



Establishing the Annual Sewer Service Charge in Contra Costa County Sanitation District No. 6

Presented By: Ali Hatefi, Assistant City Engineer

Board of Contra Costa County Sanitation District No. 6

June 26, 2024

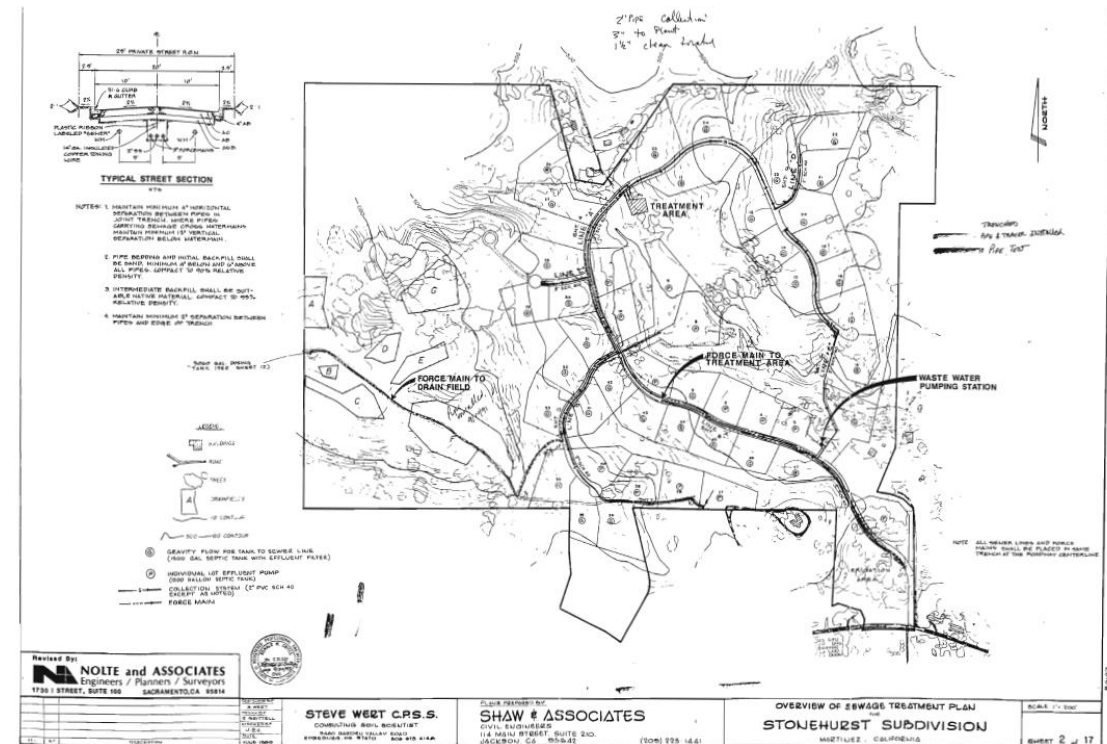


- 1. Presentation for SD-6**
- 2. Open/Close the Public Hearing**
- 3. Introduce Ordinance No. 012 SD-6**
 - a) Levy of Annual Sewer Service Charge per unit for the 2024-25 fiscal year per Ordinance No. 012 SD-6 **at \$2,450 per unit per year for FY 2024-25 and FY 2025-26.**
- 4. Continue adoption of ordinance to July 17, 2024 for second reading**

History of SD-6



- Stonehurst Subdivision; 47 lots approved by County in 1992, formed district under County Sanitation District Law
- Annexed to the City of Martinez in 2012, City Council appointed District Board in 2015
- Law requires an Annual Report on expenses for current year and budget to be presented to SD-6 Board





- **March 20: SD-6 Board Meeting**

- Resolution No. 34-24 - Board directed District Engineer to prepare annual report for SD-6 FY 2024/25

- **June 5: SD-6 Board Meeting**

- Resolution No. 78-24 - Set public hearing date to consider charge for FY 2024/25
- Ordinance No. 011 SD-6 set annual sewer service charge set at \$2,450 per unit per year for FY 2023-24, FY2024-25, and FY2025-26.
- Annual report presented and filed
- Notice of Public Hearing via local paper and mail



Notification Process:

- Published in newspaper in accordance with Government Code Section 6066
 - Published twice, 5 days apart, at least 15 days prior

- Public Hearing noticed mailed 14 days in advanced
 - Time and date of Public Hearing
 - Zoom participation
 - Amount of sewer charge and method of collection of charge
 - Information on written protest process and if majority protest filed

No rate increase proposed



ORDINANCE NO. 012-24 SD-6

BEFORE THE CITY COUNCIL OF THE CITY OF MARTINEZ, AS AND CONSTITUTING THE BOARD OF DIRECTORS OF CONTRA COSTA COUNTY SANITATION DISTRICT NO. 6 AN ORDINANCE ESTABLISHING THE ANNUAL UNIT CHARGE FOR FISCAL YEAR 2024-25 AS \$2,450 AND ELECTING TO PLACE CHARGES ON THE TAX ROLL

The City Council of the City of Martinez, as and constituting the Board of Directors of Contra Costa County Sanitation District No. 6 (SD-6), ordains as follows:

WHEREAS, the City Council (District Board) is authorized to establish sewer rates and charges for SD-6; and

WHEREAS, the current annual rate of \$2,450 is to fund the SD-6 cost of service; and

WHEREAS, on June 5, 2024, the District Board of SD-6 adopted Resolution No. 045-24 declaring its intention to maintain the annual sewer service charge for FY 2024-25, at \$2,450, and to collect sewer service charges on the county property tax roll, and setting a Public Hearing for this matter on June 26, 2024; and

WHEREAS, the District mailed proper notice at least 14 days in advance of the Public Hearing to the owners of all properties served by the SD-6 system of the intent to levy a sewer service charge of \$2,450 for FY 2024-25 and to collect the charge on the county property tax roll; and

WHEREAS, the mailed notices included information about a property owner's right to submit a written protest, in accordance with Article XIII D Section 6(a) of the California Constitution; and

WHEREAS, notice of the June 26, 2024, Public Hearing to consider the collection of the charge on the county property tax roll was duly published in a newspaper of general circulation; and

WHEREAS, the Public Hearing was held on June 26, 2024. After the close of the Public Hearing, written protests against the proposed temporary rate increase were tabulated, and it was determined the number of properties on which behalf written protests were submitted did not comprise a majority of the properties served by SD-6.

NOW THEREFORE THE DISTRICT BOARD OF CONTRA COSTA COUNTY SANITATION DISTRICT NO. 6 DOES FURTHER ORDAIN AS FOLLOWS:

SECTION 1. ANNUAL UNIT CHARGE FOR FISCAL YEAR 2024-25. For fiscal year 2024-25, the "annual unit charge" referred to in Section 11 of Ordinance No. 1 is prescribed at \$2,450.00.

