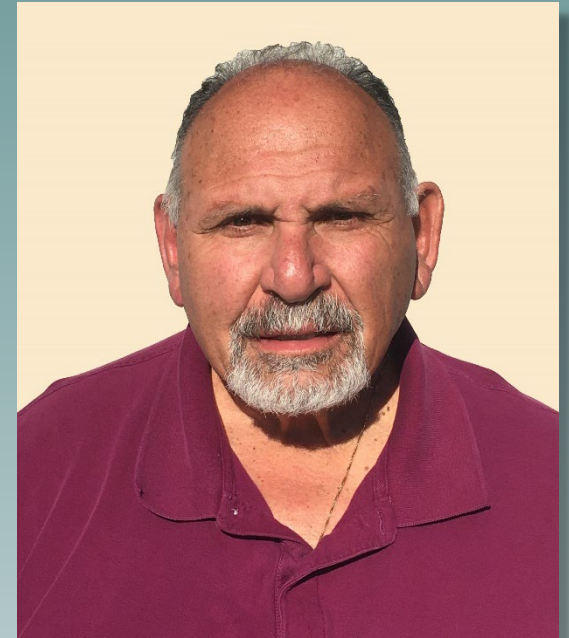
Trustee Officer: **Secretary**

Committees:

Executive

Audit

Personnel



Latest Vector-related Issues in Martinez

protecting public health since 1927

Requests for Service so far in 2024:

Mosquitoes: 12

Mosquitofish: 10

Neglected Swimming Pool: 2

Rats & Mice: 12

Skunk: 2

Tick ID: 1

Bees: 1

Ground-nesting Yellowjackets: 1



Latest Vector-related Issues in Martinez

protecting public health since 1927

District employees also inspect and treat these areas as needed:

Public waterways

Pastures

Parks

Other agricultural areas where mosquitoes and other vectors of disease or harm can cause issues for neighboring residents.



How the District Protects Public Health

protecting public health since 1927

Unmanned Aircraft System (UAS)



Contra Costa Mosquito & Vector Control District



155 Mason Circle, Concord
www.ContraCostaMosquito.com





PERMITTED AND CONDITIONALLY-PERMITTED USES, DEFINITIONS, INDUSTRIAL INCENTIVES, TEMPORARY USE PERMITS, MOBILE VENDORS, ACCESSORY DWELLING UNIT UPDATES, AND REZONING

Presented By: Daniel Gordon, Associate Planner

City Council Meeting | May 1, 2024



WHAT IS BEING PROPOSED?

- Comprehensive Update to Permitted and Conditionally-Permitted Uses
- New and Revised Definitions
- Industrial Zoning Incentives
- New Temporary Use Permit Chapter
- New Regulations for Mobile Vendors (Food Trucks)
- Minor Changes to Accessory Dwelling Units
- Rezoning 98 Parcels
- Other Minor Changes



BACKGROUND

Why are these changes necessary?

- Obsolete and archaic code language
- Housing Element (Work Plan) and State law
- Consistency and ease-of-use
- Evolving community needs



PERMITTED AND CONDITIONALLY PERMITTED USES

- Proposed to move from listing specific uses to a category-based approach
- Example: instead of “dry cleaning” and “pet grooming” as individual uses, a new category of “personal services” would take their place
- Benefits:
 - Provides a more flexible approach,
 - Helps the City attract new emerging businesses, and
 - Reduces the need for future changes to the MMC



PERMITTED AND CONDITIONALLY PERMITTED USES

- Elimination of “refining” as a permitted use in the Heavy Industrial zoning district
- This will not affect PBF Energy’s operations, as no refining takes place within City limits
- PBF Energy’s operations within the City are limited to storage, which will continue to be a permitted use in the Heavy Industrial zoning district



DEFINITIONS

- New definitions to reflect the new use categories are proposed to be added
- Several existing definitions were revised to clarify or modernize language
- Numbering proposed to be removed



