

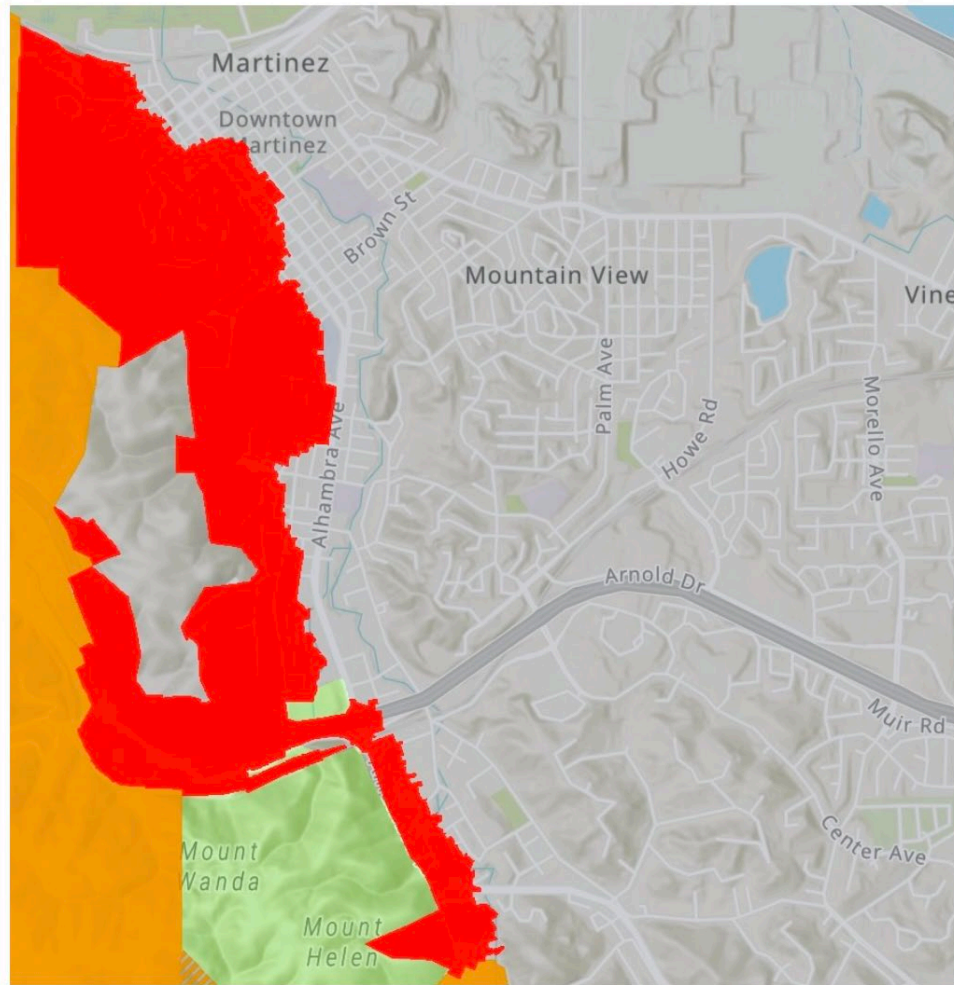
# City of Martinez

## Community/Residential Evacuation Exercise

**Saturday, June 22<sup>nd</sup>, 2024**

Beginning at 8:00AM  
ending at 11:30AM







## 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).



# Other key objectives

**Increase public awareness;** about evacuation protocols, emergency notification systems.

**Enhance** use and knowledge of public emergency notification systems.

**Improve preparedness,** evacuation planning, Emergency Go-Bags, family planning, predesignated safe zones.

**Infrastructure improvements;** improve roadways, signage, vegetation management, reduce fire hazards along evacuation routes.

**Traffic management;** develop traffic management plans that include contraflow measures, rerouting of traffic.

**Vulnerable populations;** persons with physical movement restrictions, tourists and individuals without vehicle access.



## Exercise Objectives continued

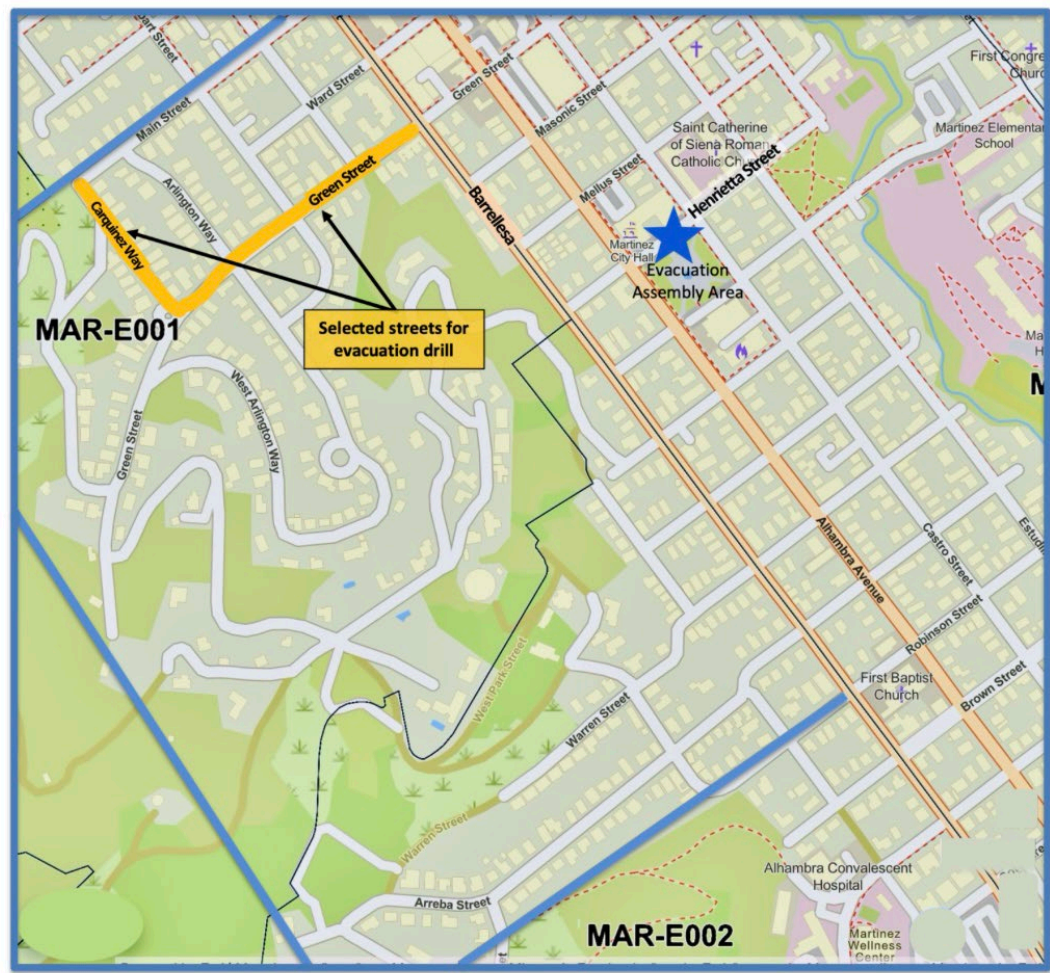
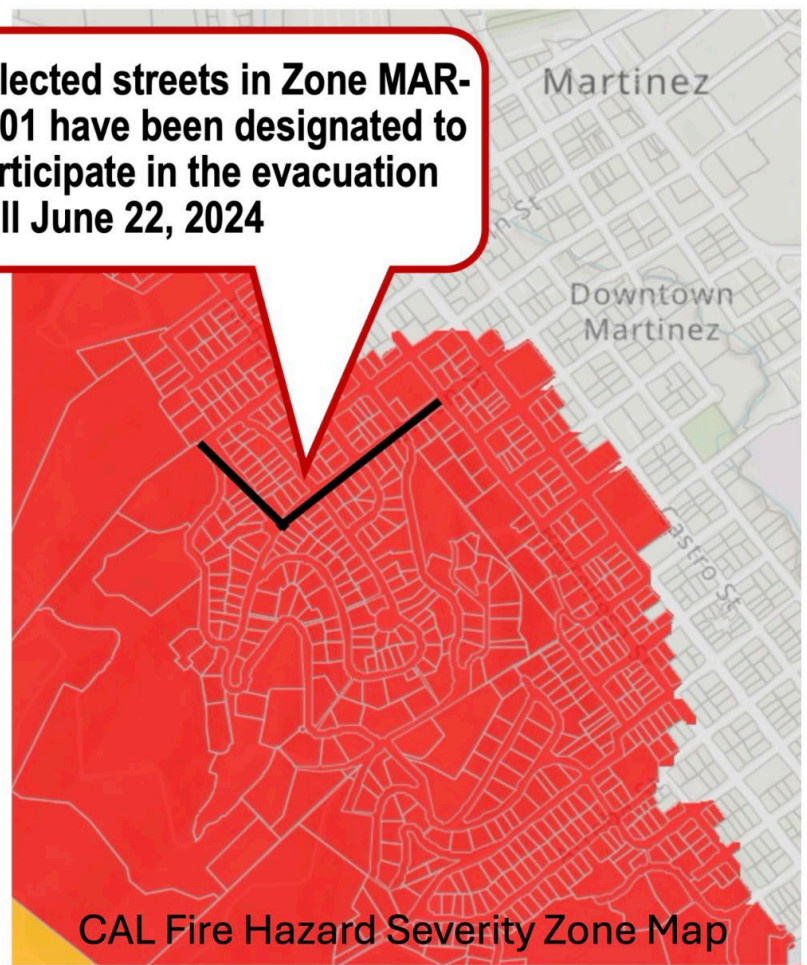
- Key government agencies
  - Contra Costa County Fire Protection District, Sheriff's Office, CHP, Community Emergency Response Teams (CERT), Animal Control
- Non-government organizations who may be requested to support evacuation operations
  - American Red Cross, PG&E, local transportation agencies.
- 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.