SECTION 2. COLLECTION ON TAX ROLL. The Board of Directors elects to collect the annual unit charge for FY 2024-25 on the county property tax roll.

SECTION 3. ENVIRONMENTAL FINDINGS. The District Board finds that this ordinance is statutorily exempt from environmental review under the California Environmental Quality Act because the action is being taken to meet operating expenses, including salaries and benefits,

- Conduct first reading of Ordinance No. 012 SD-6 tonight
- Conduct second reading (adoption) of Ordinance No. 012 SD-6 on Wednesday July 17, 2024



- Conduct Public Hearing
- Close Public Hearing

Motion to:

- Introduce Ordinance No. 012 SD-6 accepting the annual written report, establishing the amount of the annual sewer service charge per unit in Contra Costa County Sanitation District No. 6 for the 2024-25 fiscal year and directing that the charge be collected on the county tax roll in the amount of \$2,450 for Fiscal Years FY 2024-25, and FY 2025-26;
and
- Continue the adoption of the ordinance to July 17, 2024 for a second reading.



June 26, 2024

BIA|Bay Area

Attn: Lisa Vorderbrueggen, Executive Director for Government Affairs, East Bay

Paul Campos, General Counsel

1000 Burnett Avenue, Suite 340

Concord, CA 94520

Re: Response to your Public Comments on Martinez Density Bonus Law Ordinance

Dear Ms. Vorderbrueggen and Mr. Campos,

Thank you for your public comment on the City's amendments to its existing Density Bonus Law Ordinance. The draft Density Bonus Law Ordinance has received public review at the May 14, 2024 Planning Commission where it was unanimously found to be compliant with the General Plan (including the Housing Element) and recommended for City Council approval. The City Council reviewed the draft Density Bonus Ordinance on June 5, 2024, received public comment and made no substantial edits to the Ordinance.

Nonetheless, I appreciate your input and will address the expressed concerns regarding your interpretation of the City's Density Bonus Ordinance. As a background for our response, it is important to note the City presently has no pending density bonus applications from any developer, although we would welcome receiving applications for housing and mixed-use developments. Nor has the City denied a single application for a housing development in more than 10 years. The last density bonus project the City received (which was unanimously approved by the Planning Commission in October 2022, with no appeal request), was the Amare Apartments project for 182 residential apartment units, with 5-percent affordability. This project also received concessions and waivers pursuant to the state density bonus law, in spite of the City's outdated density bonus ordinance which has not been amended since 2014.

Following please find a response to the bullet points in your letter:

1. "The SDBL does not allow a city to establish a process in which it reserves the right to "deem sufficient" the information submitted by the applicant. Requested incentives and concessions are presumed to result in cost reductions and the city cannot deny them unless it affirmatively adduces substantial evidence to the contrary. Requested waivers can only be denied based on affirmative evidence supporting a denial."

RESPONSE: Government Code Section 65915(a)(2) states a city is not prohibited from requiring an applicant to submit reasonable documentation to establish eligibility for a requested density bonus. Ordinance Section 22.80.050 contains the list of reasonable documentation required for the City to process the density bonus, which includes applicable numbers of concessions and any waivers which may be required. This is consistent with the requirements of Government Code Section 65915(a)(3)(B) and (D). The City's reviewing body must necessarily determine whether the application is "deemed complete." Government Code Section 65915(a)(3)(D).

The City is aware of the facts and holding in the recent case of *Schreiber v. City of Los Angeles* (2021) 69 Cal.App.5th 549. The City's Ordinance is not inconsistent with the holding in this case, which is applicable to granting a concession. The list of reasonable documentation required of the applicant submitting a density bonus project does not state the City is demanding a pro forma or any specific financial documentation to establish the need for a concession to establish "identifiable and actual cost savings to provide affordable housing costs or for rents for the targeted units, consistent with Government Code Section 65915." But the applicant must submit some reasonable documentation to justify its application, consistent with the requirements of Government Code Section 65915(a)(3)(B). The standard of review for granting a concession is set forth in Ordinance Section 22.80.050(D) and is consistent with the standard set forth in Government Code Section 65915(d)(1).

2. "The SDBL does not allow a city to require an applicant to "use up" concessions and incentives before seeking a waiver. Both waivers and incentives/concessions are required to be granted unless the city can adduce substantial evidence that supports a statutorily proper finding of denial."

RESPONSE: We disagree with this position and there is nothing in State Density Bonus Law to support this statement. On the contrary, the findings necessary to support a grant of a waiver include the waiver or reduction of the development standard being necessary to avoid physically precluding the construction of the development at the densities (e.g., with the bonus) *or with the concessions permitted* (emphasis added). See Government Code Section 65915(e). Accordingly, it is necessary to know what concessions are requested and granted to apply the standard applicable to a request for a waiver or reduction of a development standard. The standards/findings for request for a concession and request for a waiver are entirely different under State Density Bonus Law.

3. "The SDBL does not allow a city to require the applicant to show that a waiver or modification is necessary to make housing units economically feasible. In fact, economic feasibility is not an allowable consideration at all."

RESPONSE: The City's Density Bonus Ordinance does not require a showing of economic feasibility to support a request for a waiver. Rather, documentation to support a request for a concession needs to be based on "identifiable and actual cost savings" for providing

affordable housing costs or rents. As discussed above, a concession must be applied/granted to determine whether a waiver or reduction of an applicable development standard is even necessary to build the project as designed, with all density bonus units and granted concessions. Essentially, because support for the concession requires reasonable documentation to show “identifiable and actual cost savings to provide affordable housing costs or for rents for the targeted units, consistent with Government Code Section 65915,” once the concession is granted, this “economic feasibility” documentation, as you call it, has already been satisfied. Moreover, the findings for denial of a waiver do not include any “economic feasibility” finding. See Ordinance Section 22.80.050 E. This is consistent with State Density Bonus Law.

4. “The SDBL generally does not allow a city to structure its local ordinance such that it must make "affirmative" findings to approve waivers and concessions. To the contrary, the state requires the city to approve them unless it can affirmatively make findings supporting the denial.”

RESPONSE: We disagree with this assertion, which appears to be more semantics than helpful comment on the required process for reviewing and approving a land use entitlement. There is nothing in State Density Bonus Law to support the position that no “affirmative findings” are permitted to approve a concession or a waiver. In fact, Ordinance Section 22.80.050 (C) specifically cites each authorizing section of State Density Bonus Law regarding the requirements for approving various kinds of density bonus projects. Affirmative findings are part of an administrative record supporting the decision to approve any project. I also draw your attention to Ordinance Section 22.80.050 (D), (E), and (F) which set forth the findings required to deny a concession, a waiver or a childcare facility project seeking a density bonus or concession. Put another way, once staff has deemed the project application complete, the reviewing body will grant the applicable density bonus, any applicable incentives requested, and any necessary waivers (in that order) unless denial findings are made, consistent with the Ordinance denial standards and State Density Bonus Law.