DEFINITIONS

Agricultural product processing; airport and heliport; contracting and construction establishment; clean technology; craftsmanship establishment; educational institution; event rental business; financial institution; freight and transportation station; general retail sales; health care clinics, medical outpatient facilities, and medical and dental offices; high technology; heavy industry; light industry; life sciences and biotechnology; machinery and equipment manufacturing, sales, and repair; advanced manufacturing; marina, harbor, and boatbuilding facility; media production; mobile vendor; natural resource extraction; nightclub; nursery and garden supply store; packing and shipping establishment; personal services; physical fitness facility; private clubs, lounges, and lodges; professional services; public and private philanthropic institution; public entertainment venue; public utility structure and installation; renewable energy operation; religious institution; research laboratory; sensitive retail uses; story; half story; vehicle and vehicle accessory sales and services; warehouse and storage; waste storage, processing, and disposal; and wholesale establishment



TEMPORARY USE PERMITS AND MOBILE VENDORS

- The City proposed to add a new chapter on Temporary Use Permits (“TUPs”)
- TUPs differ from Conditional Use Permits (“CUPs”) in that they:
 - Don’t run with the land
 - Are time-limited
 - Are processed at an administrative level
- TUPs provide an optimal framework for transient uses, like seasonal sales, or for uses that merit regular reinspection, like food trucks or construction staging



TEMPORARY USE PERMITS AND MOBILE VENDORS

- The City Council held a special study session on food trucks in February, and endorsed using a TUP process to regulate food trucks (and to call them “mobile vendors”)
- In addition to the requirement to obtain a TUP, mobile vendors would be subject to further regulations



TEMPORARY USE PERMITS AND MOBILE VENDORS

- Mobile vendor regulations:
 - Secure property owner approval
 - Secure and provide proof of all state/local permits
 - Secure and display Martinez business license
 - Report Martinez as point of sale for all sales in City for sales tax
 - Minimize noise from generators
 - Limit operations to 100 days per year (not including Mondays or Tuesdays)



TEMPORARY USE PERMITS AND MOBILE VENDORS

- Mobile vendors in the public right-of-way:
 - Cannot be prohibited from operating in legal parking spaces due to Vehicle Code Section 2455 and case law
 - Can impose time, place, and manner restrictions that have a health or safety rationale. The City is proposing these further limitations:
 - Hours of operation: 7:00 A.M. to 10:00 P.M.
 - Provide waste receptacle and off-haul any refuse
 - Prohibition from operating on streets where speed limit >35mph
 - If located in a parking spot for longer than one hour:
 - 100-foot separation distance from the nearest food truck in a parking space
 - Within 200 feet of a readily-available toilet/hand-washing facility



SETBACKS AND BUILDING SEPARATION REQUIREMENTS

- In 2023, the Planning Commission endorsed and the City Council adopted Ordinance No. 1448 that included multiple “clean ups” to the MMC
- One such clean up was the change to setbacks and building separation requirements, from a complicated equation to a standard table
- To ensure consistency between zoning districts, it is proposed that this approach be brought to the Commercial, Industrial, and Research and Development zoning districts



PERFORMANCE STANDARDS

- Propose to add performance standards in the Industrial and Research and Development districts, to reflect the capacity of these zones to accommodate uses with more impactful external effects
- These standards relate to noise, vibration, radioactivity, electrical disturbances, explosive materials, air pollution, glare and heat, odorous gases, dust and particulate matter, liquid contaminants, and hazardous materials
- Performance standards differ from required conditions because they regulate ongoing activities rather than the condition of the property



ENCLOSURE, FENCING, AND FRONTAGE REQUIREMENTS

- In the Commercial Districts Chapter (22.16), there were multiple duplicative sections on “Required Conditions”
- These have been condensed and simplified into a new section on enclosure, fencing, and frontage requirements
- A new requirement to activate any ground-floor frontage of a commercial building in the Central Commercial zoning district is included
(Applies only where an applicant is seeking a planning entitlement)