# Evacuation Drill June 22, 2024

Selected streets in Zone MAR-E001 have been designated to participate in the evacuation drill June 22, 2024





## Encouraging public participation

- Persons living in the designate evacuation area are asked to participate; simulate evacuating their homes, by car, foot, etc.
- Come to the Evacuation Assembly Area located fronting City Hall where First Responders, Law, Fire, Red Cross, CERT, and Animal Services will have educational pop-up tents waiting to share information related to safety preparedness, CPR training, and sheltering for our residents and our beloved pets.

## Community feedback

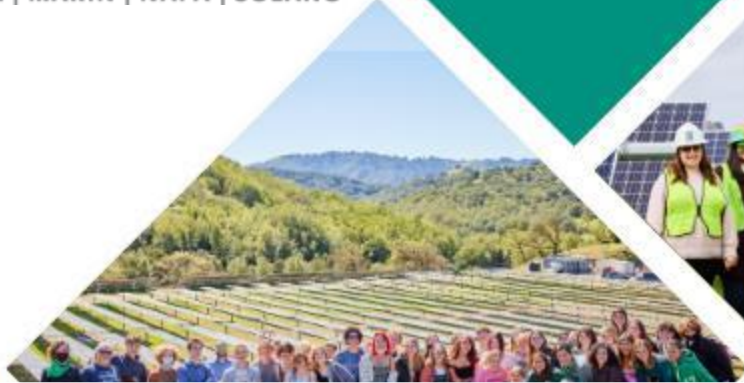
- During the course and following the exercise there will be evaluators seeking out input from our community on their observations, thoughts and opinions about the exercise.
- All information, both good and constructive, will be captured in an After Action Report (AAR) to be shared with City Officials and our community following the exercise.







**Questions**



# MCE

City of Martinez Presentation – June 5, 2024





# WHO IS MCE?



# HOW MCE WORKS



MCE

Buys and builds  
cleaner energy

PG&E

Delivers energy, maintains  
lines, and sends bills

YOU

Benefit from renewables,  
choice, and local control

# How Electric Service Works





# VISION

---

Lead California to an equitable, clean, affordable, and reliable energy economy by serving as a model for community-based renewable energy, energy efficiency, and cutting-edge clean-tech products and programs.

**95% GHG-free**, 23 years ahead of state goals  
60% renewable, 13 years ahead of state goals

**Almost 950 megawatts**

New-build California renewables

**48 megawatts**

New-build local renewables

**\$3 billion**

Committed to new renewables

**6,300+ green jobs**

Supported in California



# MISSION

---

Confront the climate crisis by eliminating fossil fuel greenhouse gas emissions, producing renewable energy, and creating equitable community benefits.

**1.5 million**

homes and businesses

**585,000**

electric accounts

**38**

member communities

**300,000+**

metric tons CO2 reduced

# Not-for-Profit Public Agency

Solano County



Marin County



Contra Costa County



Napa County



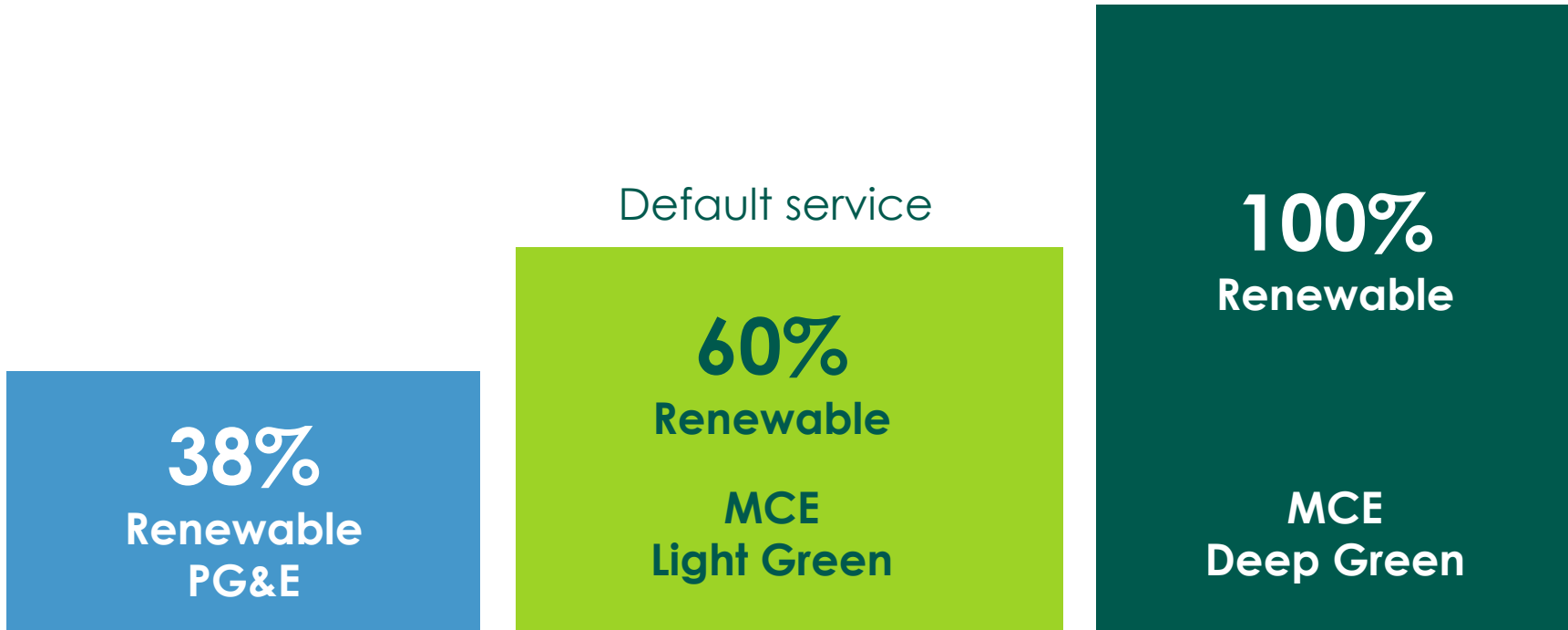
34 Board Members. Elected officials. No tax dollars.



# YOUR ENERGY CHOICES

---





Choice Is Power

MCE Light Green

**60%**

**RENEWABLE**

MCE Deep Green

**100%**

**RENEWABLE**

PG&E

**38%**

**RENEWABLE**

<b>Electric Generation</b>	<b>\$64.68</b>	<b>\$69.13</b>	<b>\$72.47</b>
PG&E Electric Delivery	\$129.37	\$129.37	\$129.37
Additional PG&E Fees	\$5.44	\$5.44	\$4.09
<b>Average Total Monthly Cost</b>	<b>\$199.49</b>	<b>\$203.94</b>	<b>\$205.93</b>

Based on a typical usage of a residential at current PG&E rates effective January 1, 2024, and MCE rates effective as of January 1, 2023, under the E-TOU-C rate schedule.