5. “The SDBL does not allow a city's denial of a concession to be based on whether the incentives or concession "is not required" to provide affordable rents or costs. Again, the statute requires approval of the requested incentive/concession unless the city can adduce substantial evidence that the incentive or concession does not result in cost reduction (such cost reduction being presumed to exist).”

RESPONSE: The language you quote above does not appear in the City’s Density Bonus Ordinance denial findings. Ordinance Section 22.80.050 D.1. sets forth the standard for the City’s denial of a concession:

“The concession or incentive does not result in identifiable and actual cost savings to provide affordable housing costs or for rents for the targeted units, consistent with Government Code Section 65915.”

This language comes right out of State Density Bonus Law (Government Code Section 65915(d)(1)(A):

“The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

6. “The SDBL does not allow a city to require the applicant to show that a waiver, concession or incentive is related in any way to "economic feasibility."

RESPONSE: See response to #1 and #3 above. See also Ordinance Section 22.80.050 (D) and (E), which state the basis for denial of a concession and a waiver, respectively, once the application has been deemed complete. There is nothing in the standard required for a denial that speaks to “economic feasibility.”

7. “The SDBL does not allow a city to require an applicant for a waiver, concession, incentive to pay the cost of "analysis" for any of the above invalid considerations.”

RESPONSE: State Density Bonus Law at Government Code Section 65915(a)(2) states: “A local government shall not condition the submission, review, or approval of an application pursuant to this Chapter on the preparation of an additional report or study that is not otherwise required by state law, including this section.” But this provision goes on to state a city is not prohibited from requiring “reasonable documentation” accompanying the application which is sufficient to permit review and a completeness finding. And, Government Code Section 65915(j)(1) states “The granting of a concession or incentive shall not require or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, **“study” does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the incentive or concession meets the definition set forth in subdivision (k).** This provision is declaratory of existing law.”

To the extent that the application is incomplete, the City is not precluded from requiring such “reasonable documentation” necessary to support the request for density bonus units, concessions or a waiver, or reduction of a development standard to determine whether the application is complete. Processing of a development application is often an iterative process to deem the application complete. Once deemed complete, the standards for denial of the application are narrow and consistent with State Density Bonus Law.

8. “The SDBL does not allow a city to deny a concession or waiver based on a standard that the concession or incentive is "not required" to provide for affordable rents or housing costs. The only basis for denial is that the concession or incentive does not result in cost savings (which, again, is presumed by the statute.)”

RESPONSE: See Response to #5 above. This is quoting language that does not exist in the City’s Density Bonus Ordinance.

In conclusion, the City’s Density Bonus Ordinance has undergone rigorous legal review and been the subject of several public meetings before both the Planning Commission and the City Council. While these comments, however well intentioned, interpret the City’s Ordinance in a manner intended to conflict with State Density Bonus Law, that is not the City’s interpretation. It is long and well-established law that a city’s “view of the meaning and scope of its own ordinance is entitled to great weight unless it is clearly erroneous or unauthorized.” (*Friends of Davis v. City of Davis* (2000) 83 Cal.App.4th 1004, 1015, citing *Wilkinson v. Workers' Comp. Appeals Bd.* (1977) 19 Cal.3d 491, 501; *Morris v. Williams* (1967) 67 Cal.2d 733, 748; (*Berkeley Hills Watershed Coalition v. City of Berkeley* (2019) 31 Cal.App.5th 880, 896, citing *Anderson First Coalition v. City of Anderson* (2005) 130 Cal.App.4th 1173, 1193.) This “...rule of deference to a city’s interpretation of its own ordinance means that two cities could interpret identical language in two different ways, and we would have to accept both interpretations, if they were reasonable.” (*Protect Our Neighborhoods v. City of Palm Springs* (2022) 73 Cal.App.5th 667, 680.)

The City has not denied a single density bonus project (or any housing development project) in over 10 years. Hypothetically, even if a provision of the City’s Density Bonus Ordinance was considered to conflict with State Density Bonus Law as applied to a project, State Density Bonus Law would preempt any such provision in direct conflict with State law. Compliance with State law (and any future amendments to it) is built into the City’s State Density Bonus Law Ordinance at Section 22.80.020 (“Applicability”) at Sub-Sections A, B, and D. These provisions act as a “savings clause,” in the event of any potential misinterpretation of the City’s Density Bonus Ordinance.

Further, the City’s Density Bonus Ordinance incorporates an additional density bonus incentive for projects providing very low-, low-, and/or moderate-income households for special needs populations, beyond that required by State law, demonstrating the City’s commitment to incentivize housing, particularly affordable housing.

Respectfully,

Michael P. Cass

Michael P. Cass
Planning Manager

cc: Mayor and City Council
Michael Chandler, City Manager
Jill Bergman, Community and Economic Development Director
Teresa Highsmith, City Attorney
Brandon Northart, Associate Planner
Paul McDougall, California Department of Housing and Community Development



DELIVERED VIA EMAIL

DATE: June 20, 2024

TO: Martinez Mayor Brianne Zorn, Vice Mayor Debbie McKillop and Councilmembers Jay Howard, Mark Ross and Satinder Malhi

FROM: Paul Campos, Senior Vice President of Governmental Affairs & General Counsel and Lisa Vorderbrueggen, East Bay Executive Director for Governmental Affairs

RE: [Zoning text amendments related to density bonus ordinance introduced on June 5, 2024](#)

Dear Mayor, Vice Mayor and Councilmembers:

BIA|Bay Area is a membership organization comprised of more than 400 companies engaged in the entitlement, development, design and construction of new apartments, townhomes and houses throughout the Bay Area.

As part of our review of the region's 2023-2031 housing elements and the associated implementing ordinances and programs, we would like to raise objections to the city's revised density bonus ordinance as introduced on June 5, 2024.

The city's state-certified housing element specifically requires Martinez to adopt specific revisions to its density bonus ordinance as mandated by the California Dept. of Housing & Community Development (HCD):

Program 15: Access to Opportunities, Density Bonuses, and Incentives" of the 2023-2031 Housing Element and Task 16 of the 2024 Planning Division Work Plan include: 1) updating the Zoning Ordinance to reflect recent changes to SDBL to bring the City into compliance with State law and 2) incorporate an additional density bonus incentive for projects providing very low-, low-, and/or moderate-income households for special needs populations. The proposed project implements Housing Element Program 15 and Work Plan Task 16.