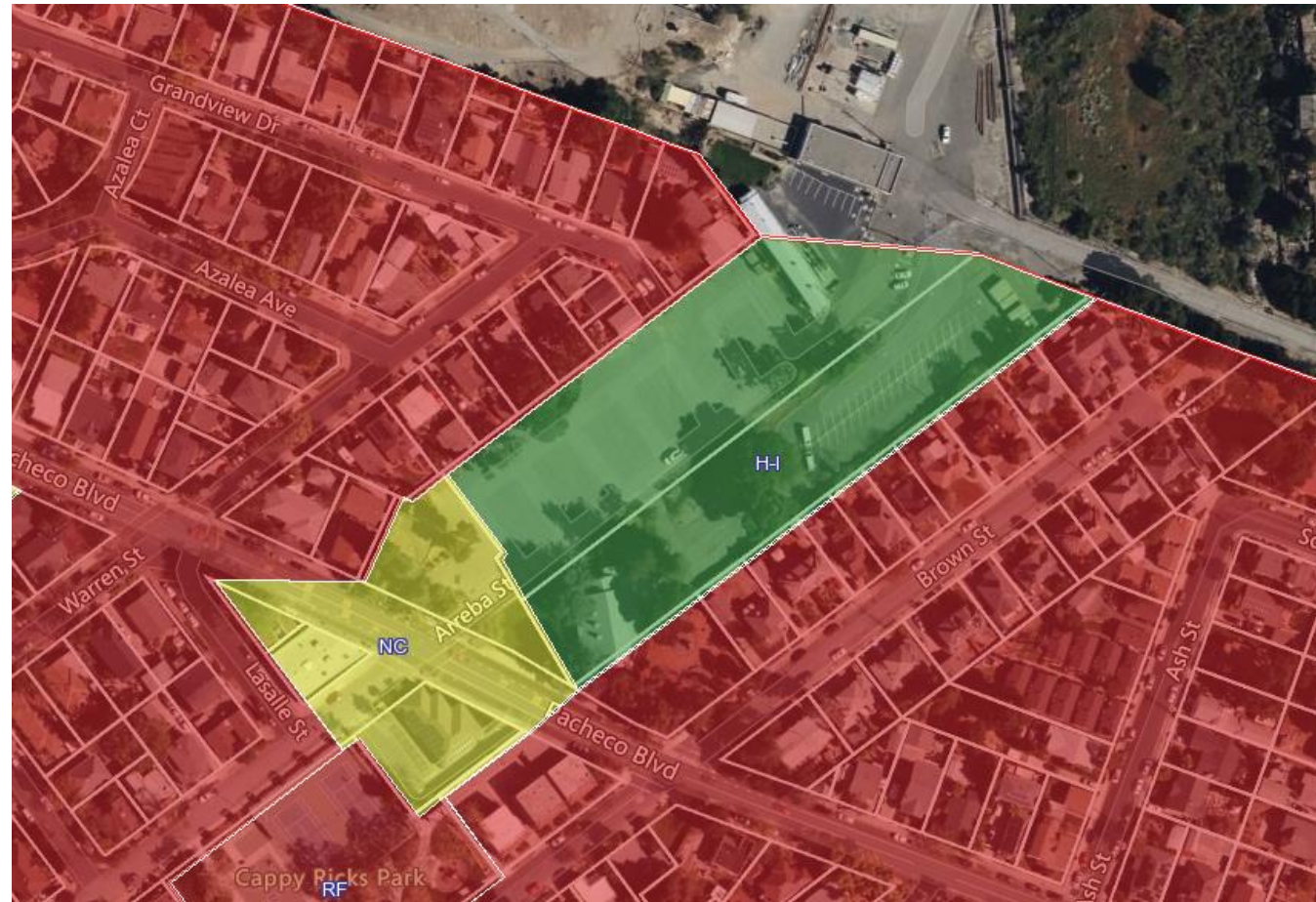
INDUSTRIAL ZONING INCENTIVES

- The City Council held a special study session on March 20, 2024 and endorsed the following:
 - Increase maximum permitted height to 50 feet for RD and I districts, and inclusion of an exception process, rather than a CUP, for greater height
 - Decrease minimum setbacks for RD and I districts to 10 feet (front) and zero feet (side and rear), except when abutting a Residential District
 - Increase maximum floor area ratio from 0.4 to 2.0
 - Reduce required front yard landscaping from 100% to 50%
 - Establishment of a community benefit bonus program
- These changes, except for the FAR modification and community benefit bonus program, are included in these revisions