# Residential Cost Comparison

# ENERGY CONSERVATION

Shifting energy use to 12-4pm takes advantage of daytime solar



Use fans instead of air conditioning



Avoid using major appliances



Unplug unused devices

Save money and the planet by reducing power use from 4-9pm!





# COMMUNITY BENEFITS

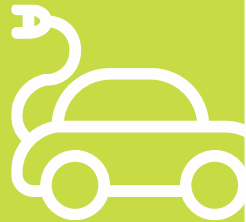
---



## Energy Efficiency

Audits, Rebates,  
Usage Reduction

- \$7.9M in rebates
- Almost 3,000 customers served



## Electric Vehicles

Vehicle and Charging  
Station Rebates

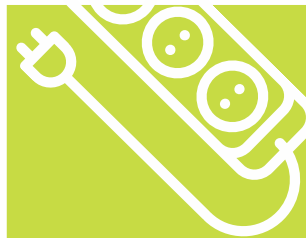
- 2,000+ EV chargers
- 340+ EVs



## Energy Resiliency

Distributed Resources,  
Demand Response,  
Virtual Power Plant, and  
Behavioral Programs

- 33 facilities
- \$300,000+ in bill credits
- \$1.7M in SGIP incentives



## Electrification

Heat Pump Installs and  
Contractor Training

- 25+ contractors engaged
- 300 heat pump water heaters



## Equity, Health, & Safety

Health, Safety, and  
Resiliency Upgrades

- 200 portable batteries distributed
- \$750,000 in solar rebates

# Your Dollars at Work

# HOME ENERGY SAVINGS PROGRAM



- **No Cost Home Energy Assessment:** Performed by a trained energy advisor.
- **No Cost Home Upgrades :** Qualifying homes receive free upgrades such as attic insulation, duct sealing, smart thermostat, and more.
- **Electrification:** Heatpump HVAC, Heatpump water heaters, induction cooktop, and more.
- **Eligibility:** MCE customers in service area, renters and homeowners, low-to-moderate income, 400% FPL.
- Increase comfort and reduce bills with energy savings: [www.mceCleanEnergy.org/home-savings](http://www.mceCleanEnergy.org/home-savings)





# MULTIFAMILY ENERGY SAVINGS PROGRAM

---

- **Technical Assistance:** No cost assessment. TA for bid solicitation & scope development
- **Energy Efficiency:** Incentives for energy efficiency upgrades and appliances
- **Electrification:** Incentives for HVAC & water heating heat pumps. Heat Pump TA. Incentives for electrical upgrades
- **Program Layering:** Additional common area rebates. Coordination with other programs.
- Expertise guide on cost-effective investments:  
[www.mceCleanEnergy.org/multifamily-savings](http://www.mceCleanEnergy.org/multifamily-savings)

# MCE EV CHARGING

---

- For workplaces and multifamily properties
- \$3,000 per charging port for 2-20 charging ports
- \$500 extra per charging port for charging stations that have opted up to Deep Green 100% renewable energy
- Free technical assistance for the first 40 projects



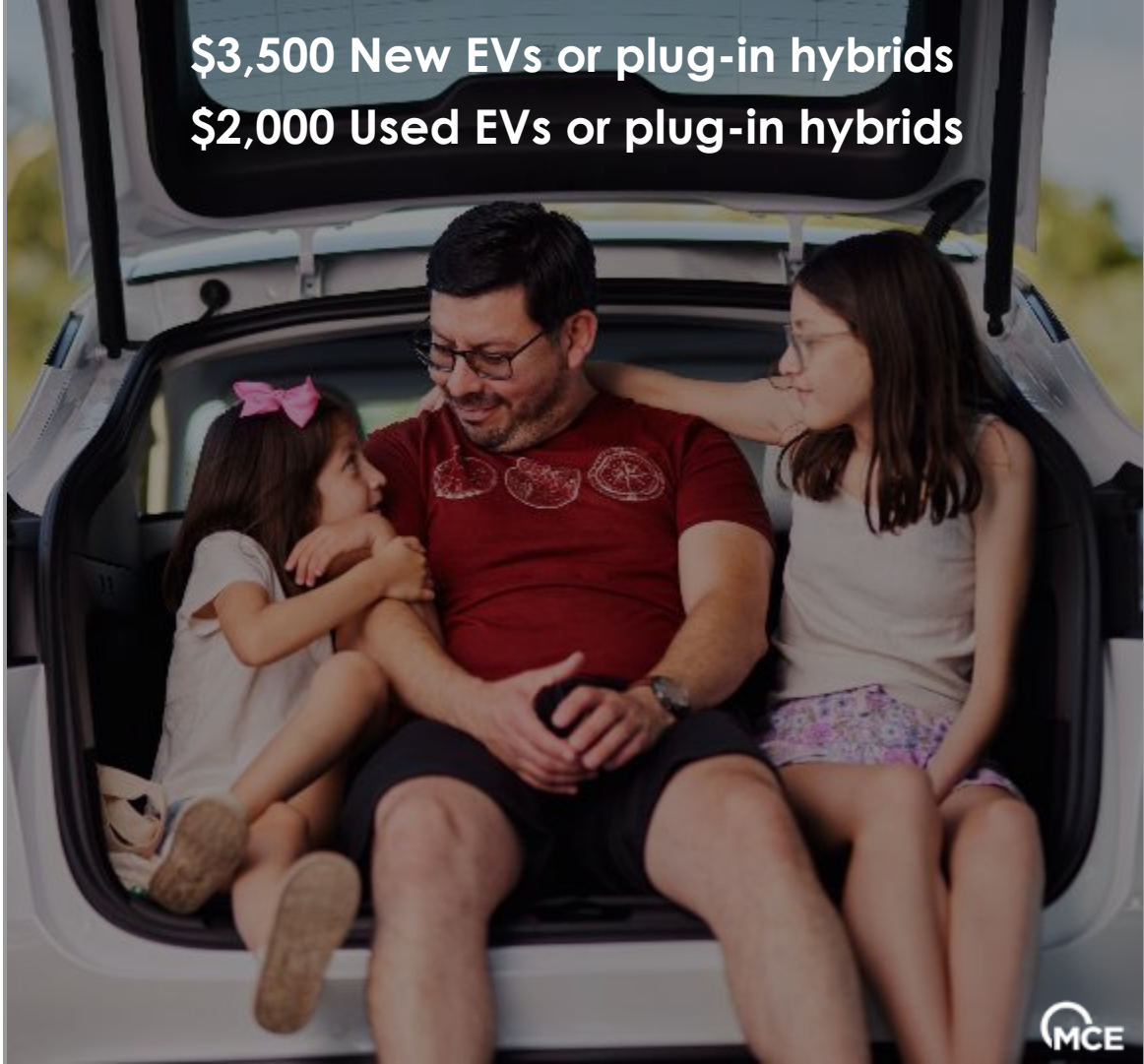


## EV REBATES

---

- Participating dealerships provide rebates-up to \$3,500 per EV to eligible MCE customers at time of purchase
- Stackable with other incentives for even more savings
- Goal is to increase EV adoption by lowering the cost and providing EV education to MCE customers

**\$3,500 New EVs or plug-in hybrids**  
**\$2,000 Used EVs or plug-in hybrids**





# MCE SYNC: EV SMART-CHARGING APP

Automates EV charging to help residential customers use the least expensive and cleanest energy on the grid

- Works with most EV makes & models
- \$50 sign-up bonus
- Up to \$10 per month cash back for charging during low-carbon events
- Saves \$100 or more per year just by charging during off-peak hours





## VIRTUAL POWER PLANT

- 2022: MCE joins California Energy Commission grant to build a Virtual Power Plant (VPP) pilot in Richmond with a suite of customer-owned distributed energy resources (DERs) by 2025
  - Rooftop solar, heat pump water heaters, smart thermostats, smart plugs, electric vehicles, batteries
- MCE can directly send digital signals to remotely shift & operate DERS for demand response and grid support; participants save money & get bill credits
- 2024: City of Martinez provides Letter of Support for MCE's application to DOE GRIP program for VPP expansion
- Quiet, clean, invisible pockets of power:  
**[www.mceCleanEnergy.org/virtual-power-plant](http://www.mceCleanEnergy.org/virtual-power-plant)**



# MCE & the City of Martinez

---



# Martinez Customer Highlights

- **Over 15,000 Customers served by MCE – 90.2% Participation Rate**
- **Over 9,370** Metric Tons of CO<sub>2</sub> reduced, equivalent to taking **2,230 cars off the road**, to date through MCE electricity generation
- **Municipal accounts opted up to Deep Green in 2019**
- **7.8% of customers overall participating in Deep Green**



# Martinez Community Impact

## Program Highlights

- Over **\$102,500 EV Instant Rebate** & **\$35,000 in Electric Vehicle rebates** provided to income-qualified Martinez Residents
- **30 EV charging ports installed** in the City of Martinez in partnership with MCE

## Community Engagement and Sponsorships

- 2023 & 2024 **National Night Out**
- 2023 **State of the City**
- Members of **Martinez Chamber of Commerce**

## Partnership Opportunities with City of Martinez

- MCE Energy Efficiency Programs, CBO partners



Photo: Community Power Coalition.