The revised language as introduced, however, is very troubling as it contains serial invalid modifications to the ordinance that will undermine this vital housing statute. Unless Martinez makes significant corrective changes, we believe the current language could and should prompt HCD to revoke the city's housing element certification. Please find attached a document that contains relevant court decision citations and excerpts of letters from HCD to California cities.

Specifically, our objections are as follows:

Section 22.5780.050 contains provisions that are not permitted under the state density bonus law.

22.5780.050 Application Requirements and Review

A written description of any requested incentives, and concessions, waivers, or modification of development standards, or modified parking standards. For all incentives and concessions, except mixed-use development, the application shall include evidence deemed sufficient by the City that the requested incentives and concessions result in identifiable, financially sufficient, and actual cost reductions. A concession or incentive must be used before requesting a waiver or reduction of a development standard. For waivers or modifications of development standards, the application shall include evidence deemed sufficient by the City that the waiver or modification is necessary to make the housing units economically feasible and that the development standard from which a waiver or modification is requested will have the effect of precluding the construction of the housing development at the densities to which the applicant is entitled pursuant to this Chapter and with the concessions and incentives permitted by this Chapter.

- The SDBL does not allow a city to establish a process in which it reserves the right to "deem sufficient" the information submitted by the applicant. Requested incentives and concessions are presumed to result in cost reductions and the city cannot deny them unless it affirmatively adduces substantial evidence to the contrary. Requested waivers can only be denied based on affirmative evidence supporting a denial.
- The SDBL does not allow a city to require an applicant to "use up" concessions and incentives before seeking a waiver. Both waivers and incentives/concessions are required to be granted unless the city can adduce substantial evidence that supports a statutorily proper finding of denial.
- The SDBL does not allow a city to require the applicant to show that a waiver or modification is necessary to make housing units economically feasible. In fact, economic feasibility is not an allowable consideration at all.

Sections C and D also contain provisions that are not permitted under the state density bonus law.

C. Approval Required Findings. Before approving an application for a density bonus, incentive, or concession, or waiver, or modification of a development standard, the approval review authority shall affirmatively make the following findings:

1. *If the density bonus is based all or in part on a donation of land, the conditions of Government Code Section 65915 (g)(2)(A through H) are met.*

2. *If the density bonus, incentive, or concession is based all or in part on the inclusion of a childcare facility, the conditions included in Government Code Section 65915 (h)(2)(A) and (B) are met.*
3. *If the incentive or concession includes mixed use development, the finding included in Government Code Section 65915 (k)(2) are met.*
4. *If a waiver or modification of a development standard is requested, then the developer applicant has demonstrated, for each requested concession or incentive that such concession or incentive waiver or modification, that the waiver or modification is necessary to make the housing units economically feasible and that the development standards from which a waiver or modification is requested will otherwise have the effect of precluding the construction of a housing development at the densities to which the applicant is entitled pursuant to this Chapter or with the concessions and incentives permitted by this Chapter. Consistent with Government Code Section 65915(a)(2), if additional and reasonable documentation is needed to support a request for a concession, incentive, or waiver, then the City may request additional analysis at the cost of the applicant.*

D. Concession or Incentive Denial. The approval review authority may deny a concession or incentive if it makes a written finding based upon substantial evidence of either of the following:

1. *The concession or incentive is not required to provide for affordable rents or affordable housing costs as required by this Chapter. The concession or incentive does not result in identifiable and actual cost savings to provide affordable housing costs or for the rents for the targeted units, consistent with Government Code Section 65915.*
 2. *The concession or incentive would have a specific adverse impact upon public health, or safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to lower, extremely low-, very low, low, or moderate-income households. For purposes of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.*
- The SDBL generally does not allow a city to structure its local ordinance such that it must make "affirmative" findings to approve waivers and concessions. To the contrary, the state requires the city to approve them unless it can affirmatively make findings supporting the denial.
 - The SDBL does not allow a city's denial of a concession to be based on whether the incentives or concession "is not required" to provide affordable rents or costs. Again, the statute requires approval of the requested incentive/concession unless the city can adduce substantial evidence that the incentive or concession does not result in cost reduction (such cost reduction being presumed to exist)

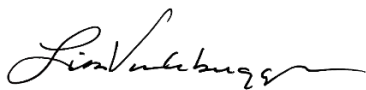
- The SDBL does not allow a city to require the applicant to show that a waiver, concession or incentive is related in any way to "economic feasibility"
- The SDBL does not allow a city to require an applicant for a waiver, concession, incentive to pay the cost of "analysis" for any of the above invalid considerations.
- The SDBL does not allow a city to deny a concession or waiver based on a standard that the concession or incentive is "not required" to provide for affordable rents or housing costs. The only basis for denial is that the concession or incentive does not result in cost savings (which, again, is presumed by the statute.)

We respectfully request that the city immediately modify its revised density bonus ordinance and come into compliance with California's density bonus law.

Sincerely yours,



Paul Campos
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Attachment:
State Density Bonus Law Gov Code 65915 Primer: Incentives/Concessions/Waivers

CC:
Martinez City Manager Michael Chandler
Martinez Planning Manager Michael P. Cass
Paul McDougall, California Dept. of Housing & Community Development (HCD)

State Density Bonus Law Gov Code 65915: Incentives/Concessions/Waivers

- Local governments cannot “require[] the applicant to provide financial documentation to prove that the requested concessions will render the development ‘economically feasible.’” *Schreiber v. City of Los Angeles* 284 Cal.Rptr.3d 549, 552.
- “The applicant...is not required to establish that cost reductions will result.... By requiring the city to grant incentives *unless* it makes particular findings, the statute places the burden of proof on the city to overcome the presumption that incentives will result in cost reduction.... Accordingly, [developer] was not required to show, and the city was not required to affirmatively find, that the incentives would actually result in cost reductions.” *Schreiber* at 555-556 (original emphasis)
- “The city did not make findings that the incentives would not result in cost reductions, and was not required to substantiate this negative finding with evidence.” *Schreiber* at 559.
- “The applicant is not required to prove the requested incentives; the incentive is presumed to result in cost reductions and the city bears the burden to demonstrate otherwise if it intends to deny the incentive.” *Bankers Hill v. City of San Diego* (2022) 74 Cal.App.5th 755, 770.
- “The Density Bonus Law includes very limited exceptions to its requirements and places the burden on a city to establish an exception applies. A concession or incentive may be refused if the city can establish it would not result in identifiable and actual cost reductions to provide for affordable housing costs.... The only other exceptions to the requirement to grant incentives and waivers and reductions of standards require the city to find, based on substantial evidence, that doing so (1) would have a ‘specific, adverse impact...upon health and safety,’ (2) would have an adverse impact on any historic resource, or (3) would be contrary to state or federal law.” *Bankers Hill* at 770-771.
- “the City could deny the requested incentive *only* if it found the incentive (1) does not result in identifiable and actual cost reductions, (2) would have a specific adverse impact upon public health and safety or the physical environment or upon a historical resource, or (3) would be contrary to state or federal law.” *Bankers Hill* at 773.
- “unless one of the statutory exceptions applies, so long as a proposed housing development meets the criteria of the Density Bonus Law by including the necessary affordable units, a city may not apply any development standards that would physically preclude construction of that project as designed....” *Bankers Hill* at 775.