USES UPDATE



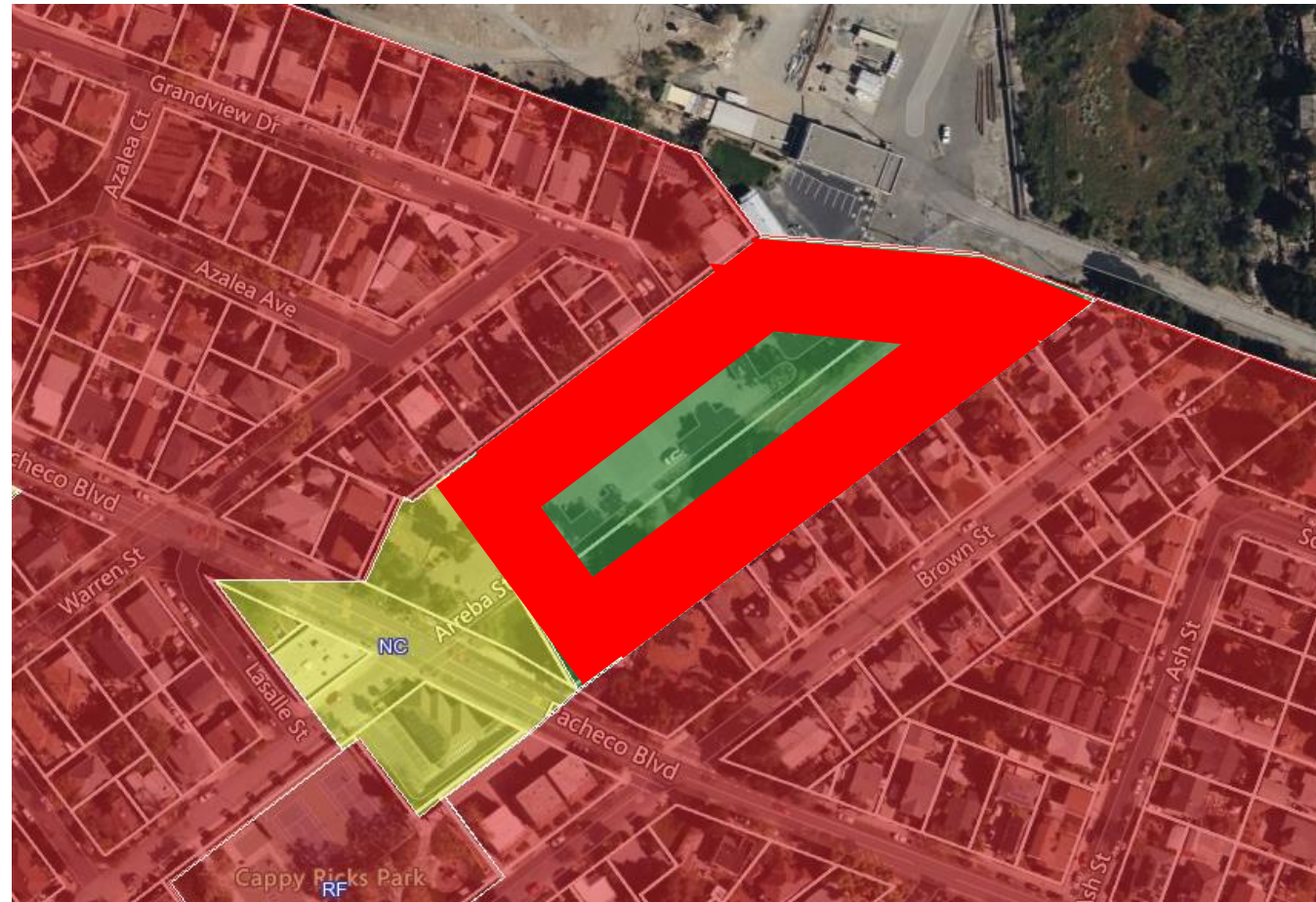
INDUSTRIAL ZONING INCENTIVES



USES UPDATE



INDUSTRIAL ZONING INCENTIVES



USES UPDATE



INDUSTRIAL ZONING INCENTIVES



USES UPDATE



INDUSTRIAL ZONING INCENTIVES





ELIMINATION OF CERTAIN ZONING DISTRICTS

- The City proposes eliminating the TC Thoroughfare Commercial, CR Commercial Recreation, CI Controlled Industrial, and U Undesignated zoning districts
- Thoroughfare Commercial only applied to the commercial stretch of Alhambra Avenue between Highway 4 and Alhambra High School, and three parcels on Arnold Drive
- The only additional uses the district allowed over the NC Neighborhood Commercial district were mortuaries, vehicle sales and repair, public entertainment like bowling alleys, and veterinarians offices
- These are proposed for inclusion in the Neighborhood Commercial district, for properties along “major thoroughfares”