THANK YOU!

---

[mceCleanEnergy.org](https://mceCleanEnergy.org) | Kiara Donato  
[kdonato@mceCleanEnergy.org](mailto:kdonato@mceCleanEnergy.org)



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARTINEZ AMENDING  
TITLE 2 (ADMINISTRATION AND PERSONNEL) OF THE MARTINEZ MUNICIPAL  
CODE, WITH THE ADDITION OF A NEW CHAPTER 2.42 TO CREATE THE  
DIVERSITY, EQUITY, INCLUSION & BELONGING (DEIB) COMMISSION**

**SECTION 1.** Title 2 (Administration and Personnel) of the Martinez Municipal Code is hereby amended with the addition of the following new Chapter 2.42 (Diversity, Equity, Inclusion & Belonging Commission) to read as follows:

**CHAPTER 2.42 – DIVERSITY, EQUITY, INCLUSION & BELONGING (DEIB) COMMISSION**

**Sections:**

- 2.42.010 Commission Established.**
- 2.42.020 Organization of DEIB Commission.**
- 2.42.030 Purpose.**
- 2.42.040 Duties and Responsibilities.**
- 2.42.050 Removal or Vacancy.**
- 2.42.060 Absence from Meeting.**
- 2.42.070 Report to Council.**

**2.42.010 Commission Established**

- A. There is established a City Diversity, Equity, Inclusion & Belonging (DEIB) Commission.
- B. The DEIB Commission shall consist of seven (7) regular members who shall be appointed by the City Council. Six Commission members shall reside within the corporate limits of the City or be owners or employees of a business located within the City which holds a valid City business license. One Commission member shall be a resident within the Sphere of Influence of the City of Martinez. The City Council will appoint three members to terms expiring June 30, 2026, and four members whose terms expire June 30, 2028. All subsequent appointments shall be for four years or until a successor's appointment is confirmed.
- C. In addition to the seven members of the Commission as described above, the City Council shall appoint two (2) alternate members who either reside in the corporate limits of the City or be owners or employees of a business located within the City which holds a valid City business license. Alternate members do not have voting rights unless they are participating in the meeting in the absence of a regular member.
- D. Members of the DEIB Commission shall serve without compensation.

**2.42.020 Organization of the DEIB Commission**

- A. Annually, the members of the Commission shall meet in regular session and elect from their members a chairperson and a vice-chairperson. These officers shall perform the

normal and customary duties associated with these officers. Officers shall hold office for one year, or until their successors are elected.

- B. The Commission shall adopt by-laws to govern procedure and shall by vote set a time for regular meetings which will normally be held once each quarter and shall determine the manner in which special meetings may be held and the notice given. A majority of the regular members shall constitute a quorum.

#### **2.42.030 Purpose**

The purpose of the Commission shall be to act in an advisory capacity to the City Council by making recommendations on diversity and inclusion, on matters within the subject matter jurisdiction of the City Council and consistent with the Council/Manager form of government. The focus of the DEIB Commission shall be positive and prospective, seeking to raise awareness through education and programs which recognize and celebrate the contributions of all City residents, business owners and employees from diverse backgrounds and lived experiences with the goal of fostering equal access for all persons to City services and programs.

#### **2.42.040 Duties and Responsibilities**

The duties of the DEIB Commission shall be to do the following:

1. Make policy recommendations to the City Council regarding diversity, equity, inclusion and belonging;
2. Promote and advance the Sister Cities of Martinez;
3. Conduct listening sessions and surveys to hear community feedback;
4. Proactively plan inclusive and welcoming events to celebrate and educate the community on the rich diversity of cultures and experiences of all humans;
5. Provide feedback on the relevance of City-sponsored cultural events;
6. Propose relevant proclamations to the City Council; and
7. Recommend to the City Council the priority for community benefit funding when included in any State, Federal or private grant applications.

#### **2.42.050 Removal or Vacancy**

Any member of the Commission may be removed from the Commission prior to the expiration of his or her term by a majority vote of the City Council. A vacancy is filled in the same manner as the original appointment. A person appointed to fill a vacancy serves for the remainder of the unexpired term.

#### **2.42.060 Absence from Meeting**

- A. If a member of the Commission is absent without cause from three successive regular meetings of the Commission, the office becomes vacant automatically. The Commission shall immediately notify the City Council of the vacancy.

- B. A member is not absent without cause if his or her absence is due to illness or is unavoidable, and the member gives notice to the chair before the day of the meeting that he or she will be absent and the reason for the absence.

#### **2.42.070 Report to Council**

The Commission shall report to the City Council at least once per year on the activities and actions of the Commission. The report may be presented orally during a regular Council meeting as part of the published agenda business.

**SECTION 2 – SEVERABILITY.** If any section, subsection, paragraph, sentence, clause or phrase of this chapter is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this chapter. The city council declares that it would have adopted this chapter, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

**SECTION 3 - CEQA.** The City Council has considered all of the evidence in the record, including the staff reports, the testimony received during the meeting on the matter held by the City Council, and hereby determines that that the adoption of this Ordinance will not have a significant effect on the environment. This Ordinance is therefore exempt from California Environmental Quality Act (CEQA) review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations. City Council further finds that in accordance with CEQA Guidelines section 15268, 15308, and 15378, the adoption of this amendment to the Municipal Code is exempt from CEQA provisions because such actions are administrative in nature.

**SECTION 4 - INCONSISTENT PROVISIONS.** Any provision of the Martinez Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to implement the provisions of this Ordinance.

**SECTION 5 - PUBLICATION AND EFFECTIVE DATE.** This ordinance shall take effect 30 days after final adoption. The City Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law. Pursuant to Government Code section 36933, a summary of this Ordinance may be published and posted in lieu of publication and posting of the entire text.





# Lighting and Landscape Districts

---

Presented By: Joe Enke, City Engineer

City Council Meeting | June 5, 2024

# BACKGROUND



- Section 13.29.010, Martinez Municipal Code, adopted on March 18, 1981, incorporates the Landscaping and Lighting Act of 1972 in the Martinez Municipal Code. This allowed the City to form Assessment Districts for the purpose of maintaining landscaping and lighting facilities over the public rights-of-way, easements and properties.
- Since 1981 the Council has approved the formation of eight Districts
- Districts are subject to Proposition 218 which require elections and majority approval to increase rates. (With the exception of newer formed districts which were created with the ability to have Consumer Price Index increases)