- “the ordinance substantially heightens the demonstration required to obtain a concession or incentive in the city, contrary to SDBL. Under the city’s ordinance an applicant would have to show that an incentive or concession would (1) result in indentifiable and actual cost reductions **and** (2) that such reductions **‘are required** in order to provide for affordable housing costs...’. SDBL merely requires that such cost reductions help free up funds for affordable housing, not that they are essential to the provision of affordable housing. The showing is not substantial.... Cost reductions resulting from incentives or concessions should be apparent from the project application, thus negating any need for a ‘financial analysis or report.’”

HCD to City of Encinitas, March 25, 2021

- “In order to establish requested waivers, the ordinance mandates that the applicant provide not only reasonable documentation establishing that development standards preclude development at the allowed density, but also (1) reports, (2) drawings and elevations, (3) consultants, and (4) alternative designs. These additional requirements are not permitted under SDBL...The project applicant need not consider various alternatives that might be accommodated on site without the concessions, incentives, or waivers.”

HCD Letter to City of Encinitas, March 25, 2021

“In other respects, the proposed ordinance includes new requirements that shift mandates, increase the time needed to prepare an application, cause regulatory confusion, and increase the costs of housing development. For instance, the new ordinance dictates that affordable units must be at least 75 percent of the average square footage of market rate units. SDBL does not mandate the size of either the density bonus units or the affordable units in the development.... The imposition of a 75 percent requirement is arbitrary.... In addition the ordinance mandates the cost of review of [its so-called] reasonable documentation requirement...be borne by the applicant...[and] anticipates hiring a consultant to review documentation.”

HCD Letter to City of Encinitas, March 25, 2021

“The City’s code limits building height concessions, which is prohibited by state law. The City is mandated to grant each concession or incentive proposed by the developer unless it can prove based on statutorily prescribed reasons...The City bears the burden of proof in the event it declines to grant a requested incentive or concession...”

HCD Letter to Simi Valley, Dec. 16, 2019

“the City states that GP Policy IP-5/12 [requirement that projects demolishing commercial buildings provide replacement square footage] is ineligible as a concession under SDBL as the policy addresses a use requirement, not a development standard.

The statement implies the City believes the concessions are limited to development standards. This is an incorrect interpretation of SDBL.... The SDBL definition clearly indicates that requirements beyond development standards are eligible as concessions. In subparagraph (3), the statute clearly identifies regulatory requirements that are proposed by the applicant and result in identifiable and actual cost reductions as eligible incentives or concessions under SDBL.

HCD Letter to San Jose, Dec. 14, 2021



LOT CONSOLIDATION AND PROJECT PHASING SPECIAL STUDY SESSION

Presented By: Daniel Gordon, Associate Planner

City Council | June 26, 2024



What is lot consolidation?

- Lot consolidation is the combining of existing lots into larger, individual lots
- HCD considers parcels smaller than 0.5 acres to be unsuitable to accommodate developments that provide lower-income housing
- The average parcel size of undeveloped or vacant land in Martinez is 0.49 acres, below this minimum threshold
- Housing Element Program 13 commits the City to develop and implement strategies to encourage and facilitate lot consolidation to make sites more developable for housing



What is project phasing?

- Project phasing is the ability to break up a development into distinct pieces, or phases, allowing for the gradual completion of the project over time
- This reduces the financial strain on the developer
- Each phase typically undergoes its own building permit approval process
- Project phasing is also part of Housing Element Program 13, to make sites in Martinez more developable for housing



Lot consolidation incentives

- *Question 1: what financial or other regulatory incentives should the City offer for lot consolidation?*
- Option 1: **Fee waiver**: Waiver of planning lot merger fee (\$675), Engineering lot line adjustment deposit (\$2,000), and/or waiver of Planning and Engineering hourly staff time to process development applications on parcels that have merged lots under this program.



Lot consolidation incentives

- Option 2: **Priority or Expedited Processing:** Projects with complete applications could be given priority processing by Planning, Building, and Engineering Division staff.
 - For example, projects with 150 units or fewer would receive a determination within 90 days, and projects with greater than 150 units would receive a determination within 180 days, similar to Senate Bill 35.



Lot consolidation incentives

- Option 3: **Agenda Prioritization:** Priority placement on meeting agenda for projects subject to discretionary review.
- Option 4: **Private Outdoor Space Reduction:** Reduction in common and/or private outdoor space requirements, up to a maximum of 25 percent.



Lot consolidation incentives

- Option 5: **Parking Reduction:** Reduction in required parking for a mixed-use project, up to a maximum of 25 percent.
- Option 6: **Motorcycle or Bicycle Parking Allowance:** Allowing up to 10 percent of required vehicle parking to be substituted with motorcycle and/or bicycle parking. Currently, the MMC does not allow for this, and bicycle and motorcycle parking are provided in addition to regular required vehicle parking.



Lot consolidation incentives

- Option 7: **Compact Parking Allowance**: Allowing up to 50 percent of all required off-street vehicle parking spaces to be compact spaces. The current Zoning Code currently caps this ratio at 30 percent.



Lot consolidation incentives

- *Question 2: What types of projects should be eligible for the lot consolidation incentive program?*
 - Option 1: At least 20 percent affordable units;
 - Option 2: Projects that qualify for State Density Bonus law or the City's development incentives and community benefit program;
 - Option 3: All residential projects; and/or
 - Option 4: All residential, commercial, and industrial projects.



Project phasing facilitation measures

- *Question #3: What facilitation measures should the City offer for project phasing?*
- Option 1: **Extended Planning entitlements** (two years, three years, or more vs. standard one-year entitlement for regular projects).
- Option 2: **Impact fees** proportioned to each phase of the project versus paid up-front on a full project scale.



Project phasing facilitation measures

- *Question #4: What other timing and phasing requirements should apply?*
 - Should there be a timeline or deadline by which all phases of a project must be completed?
 - Should on-site and/or off-site improvements be required to be completed in the first phase of the project?



Project phasing facilitation measures

- *Question #5: What type of project should be eligible for project phasing?*
 - Option 1: At least 20 percent affordable units;
 - Option 2: Projects that qualify for State Density Bonus law or the City's development incentives and community benefit program;
 - Option 3: No affordability requirements for residential development; and/or
 - Option 4: All residential, commercial, and industrial projects.