ELIMINATION OF CERTAIN ZONING DISTRICTS

- The Commercial Recreation zoning district only applied to four parcels near the intersection of Muir Road and Center Avenue, and none of the parcels has an active use that could be described as “commercial recreation”
- The existing uses are county offices and a movie theater
- These parcels are proposed to be rezoned to Neighborhood Commercial, which allows for both offices and movie theaters



ELIMINATION OF CERTAIN ZONING DISTRICTS

- The Controlled Industrial zoning district is oriented to agricultural uses like horticulture and viticulture, yet the only area zoned Controlled Industrial is a collection of business parks off Arnold Drive and a storage facility off Muir Station Road
- The parcels on Arnold Drive have mixed zoning with PA Professional and Administrative, and are proposed to be rezoned to Professional and Administrative/Research and Development
- The storage facility is currently zoned ECD Environmental Conservation District/Controlled Industrial and is proposed to be rezoned to Environmental Conservation District/Service Commercial



ELIMINATION OF CERTAIN ZONING DISTRICTS

- The U Undesignated zoning district was previously used as a “holding zone” for parcels which the City annexes but does not simultaneously rezone
- However, it has not been used for this purpose and to do so would not be good practice
- Several parcels have retained this zoning designation for decades since annexation
- Parcels zoned Undesignated are proposed to be rezoned consistent with the General Plan
- Going forward, annexations and rezonings of annexed parcels will be conducted concurrently