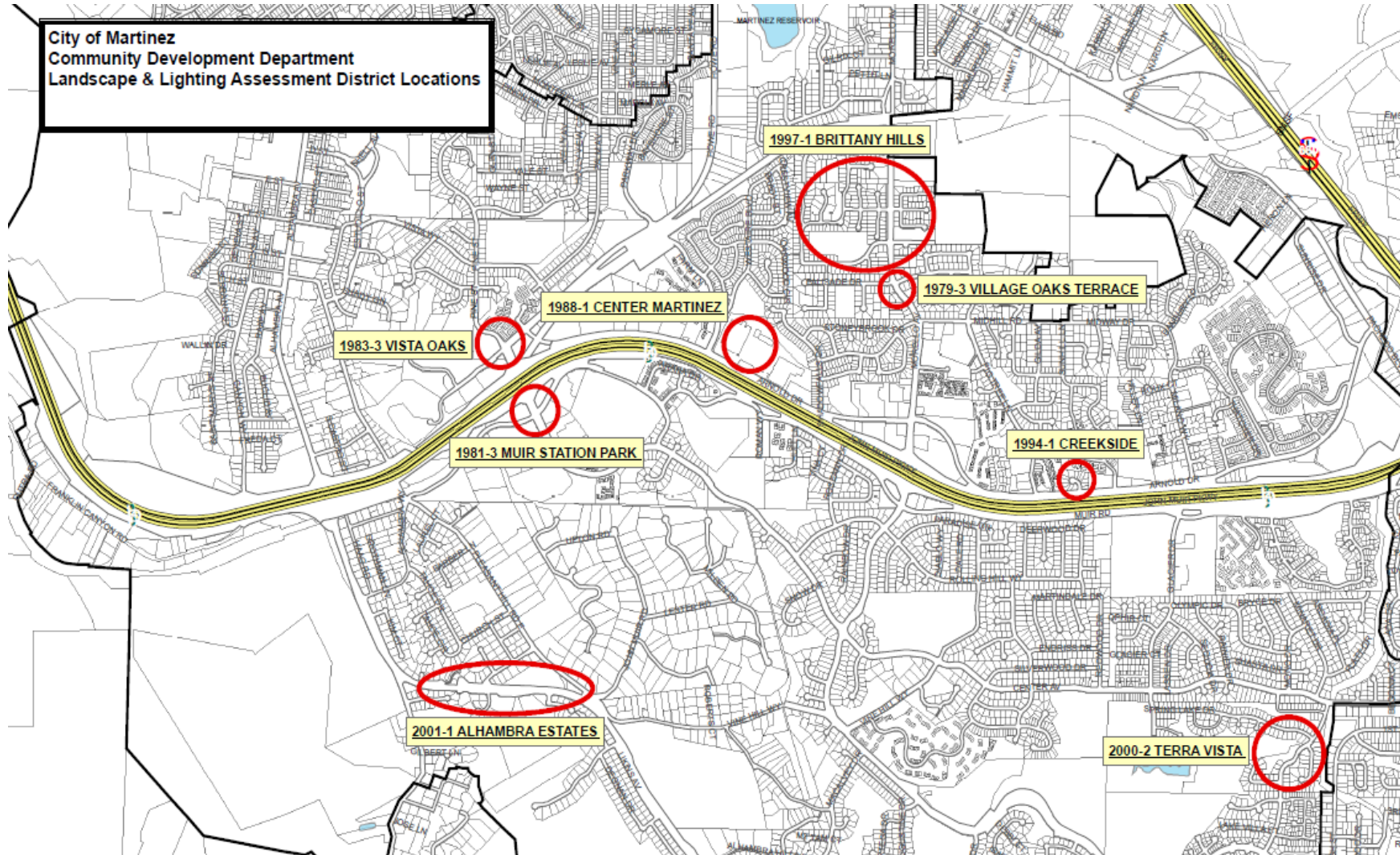


Three-step procedure for levying and collecting annual assessments each fiscal year. These steps are briefly described as follows:

1. The Council adopts a resolution directing the Engineer to prepare and file a report for the subsequent fiscal year on assessments to be levied.
2. The Engineer prepares and files the annual report and date for public hearing is set.
3. If no increase is proposed in the assessment levy rate, there is no requirement under Proposition 218 to mail ballots to property owners; however, **a public hearing is still required under the Landscaping and Lighting Act of 1972.**



# Location Map



# FISCAL IMPACT



## Fiscal Year 2024-25 Assessments

Acct. #	Title	District #	# of Parcels	Assessment Amount
LL910	Village Oaks Terrace	1979-3	9	\$3,420
LL911	Muir Station Park	1981-3	8	\$7,750
LL912	Creekside	1994-1	15	\$6,470
LL913	Brittany Hills	1997-1	205	\$60,180
LL914	Vista Oaks	1983-3	7	\$14,570
LL915	The Center/Costco	1988-1	5	\$5,650
LL916	Terra Vista	2000-2	23	\$6,762
LL917	Alhambra Estates	2001-1	26	\$20,797



# Questions?





# STATE DENSITY BONUS LAW REGULATIONS

---

Presented By: Brandon Northart, Associate Planner

City Council Meeting | June 5, 2024

# STATE DENSITY BONUS LAW REGULATIONS



## RECOMMENDATION

Conduct a public hearing, waive the reading, and introduce an Ordinance approving a Zoning Text Amendment to amend the Martinez Municipal Code by: 1) amending Chapter 22.04 (Definitions) to add definitions for “Concessions” and “Waivers” and 2) establishing new and amending existing regulations for California State Density Bonus Law by revoking Chapter 22.57 (Density Bonus) and adding Chapter 22.80 (Density Bonus).

# STATE DENSITY BONUS LAW REGULATIONS



## BACKGROUND

- SDBL was adopted in 1976
- Requires local agencies to allow increased density and reduce development standards based on the number and type of affordable housing units proposed
- Expanded to include housing for households at a wider range of income levels and with specialized needs (e.g., seniors, students, foster youth, formerly homeless persons, or disabled veterans)



# STATE DENSITY BONUS LAW REGULATIONS



## BACKGROUND

- **Density Bonus:** Sliding scale depending on amount and level of affordable units provided
- **Incentives/Concessions:** Modifications to City regulatory or development standards that result in actual and identifiable cost reductions to provide for affordable housing costs or rents
- **Reductions/Waivers:** Modification to City development standards that would physically prevent the construction of a housing development at the density permitted with a bonus and any concessions
- **Reduced Parking Ratios:** Independent maximum required parking ratios based on unit bedroom size

# STATE DENSITY BONUS LAW REGULATIONS



## BACKGROUND

- **Program 15:** “Access to Opportunities, Density Bonuses, and Incentives” of the 2023-2031 Housing Element
- **Task 16:** of the 2024 Planning Division Work Plan
  - 1) Updating the Zoning Ordinance to reflect recent changes to SDBL to bring the City into compliance with State law
  - 2) Incorporate an additional density bonus incentive for projects providing extremely low-, very low-, low-, and/or moderate-income households for special needs populations

# STATE DENSITY BONUS LAW REGULATIONS



## DISCUSSION

- Add definitions related to “Concessions” and “Waivers”
- Stipulates which development standards constitute as an incentive/concession
- Repeal MMC Chapter 22.57 and add Chapter 22.80 to amend the existing density bonus regulations
- Outlines application requirements more clearly
- Specifies the approval process for projects
- Acknowledges future State law amendments may occur
- Require applicants to utilize their available concessions prior to waivers since making the findings for a concession are easier to make compared to waivers
- Include adding an additional density bonus incentive for projects providing extremely low-, very low-, low-, and/or moderate-income households for special needs populations



# STATE DENSITY BONUS LAW REGULATIONS



## DISCUSSION

On May 14, 2024, the Planning Commission adopted Resolution No. 24-03, recommending the City Council approve the Zoning Text Amendments with minor clarifying edits.

# STATE DENSITY BONUS LAW REGULATIONS



## RECOMMENDATION

Conduct a public hearing, waive the reading, and introduce an Ordinance approving a Zoning Text Amendment to amend the Martinez Municipal Code by: 1) amending Chapter 22.04 (Definitions) to add definitions for “Concessions” and “Waivers” and 2) establishing new and amending existing regulations for California State Density Bonus Law by revoking Chapter 22.57 (Density Bonus) and adding Chapter 22.80 (Density Bonus).