Staff recommendations: lot consolidation

1. Establishment of a Municipal Code Chapter on lot consolidation incentives;
2. Reduction in required open space, up to a maximum of 25 percent;
3. Reduction in required parking for mixed-use projects, up to a maximum of 25 percent;
4. Allowing 50 percent of all required vehicle parking spaces to be compact spaces; and
5. Allowing 10 percent of all required vehicle parking spaces to be motorcycle or bicycle parking spaces.

Eligibility: all residential, commercial, and industrial projects on lots which have been consolidated under the lot consolidation program.



Staff recommendations: project phasing

1. Establishment of a Municipal Code Chapter on project phasing;
2. Three-year entitlement duration (during which a building permit for the first phase of the development must be issued);
3. Proportional impact fees by project phase;
4. Requirement to complete all off-site improvements with the first phase; and
5. Maximum phasing timeline of 10 years to achieve full project completion.

Eligibility: all residential, commercial, and industrial projects.



Next Steps

- 1st Reading of Ordinance in Fall 2024.



Questions?



Fiscal Year 2024-25 Mid-Cycle Budget

Presented By: Lauren Sugayan, Assistant City Manager

City Council Meeting | June 26, 2024

In Summary



Fiscal Year 2024-25 Balanced Budget

- \$520,000 in budget cuts recommended for FY 2024-25
- Core services maintained
- 20% Reserve Fund maintained

General fund challenges:

- Costs continue to outpace revenues
- Higher interest income is welcomed but not perpetual
- Minimal vacancies results in less labor savings
- Depletion of one-time ARPA funds
- Cautious use of General Fund Unassigned Reserves



Background



Fiscal Year 2023-34 Accomplishments

- Restaffed workforce & renovated City Hall
- Adopted Waterfront Master Plan by City Council and State
- Adopted Housing Element by City Council
- Streamlining of the permitting process & website enhancements
- Conducted retail commercial analysis
- Implemented citywide cost recovery efforts
- Launched Martinez Alerts
- Held first-ever evacuation drill
- Started planning for the opening of Alhambra Highlands
- Revised investment policy to enhance interest income
- Welcomed new cultural events



Background



Input from Budget Workshop:

- Development of a fiscal sustainability plan
- Future plans with parking program
- Business license taxes paid by all businesses
- Promotion of the new Sidewalk Repair Program
- Sidewalks in the Downtown area





Changes Since Budget Workshop:

- **General Fund** - Provide loans totaling \$216,002 to the Marina Services Fund, Marina Management Fund and Marina Debt Service Fund
- **Water Fund** – Revised transfers out from Water Enterprise Fund to Water Capital Project Fund to reflect anticipated CIP expenditures as outlined in the 2023-25 capital projects budget
- **Other Funds** – Updated to reflect current revenues and expenditure estimates



Allocation of Remaining ARPA Funds

Mountain View Basketball Court Surface Improvements (Project No. C5046)	\$ 50,000
High Visibility, Immediate Wins <ul style="list-style-type: none">• Increased lights on the streets off Main Street• City banner program• Historical walking tour• Communication and Community events	\$ 97,731
Total	\$147,731

Discussion



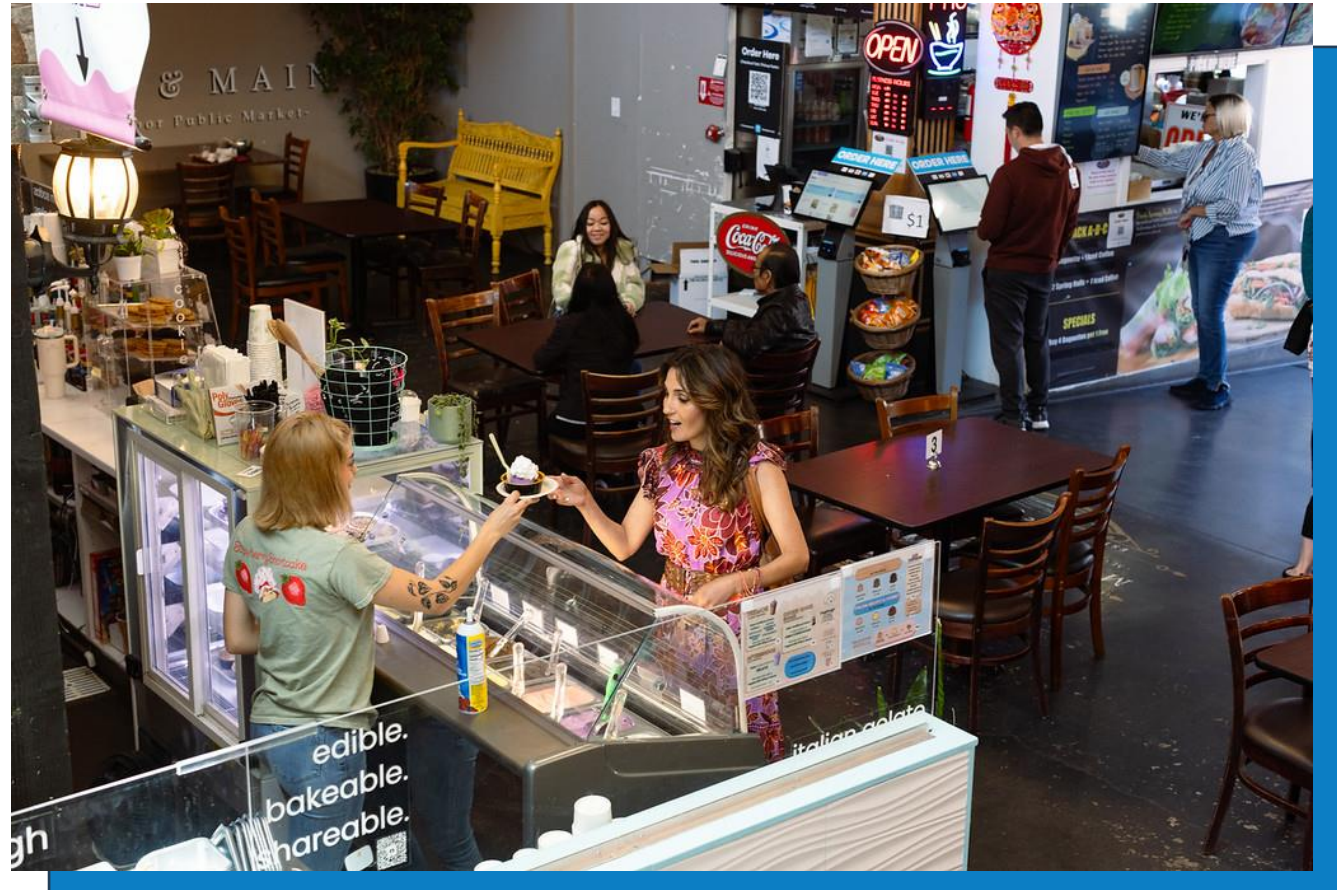
	2023-24 Revised	Original 2024-25 Estimate	Labor Adjustments	Non-Salary Adjustments	2024-25 Proposed
General Fund Revenues	35,035,808	36,032,329		895,665	36,927,994
Transfers In	522,500	522,500			522,500
Total	35,558,308	36,554,829	-	895,665	37,450,494
General Fund Expenditures	35,525,747	36,614,724	663,381	(250,161)	37,027,943
Surplus/(Deficit) from Operations	32,561	(59,895)	(663,381)	1,145,826	422,551
Transfers	723,500	714,000	-	(300,000)	414,000
Other Financing Sources Out	-	-	-	216,002	216,002
Total	36,249,247	37,328,724	663,381	(334,159)	37,657,945