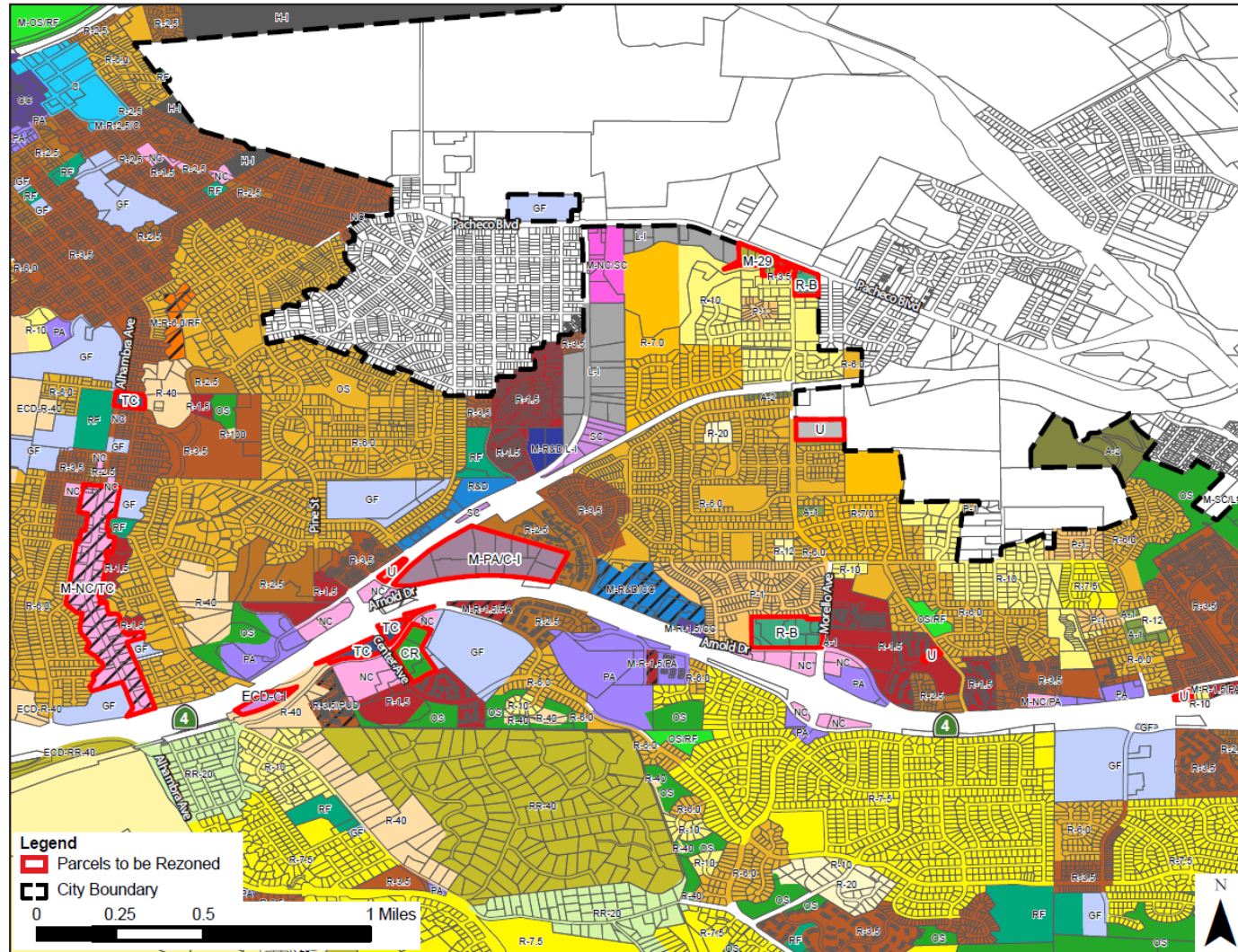
ELIMINATION OF CERTAIN ZONING DISTRICTS

- Additionally, several parcels with designations that were holdovers from the County and were not updated post-annexation are proposed to be rezoned
- These include:
 - All parcels zoned RB Retain Business (to be rezoned to Neighborhood Commercial)
 - All parcels zoned M-29 (to be rezoned to R-1.5 Residential)