# Questions?





# CITY COUNCIL STUDY SESSION & REGULAR MEETING AGENDA

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

**DATE:** Wednesday, June 5, 2024  
**TIME:** 5:30PM – Study Session  
7:00PM – Regular Session  
**PLACE:** Council Chamber, 525 Henrietta Street, Martinez, CA 94553; and Councilmember Howard  
Via zoom from 555 California Street, 01 Basement, San Francisco, CA 94104

---

## 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. To attend the meeting via Zoom, you must be logged into a registered Zoom account. Click "Join Meeting" and enter the following details:

1. **Link:** <https://cityofmartinez-org.zoom.us/j/96255548549?pwd=KzdzMzFoZDQrenI2OXIsNWtITkp6UT09>
2. **Webinar ID:** 962 5554 8549
3. **Passcode:** 101010

## 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*

## STUDY SESSION

### CALL TO ORDER

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

### STUDY SESSION ITEMS

1. Conduct a study session to provide policy recommendations on the proposed Development Incentives and Community Benefits Program.  
[Staff Report - Development Incentives and Community Benefits](#)  
[Attachment A – Detailed Summary of Emeryville and Concord’s Development Incentive Programs](#)  
[Attachment B – City of Emeryville Zoning Ordinance, Section 9-4.204](#)  
[Attachment C – City of Concord Zoning Ordinance, Section 18.185.060](#)

**PUBLIC COMMENT** - *Agenda Items Only*

**ADJOURNMENT** - *Adjourn to a regular City Council meeting on June 5, 2024 at 7:00pm.*

---

## REGULAR SESSION

**CALL TO ORDER** - *Pledge of Allegiance*

**ROLL CALL** - *Councilmembers Jay Howard, Mark Ross, Satinder S. Malhi, Vice Mayor Debbie McKillop, 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. New Staff Introductions and Internal Promotions
2. Proclamation - Mayor for the Day  
[Proclamation - Mayor for the Day](#)
3. Proclamation - National Gun Violence Awareness Day  
[Proclamation - National Gun Violence Awareness Day](#)
4. Proclamation - LGBTQIA2S+ Pride Month  
[Proclamation - LGBTQIA2S+ Pride Month](#)
5. Proclamation - Juneteenth Week  
[Proclamation - Juneteenth Week](#)
6. Contra Costa Transportation Authority Citizens Advisory Committee Update

7. Update - Wildfire Evacuation Exercise on June 22, 2024  
[Update - Wildfire Evacuation Exercise on June 22, 2024](#)
8. Presentation - Marin Clean Energy  
[Presentation - Marin Clean Energy](#)

**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**

9. Motion waiving reading text of all Resolutions and Ordinances.
10. Motion to approve action minutes for May 15, 2024.  
[Action Minutes 5-15-24](#)
11. Motion approving the Check Reconciliation Registers, dated May 7 and May 9, 2024.  
[Check Reconciliation Register 05-07-2024](#)  
[Check Reconciliation Register 05-09-2024](#)
12. Motion approving the Check Reconciliation Register, dated May 16, 2024.  
[Check Reconciliation Register 5-16-2024](#)
13. Motion approving the Check Reconciliation Register, dated May 23, 2024.  
[Check Reconciliation Register 5-23-2024](#)
14. Adopt a resolution requesting and consenting to consolidation with Contra Costa County for the Martinez General Municipal Election on November 5, 2024, and setting specifications of the election order.  
[Staff Report - Request Consolidation of Municipal Election](#)  
[Resolution - Request Consolidation of Municipal Election](#)
15. Adopt a resolution authorizing the Chief of Police to execute an agreement with the County of Contra Costa for part-time Coordinated Outreach Referral and Engagement (CORE) services for Fiscal Year 24-25.  
[Staff Report - CORE Contract for FY25](#)  
[Resolution - CORE Contract for FY25](#)  
[Attachment A – FY24-25 CORE Budget](#)
16. Adopt a resolution approving amendments to the Community Groups Funding Policy (“CGFP”).  
[Staff Report – Community Groups Funding Policy Update](#)  
[Resolution – Community Groups Funding Policy Update](#)  
[Attachment A - Strikethrough and Underlined Version of Community Groups Funding Policy](#)  
[Attachment B - Community Groups Funding Policy FY 2023-24 Awards](#)  
[Exhibit A - Community Groups Funding Policy 2024](#)
17. Adopt a resolution authorizing the City Manager to execute for and on behalf of the City of Martinez for 2022-2023 Winter Storm Emergency Repair Projects Applications for Public Assistance (FEMA DR4683).  
[Staff Report - CalOES Designation of Applicant](#)  
[Resolution - CalOES Designation of Applicant](#)  
[Attachment A - CalOES 130 Form](#)

18. Receive informational report on the 2024 summer season for the Community and Recreation Services Division.  
[Staff Report - Community and Recreation Services Report](#)
19. Adopt resolutions:
  1. Authorizing the City Manager to execute Amendment No. 2 to the agreement for consulting services with Park Engineering for an additional amount of \$275,000 for a total not-to-exceed amount of \$750,000 and to extend the agreement through June 30, 2025.
  2. Authorizing the City Manager to execute Amendment No. 1 to the agreement for consulting services with Swinerton Management and Consulting for an additional amount of \$350,000 for a total not-to-exceed amount of \$550,000 and to extend the agreement through June 30, 2025.  
[Staff Report - Contract Management Services Amendments](#)  
[Resolution – Amendment No. 2 Agreement for Construction Management Services with Park Engineering](#)  
[Resolution – Amendment No. 1 to Agreement for Construction Management Services with Swinerton Management and Consulting](#)
20. Adopt a resolution authorizing the City Manager to execute a Second Amendment to the Consultant Services Agreement with TRB+ Associates for a new not exceed contract amount of \$100,000.  
[Staff Report - TRB Contract Amendment](#)  
[Resolution – TRB+ Associates Contract Amendment](#)
21. Adopt a resolution authorizing the City Manager to execute a second amendment to the consulting service agreement with Krisch & Company to provide accounting services until January 31, 2025, with a total contract limit not to exceed \$143,800.  
[Staff Report - Krisch Contract Amendment](#)  
[Resolution – Krisch & Company Contract Amendment No. 2](#)  
[Attachment A - Krisch & Company Contract September 2023](#)  
[Attachment B – Contract Amendment No. 1](#)  
[Attachment C – Contract Amendment No. 2](#)
22. Adopt a resolution accepting the improvements, easements, and offer of dedication for Subdivision 9263, Laurel Knoll, and authorize the release of bonds and securities.  
[Staff Report - Improvements, Easements, and Offer of Dedication for Subdivision 9263 Laurel Knoll](#)  
[Resolution - Accepting Improvements, Easements, and Offer of Dedication Subdivision 9263 Laurel Knoll](#)  
[Attachment A – Location Map](#)  
[Attachment B – Offsite Waterline Easement](#)  
[Attachment C – Subdivision 9263 Laurel Knoll Final Map](#)
23. Receive and file Quarterly Investment Report for the Month Ended September 30, 2023.  
[Staff Report - Quarterly Investment Report for the Month Ended September 30, 2023](#)  
[Attachment A - Quarterly Investment Report 09-30-2023](#)
24. Adopt a resolution accepting the bid of MCK Services, Inc. as the lowest responsive and responsible bidder and authorizing the City Manager to execute a contract and any change orders until completion of Project No. C1076 in accordance with the approved plans and specifications, in an amount not to exceed \$3,736,200, which includes a 10% contingency of \$339,736 and



approve allocation of \$119,000 of SB-1 Road Maintenance and Rehabilitation (RMRA) Funds to Project No. C1076.

[Staff Report - Award Construction Contract C1076](#)

[Resolution - Award Construction Contract C1076](#)

25. 1) Adopt a resolution authorizing the City Manager to execute and staff to implement a Side Letter Agreement with the Laborers' International Union of North America Local 324, effective June 1, 2024, and  
2) Adopt a resolution authorizing the City Manager to execute an amendment to the Management Compensation Plan (MCP) to amend the salary of Water Plant Manager.

[Staff Report - WTP Salary Updates](#)

[Resolution – Local 324 Implement Side Letter](#)

[Attachment A – Side Letter Agreement Water Treatment Plant Operations Compensation](#)

[Attachment B – WTP Salary Recommendation](#)

[Resolution – MCP Amendment Water Plant Maintenance Manager](#)

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

26. Adopt a resolution of the City Council of the City of Martinez, as constituting the Board of Directors of Contra Costa County Sanitation District No. 6, setting a public hearing for the collection of sewer service charges on the county tax roll for the 2024-25 fiscal year.