Discussion



Cost Drivers

Insurance	\$212,135
Pension	\$698,877
Labor	\$663,381
Animal Control	\$62,801
New holidays	\$30,000





Insurance Impacts

- Workers Comp and General Liability
- City's own experience or "x-mod" affects our rates
 - X-mod 1.0 is neutral
 - X-mod of less than 1.0 provides a discount
 - X-mod of greater than 1.0 provides a surcharge on the base premium
- Worker's Comp FY 24 x-mod = 1.594; FY 25 = 1.307
- General Liability FY 24 x-mod = 1.389; FY 24 = 1.289
- City insurance costs in FY 24: \$3,256,943 (across all funds)
- City insurance costs in FY 25: \$3,469,078 (across all funds)

Discussion



	2023-24 Revised	Original 2024-25 Estimate	Labor Adjustments	Non-Salary Adjustments	2024-25 Proposed
Water Fund Revenues	18,252,067	20,063,174		773,495	20,833,669
Transfers In	1,657,382	28,000		-	28,000
Total	19,909,449	20,091,174		773,495	20,861,669
Water Funds Expenditures	17,338,274	17,504,819	219,096	(1,932,330)	15,791,585
Surplus/(Deficit) from Operations	2,571,175	2,586,355	(219,096)	2,705,825	5,070,084
Transfers Out	2,219,266	2,172,407	-	2,820,000	4,992,407
Total	19,557,540	19,677,226	219,096	887,670	20,783,992
Parking Fund Revenue	571,000	588,000	-	10,366	598,366
Parking Fund Expenditures	566,507	582,627	(61,082)	(26,706)	494,839
Surplus/(Deficit) from Operations	4,493	5,373	61,082	37,072	103,527
Transfers Out	50,000	50,000	-	-	50,000
Total	616,507	632,627	(61,082)	(26,706)	544,839

Discussion



	2023-24 Revised	Original 2024-25 Estimate	Labor Adjustments	Non-Salary Adjustments	2024-25 Proposed
Marina Services/Debt Service Funds Revenue	248,664	248,664		(147,336)	101,328
Other Financing Sources In					89,209
Transfers In from General Fund	180,071	-		-	-
Total	428,735	248,664		(147,336)	190,537
Marina Funds Expenditures	408,446	408,446	-	(217,909)	190,537
Surplus/(Deficit) from Operations	20,289	(159,782)	-	70,573	-
Transfers Out	70,571	-		-	-
Total	479,017	408,446	-	(217,909)	190,537
Marina Management (Almar) Revenues					440,340
Expenditures (Almar)					421,233
Surplus/(Deficit) from Operations					19,107
Marina Management (City Portion) Revenues					35,800
Other Financing Sources In					126,793
Total					162,593
Expenditures (City Portion)					181,700
Surplus/(Deficit) from Operations					-

Discussion



	2023-24 Revised	Original 2024-25 Estimate	Labor Adjustments	Non-Salary Adjustments	2024-25 Proposed
Management Information Systems Revenue	1,467,904	1,467,904	-	136,323	1,604,227
Management Information Systems Expenditures	1,420,904	1,407,759	118,502	77,966	1,604,227
Surplus/(Deficit) from Operations	47,000	60,145	(118,502)	58,357	-
Equipment Replacement Revenues	1,112,339	1,112,339	-	124,444	1,236,783
Equipment Replacement Expenditures	1,482,339	1,581,001	18,637	(55,132)	1,544,506
Surplus/(Deficit) from Operations	(370,000)	(468,662)	(18,637)	179,576	(307,723)

Budget Objectives

- Pine Meadow Park & Hidden Valley Pickleball Courts
- EPA grant
- Expanded City Hall Office Hours
- Compensation philosophy
- Long-term fiscal sustainability plan
- Revamped recreation events
- Downtown power washing (1-2x)
- Entryway and median enhancements
- Sidewalk Repair Program
- Police officer recruitments



Recommendation



- Adopt resolutions amending the Fiscal Year 2024-25 Mid-Cycle Budgets; approve the allocation of \$147,731 in remaining American Rescue Plan Act Funds; approving loans totaling \$216,002 to the Marina Enterprise Fund, Marina Management Fund, and Marina Debt Service Fund
- Establish a Gann Appropriations Limit for Fiscal Year 2024-25
- Approve the City-Wide Salary Schedule for Fiscal Year 2024-25



CITY COUNCIL ADJOURNED REGULAR MEETING AGENDA

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

DATE: June 26, 2024
TIME: 7:00 PM
PLACE: City Council Chamber - 525 Henrietta Street, Martinez, CA 94553; and via Zoom

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2. **Webinar ID:** 962 5554 8549
3. **Passcode:** 101010

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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, 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 - Golden State Canoe Center Paddlers
[Proclamation - Golden State Canoe Center Paddlers](#)
2. Receive and file the Measure X Citizens' Oversight Committee Annual Report for FY 2022-23.
[Staff Report - Measure X Oversight Committee Annual Report FY2023](#)

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

3. Motion waiving reading text of all Resolutions and Ordinances.
4. Motion to approve City Council Action Minutes for June 5, 2024.
[Action Minutes 6-5-24](#)
5. Motion approving the Check Reconciliation Register, dated May 30, 2024.
[Check Reconciliation Register 5-30-2024](#)
6. Motion approving the Check Reconciliation Register, dated June 6, 2024.
[Check Reconciliation Register 06-06-2024](#)
7. Waive the reading and adopt the 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](#)
8. Adopt a resolution directing the City Manager to execute a consultant service agreement with SWA Group, in a form approved by the City Attorney, to support community engagement for the City's application for an Environmental and Climate Justice Community Change Grant overseen by the Environmental Protection Agency (EPA) and approving an allocation of \$25,000 in America Rescue Plan Act (ARPA) funds consistent with the City's ARPA Spending Priorities Plan.