USES UPDATE



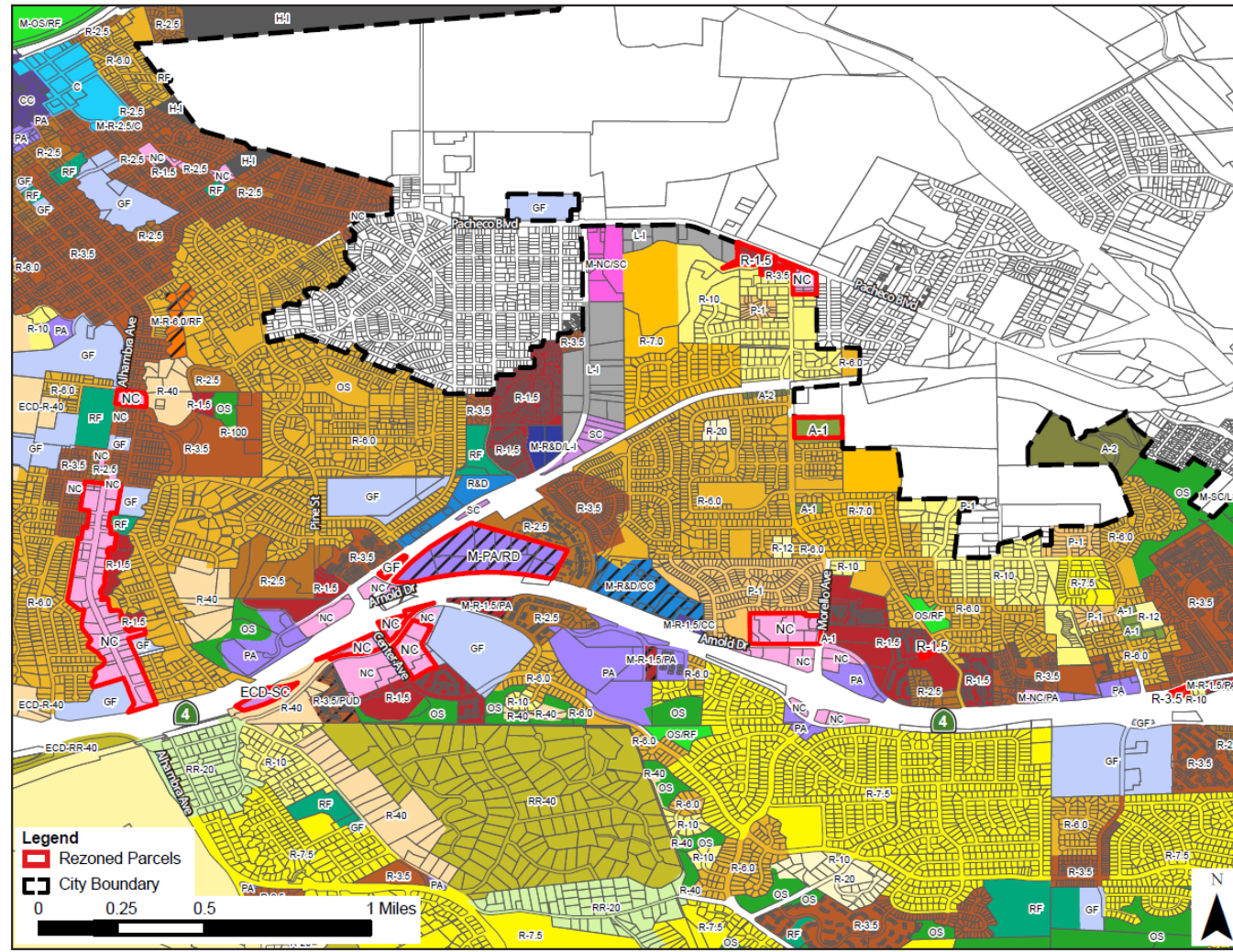
REZONING



USES UPDATE



REZONING





ADU REVISIONS

- The 2023 California legislative sessions saw several new ADU laws that require changes to the City's ADU regulations. These include:
 1. AB 1033: Requires the City allow ADUs to be conveyed separately from the primary dwelling through a condominium plan
 2. AB 643: Extends the prohibition of owner-occupancy requirements for ADUs until 2025
 3. AB 1332: Requires cities to adopt preapproved detached ADUs plans and adds a 30-day review requirement for any ADU application utilizing preapproved plans or utilizing plans from previously-approved ADU applications



ADU REVISIONS

- Staff is also proposing additional edits related to rooftop decks and balconies
- A previous inconsistency could have allowed for balconies and rooftop decks to be built closer to property lines than originally intended
- Staff recommends requiring decks and balconies attached to an ADU to conform to the setbacks required for the primary dwelling, to minimize privacy impacts



OTHER ZONING TEXT CHANGES

- Removal of references to the Board of Adjustments, as the functions of that body have been assumed by the Planning Commission and Zoning Administrator
- Revisions to Chapter 22.08 (District Designations) consistent with the elimination of several zoning districts
- Updates to some of the “Purposes” for the affected zoning districts to modernize them
- Simplification and clarification of the Use Permit findings for bars
- Ability for massage business Use Permits to be brought before the Zoning Administrator instead of directly to the Planning Commission
- Addition of tables for ease of use



OUTREACH

- There was significant community outreach for this ordinance:
 - Two study sessions (one on food trucks and Temporary Use Permits, the other on industrial zoning incentives and uses)
 - One community information meeting on food trucks and uses
 - Notify more than 700 active business license holders
 - Notify all property owners subject to rezoning and to all individuals who had filed a written request for such notice
 - Communication with Chamber, Downtown Martinez & Co., and local restaurant community



PLANNING COMMISSION REVIEW

- The Planning Commission considered the draft ordinance at its April 9th meeting, and forwarded a unanimous recommendation of approval to the City Council
- The one change the Planning Commission identified for further consideration by the City Council was to permit food trucks to operate later than the proposed 10 P.M. closing time. Recommended potential change when the Noise Ordinance is updated



NEXT STEPS

- City Council 2nd Reading of Ordinance: May 15th, 2024
- Regulations Effective: June 15th, 2024



Questions?



Contra Costa County

Local Hazards

As part of the Local Hazard Mitigation Plan (LHMP) Contra Costa County identified 21 natural and human-caused hazards. The top three were:



Earthquakes



Wildfires



Landslides

Learn more about the hazards in your area and what actions are being planned to mitigate them in the 2024 LHMP Update.

**GET INVOLVED
IN THE PLAN!**

- ✓ Read the plan
- ✓ Share your feedback
- ✓ Share what you learned



Scan to learn more!

Want to know more about the hazards in your area and how to prepare?



Visit: myhazards.caloes.ca.gov