[Staff Report - Set Public Hearing SD6 FY24-25](#)

[Resolution - Sanitation District No. 6 \(SD6\) Set Public Hearing FY 2024-25](#)

[Attachment A - Figure 1 SD6 Boundaries](#)

[Attachment B - Figure 2 SD6 System Map](#)

[Attachment C – Annual Written Statement SD-6](#)

[Attachment D - Form of 14-day Notice to be Mailed](#)

[Attachment E - Form of Notice to be Published](#)

\*\*\*RECONVENE AS THE CITY COUNCIL OF THE CITY OF MARTINEZ\*\*\*

## GENERAL BUSINESS ITEMS

27. Receive report and provide direction on the forthcoming Public Hearing scheduled for July 17, 2024, which will introduce a draft ordinance to establish a new commission dedicated to community initiatives that promotes diversity, equity, inclusion and belonging.

[Staff Report - DEIB Commission](#)

[Attachment A – DEIB Commission Ordinance Draft](#)

## PUBLIC HEARING ITEMS

28. Hold Public Hearing for Landscaping and Lighting Assessment Districts (LLADs) and approve the following:

a) Motion ordering any changes in improvements, report, diagram or assessments.

b) Adopt Resolution approving the Engineer's Report and confirming the district diagram and assessments for the 2024-25 Fiscal Year.

c) Resolution overruling protests (if required, must be adopted by 4/5 vote).

for the following Landscaping and Lighting Assessment Districts:

[Staff Report - LLADS Levy and Public Hearing FY24-25](#)

[Attachment A - LLAD Location Map FY24-25](#)

1979-3 (LL-2) Village Oaks Terrace

- [Attachment 2A - Resolution 1979-3 Village Oaks Terrace Confirming Assessments](#)
- [Attachment 2A - Resolution 1979-3 Village Oaks Terrace Overruling Protests](#)

1981-3 Muir Station Park

- [Attachment 2B - Resolution 1981-3 Muir Station Park Confirming Assessments](#)
- [Attachment 2B - Resolution 1981-3 Muir Station Park Overruling Protests](#)

1983-3 Vista Oaks

- [Attachment 2C - Resolution 1983-3 Vista Oaks Confirming Assessments](#)
- [Attachment 2C - Resolution 1983-3 Vista Oaks Overruling Protests](#)

1988-1 Center Martinez

- [Attachment 2D - Resolution 1988-1 Center Martinez Confirming Assessments](#)
- [Attachment 2D - Resolution 1988-1 Center Martinez Overruling Protests](#)

1994-1 Creekside

- [Attachment 2E - Resolution 1994-1 Creekside Confirming Assessments](#)
- [Attachment 2E - Resolution 1994-1 Creekside Overruling Protests](#)

1997-1 Brittany Hills

- [Attachment 2F - Resolution 1997-1 Brittany Hills Confirming Assessments](#)
- [Attachment 2F - Resolution 1997-1 Brittany Hills Overruling Protests](#)

2000-2 Terra Vista

- [Attachment 2G - Resolution 2000-2 Terra Vista Confirming Assessments](#)
- [Attachment 2G - Resolution 2000-2 Terra Vista Overruling Protests](#)

2001-1 Alhambra Estates

- [Attachment 2H - Resolution 2001-1 Alhambra Estates Confirming Assessments](#)
- [Attachment 2H - Resolution 2001-1 Alhambra Estates Overruling Protests](#)

29. Conduct a public hearing, waive the reading, and introduce an Ordinance approving a Zoning Text Amendment to amend the Martinez Municipal Code by: 1) amending Chapter 22.04 (Definitions) to add definitions for “Concessions” and “Waivers” and 2) establishing new and amending existing regulations for California State Density Bonus Law by revoking Chapter 22.57 (Density Bonus) and adding Chapter 22.80 (Density Bonus).

[Staff Report - State Density Bonus Law](#)

[Ordinance – State Density Bonus Law Update](#)

[Attachment A – Strikethrough and Underline Version of Proposed Amendments](#)

[Attachment B – Public Comments](#)

## **CHIEF OF POLICE**

30. Comments/Updates

## **CITY MANAGER**

31. Comments/Updates

## **APPOINTMENTS TO COMMISSIONS AND/OR AGENCIES**

32. Adopt a resolution approving appointments and reappointments to multiple Advisory Bodies.

[Staff Report - Appointments and Reappointments](#)

[Resolution - Appointments and Reappointments](#)

## **SUBCOMMITTEE REPORTS**

**CITY COUNCIL**

33. Comments/Updates

**ADJOURNMENT** - *Adjourn to a City Council Study Session on June 26, 2024, at 5:30PM.*

---

*On May 31, 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](http://www.cityofmartinez.org).*

*/s/ Kat Galileo, Assistant City Clerk*



# DEVELOPMENT INCENTIVES AND COMMUNITY BENEFITS PROGRAM

---

Presented By: Brandon Northart, AICP, Associate Planner

City Council Study Session | June 5, 2024



# BACKGROUND



## Presentation Outline

- What other cities are doing
- Understanding our options
- Proposed Framework for Martinez
- Questions for City Council



## Housing Element

- Program 13: Adequate Sites for Lower-Income Households
- Program 15: Access to Opportunities, Density Bonus, and Incentives

## 2024 Planning Division Work Plan

- Task 15: Development Incentives

Evaluate and implement a range of incentive based and regulatory approaches to facilitate and encourage sites to develop at the densities and intended uses as identified in the Sites Inventory, including **evaluation of development incentives and bonuses in exchange for public benefits.**

# BACKGROUND



## Terminology

- Development Incentive: Development standard deviations
- Community Benefit: Tangible benefits to City and community provided by developer
- Menu of Options: Predetermined list of development incentives and community benefits
- On-Site Benefits: Physical amenities or improvements incorporated into the project site and constructed/maintained by developers
- Off-Site Benefits: Physical improvements constructed by developers which are not directly located within the project site



# What Other Cities Are Doing

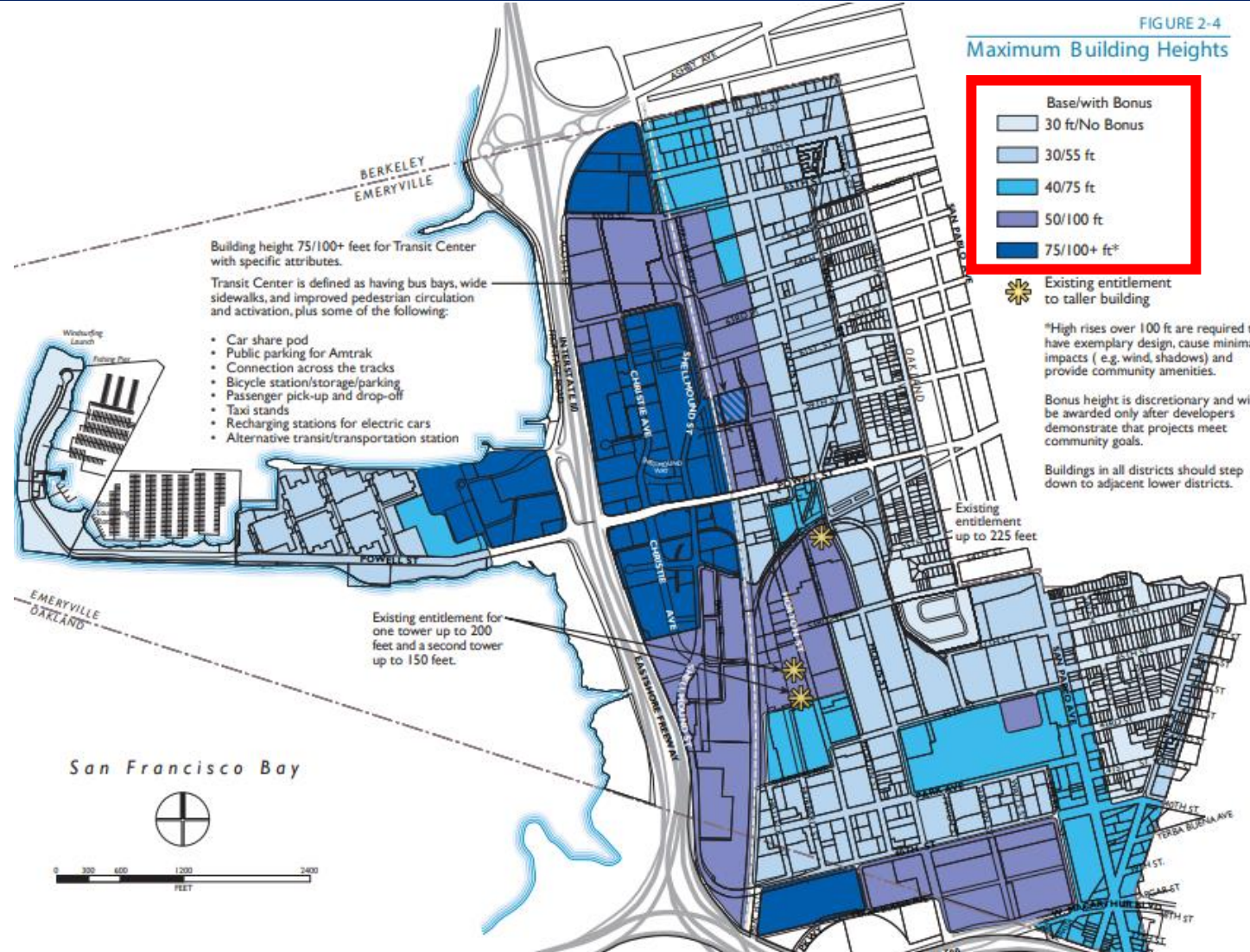




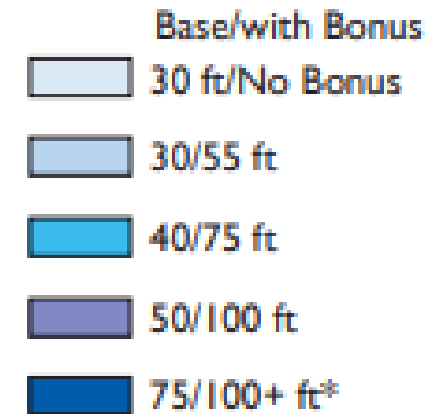
## City of Emeryville

- Overview:
  - Two development standard tiers: "Base" and a less-restrictive "Bonus" tier
  - Developers can access the bonus tier by providing community benefits
  - Community benefits quantified as a percentage of the project's construction valuation
  - Converted into points using formula to determine how many community benefits are required
  - Applies to all residential and non-residential development
  - Not usable with State Density Bonus Law
- Menu of Options:
  - Development Incentives: FAR, height, and density
  - Community Benefits: On-site benefits, financial contributions, and flexible benefits

# BACKGROUND



**FIGURE 2-4**  
Maximum Building Heights





## City of Emeryville

- Pros:
  - Program funds many public programs
  - Flexible menu of options for developers to select from
  - Applies to both residential and non-residential projects
- Cons:
  - Requires Planning Commission and City Council approval to use
  - Complicated mathematical calculation



## City of Concord

- Overview:
  - Limited to certain residential/mixed-use use districts
  - Two development standard tiers: "Base" and a less-restrictive "Bonus" tier
  - Projects providing 40% unit affordability have immediate access to all development bonuses
- Menu of Options:
  - Development Incentives: density, minimum lot size, lot coverage, height, setbacks, open space requirements, parking requirements (or in-lieu fees), and some expedited permit processing
  - Community Benefits: Affordable housing



## City of Concord

- Pros:
  - Diverse development incentives
  - Straightforward
  - Similar to SDBL but without substantiation for waivers/concessions
- Cons:
  - Only applies to residential projects
  - No community benefits (other than affordable housing)
  - 40% affordability is a steep request





# Understanding Our Options



## **Range of Options for the Program**

### Program Framework

- Points Based
- Flat Based

### Applicability

- Projects
  - Residential projects
  - Non-residential projects (e.g., commercial and industrial)
- Where
  - Citywide
  - Particular zoning districts
  - Geographic areas



## **Range of Options for the Program**

### Development incentives

- Density
- FAR
- Height
- Lot coverage requirements
- Setbacks
- Open space requirements
- Parking
- Permit Streamlining



## Range of Options for the Program

### Community Benefits

- On-site affordable housing
- Contribution to City-funded programs
- On-site improvements
  - Publicly accessible open space, historic rehabilitation, sustainability features, mixed-use development, 3+ bedroom units, easement or land dedication, public art
- Off-site improvements
  - Frontage improvements and ROW improvements
- Flexible benefits



# Proposed Framework for Martinez's Program





## **Proposed Framework in Martinez**

### Main Goals:

1. Provide a system that is realistic and will be used by the development community;
2. Develop regulations that are not overly complex and can be interpreted by developers of all sizes;
3. Make the system quantifiable and utilize well-defined development standards;
4. Provide a diverse menu of options for both development incentives and community benefits that accurately reflect the City's goals;
5. Include benefits that are responsible to City and community wants and needs; and
6. Incentive the system over State Density Bonus Law.



## **Proposed Framework in Martinez**

### Program Framework:

- For every one development incentive requested, one community benefit from the "menu of options" must be provided
- The "menu of options" for development incentives are predetermined development standard deviations
- The "menu of options" for community benefits are varied to include well-defined on-site affordable housing, on-site improvements, off-site improvements, contribution to City-funded programs, and a flexible benefits approved by the City Council



## **Proposed Framework in Martinez**

### Applicability:

- All zoning districts
- Citywide
- No POPO Overlay projects
- Not usable with SDBL
- Housing Element Opportunity Sites have potential for additional bonuses



## **Proposed Framework in Martinez**

### Development Incentives:

- Residential Density
- FAR
- Height
- Setbacks
- Lot coverage
- Parking requirements (for residential projects)

# DISCUSSION



## Proposed Framework in Martinez

### Community Benefits:

On-Site Affordable Housing	Contribution to City Funded-Programs	On-Site Benefits	Off-Site Benefits	Flexible Benefits
<p>Projects with 5+ residential units are required to acquire first two to four bonus increments through on-site, deed-restricted affordable housing</p>	<p>5% of construction valuation as payment into City funding program</p>	<p>5-10% of construction valuation incorporated as project feature</p> <ul style="list-style-type: none"> <li>• Historic rehabilitation</li> <li>• Zero-net energy and other sustainable building practices</li> <li>• Inclusion of 3+ bedroom units</li> <li>• Public open space</li> <li>• Trail or open space easements</li> <li>• Public art</li> </ul>	<p>5-10% of construction valuation provided as non-project feature</p> <ul style="list-style-type: none"> <li>• Frontage improvements</li> <li>• Right-of-way improvements</li> <li>• Façade improvements</li> </ul>	<p>Other potential community benefits not provided in the standard menu of options</p> <ul style="list-style-type: none"> <li>• Tied to construction valuation</li> <li>• Requires more rigorous approvals</li> </ul>





## **Proposed Framework in Martinez**

### Application and Process:

- Waiver of Rights to State Density Bonus Law
- Requested development incentives and community benefits to be reviewed and approved by respective review authority
- Flexible benefits require City Council approval
- Fees paid prior to issuance of a Building Permit

# DISCUSSION



## Next Steps

1. Conduct further outreach to development community
2. Draft ordinance
3. Planning Commission recommendation
4. City Council adoption

# RECOMMENDATION



## **Recommendation**

Conduct a study session to provide policy recommendations on the proposed Development Incentives and Community Benefits Program ("the Program").



# Questions for City Council



## Questions for City Council

1. Should the Program apply to all projects? Or should uses be limited?
2. Should the Program apply Citywide? Or just specific districts/geographic areas?
3. Does the proposed system of one community benefit in exchange for one development incentive make sense? Or does another method seem better?
4. Are there any development incentives (density, FAR, height, setbacks, lot coverage, parking) missing? Any that should be removed or modified?
5. Are there any community benefits missing? Any that should be removed or modified?
6. Is the application process acceptable?





# Questions?



## Demonstration of Proposed Framework in Martinez

- Zoning: R-1.5
- Site Area: 10,000 square feet
- Construction Valuation: \$5,000,000

Development Standard	Base Zoning
Density	7 units
Height	30'
FAR	0.4
Front Setback	10'



## Demonstration of Proposed Framework in Martinez

Number of Incentives	Development Incentive	Community Benefit Required
#1	Density	10% of base units as affordable housing units
#2	Height	10% as base units affordable housing units
#3	FAR	5% of construction valuation as community benefit
#4	Front Setback	5% of construction valuation as community benefit



## Demonstration of Proposed Framework in Martinez

- Community Benefits:
  - 20% of base units as affordable (1 affordable unit)
  - \$500,000 as community benefit

Development Standard	Base Zoning	Bonus Zoning
Density	7 units	10 units
Height	30'	40'
FAR	0.4	1.4
Front Setback	10'	5'