[Staff Report - SWA Group Support for EPA Waterfront Grant](#)
[Resolution - SWA Support Community Outreach ARPA Allocation](#)

- [Attachment A - SWA EPA Grant Outreach Proposal](#)

9. By motion, approve the following resolutions for the Campbell Theater, 636 Ward Street:
- 1 - Approving the Eighth Amendment to the Commercial Lease Agreement with JaBa, LLC for use of the Premises located at 636 Ward Street and authorizing the City Manager to execute same; and
 - 2 - Approving the Eighth Amendment to the Commercial Sublease Agreement with Onstage Repertory Theater (“Onstage”) for use of the premises located at 636 Ward Street and authorizing the City Manager to execute same.

[Staff Report - 636 Ward St Lease-Sublease 8th Amendments](#)

[Resolution - Commercial Lease Agreement \(JaBa, LLC\)](#)

[Resolution - Commercial Sublease Agreement \(Onstage Repertory Theater\)](#)

- [Attachment A - Eighth Amendment Commercial Lease Agreement - 636 Ward St Eighth Amendment \(draft\)](#)
- [Attachment B - Onstage Eighth Amendment to Commercial Sublease 636 Ward Street Attachment C - Campbell Theater Onstage Repertory Events 2023-2024](#)

10. By motion, approve the plans and specifications and authorize staff to advertise for bids for the Webster Drive Hydropneumatic Tank Replacement, Project No. C7050, and adopt a resolution finding the Webster Drive Hydropneumatic Tank Replacement, Project No. C7050, Categorically Exempt per CEQA Guidelines Section 15302(c).

[Staff Report - Webster Drive Hydropneumatic Tank Replacement Project C705](#)

[Resolution - Webster Drive Hydropneumatic Tank CEQA](#)

- [Attachment A C7050 Webster Pump Station Plans](#)

11. By motion, approve the plans and specifications and authorize staff to advertise for bids for the 2024 Accessibility Project, Project No. C1040, and adopt a resolution finding the 2024 Accessibility Project - Project No. C1040 exempt per CEQA Guidelines Section 15301(c) and approve the transfer of \$185,000 of Gas Tax Funds from Project No. C1040 and \$190,000 of Measure D funds from Project No. C1071 for the 2024 Accessibility Project.

[Staff Report - 2024 Accessibility Project Project No. C1040](#)

[Resolution - Authorize Bids for Accessibility Project](#)

- [Attachment A - Project Plan](#)

12. By motion, approve the plans and specifications and authorize staff to advertise for bids for the Morello Sidewalk Gap Closure, Project No. C2014, and adopt a resolution approving the transfer of \$90,000 in HUTA Gas Tax funds from Project C2012 to Project No. C2014.

[Staff Report - Morello Sidewalk Gap Closure C2014](#)

[Resolution - Morello Sidewalk Gap Closure C2014](#)

- [Attachment A - Project Plan](#)

13. Adopt a Resolution accepting the improvements, easements, and offer of dedication for Subdivision 9358, Traditions at the Meadow, and authorize the release of bonds and securities.

[Staff Report - Acceptance of Subdivision 9358 Traditions at the Meadow Improvements and Easements](#)

[Resolution - Acceptance of Subdivision 9358 Traditions at the Meadow Improvements and Easements](#)

- [Attachment A - Subdivision 9358 Traditions at the Meadow Final Map \(548-21\)](#)

14. Adopt a Resolution accepting the bid of American Pavement Systems, Inc. as the lowest responsive and responsible bidder and authorizing the City Manager to execute a contract and any change orders until completion of the project in accordance with the approved plans and specifications, in an amount not to exceed \$2,106,300, which includes a 10% contingency of \$191,507.

[Staff Report - Award Construction Contract C1076-1](#)

[Resolution - Award Construction Contract C1076-1](#)

- [Attachment A Surface Seal Location Map](#)

15. Adopt a Resolution establishing a Fee Deferral Program (“Program”) which would allow property owners to defer the payment of fees until final inspection, certificate of occupancy, or another specified time from the date of building permit issuance, whichever comes first, provided a Fee Deferral Agreement has been executed by the Community and Economic Development Director, Planning Manager, or designee.

[Staff Report - Fee Deferral Agreement Authorization](#)

[Resolution - Fee Deferral Agreement Authorization](#)

- [Attachment A - Fee Deferral Agreement Request](#)

16. Quarterly Investment Report for the Month Ended September 30, 2023.

[Staff Report - Quarterly Investment Report 09-30-2023](#)

- [Attachment A - Quarterly Investment Report 09-30-2023](#)

17. Quarterly Investment Report for the Month Ended December 31, 2023.

[Staff Report - Quarterly Investment Report 12-31-2023](#)

- [Attachment A - Quarterly Investment Report 12-31-2023](#)

18. Quarterly Investment Report for the Month Ended March 31, 2024.

[Staff Report - Quarterly Investment Report 03-31-2024](#)

- [Attachment A - Quarterly Investment Report 03-31-2024](#)

GENERAL BUSINESS

19. Adopt resolutions amending the Fiscal Year 2024-25 Mid-Cycle Budget; approving the allocation of \$147,731 in remaining American Rescue Plan Act Funds; approving loans totaling \$216,002 to the Marina Enterprise Fund, Marina Management Fund, and Marina Debt Service Fund; establishing a Gann Appropriations Limit for Fiscal Year 2024-25; and approving the City-Wide Salary Schedule for Fiscal Year 2024-25.

[Staff Report - Fiscal Year 2024-25 Mid-Cycle Budget and Associated Actions](#)

[Resolution - Operating Budget Resolution](#)

[Resolution - Gann Appropriation Limit](#)

[Resolution - Citywide Salary Schedule](#)

- [Attachment A - Council Retreat Report](#)
- [Attachment B - ARPA Summary](#)
- [Attachment C - FY 2025 Mid Cycle Revenue Adjustments](#)
- [Attachment D - FY 2025 Mid Cycle Expenditure Adjustments](#)

- Attachment E - FY25 Gann Limit Calculation
- Attachment F - Authorized Positions
- Attachment G - Citywide Salary Schedule w WTP adjustments
- Attachment H - Citywide Salary Schedule - COLA Adjustments

PUBLIC HEARINGS

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

20. Perform the following:

1. Conduct Public Hearing, receive oral comments and written protests.
2. Close the Public Hearing.
3. Introduce Ordinance No. 012 SD-6 accepting the annual written report, establishing the amount of the annual sewer service charge per unit in Contra Costa County Sanitation District No. 6 for the 2024-25 fiscal year and directing that the charge be collected on the county tax roll in the amount of \$2,450 for Fiscal Years FY 2024-25, and FY 2025-26.
4. Continue the adoption of the ordinance to July 17, 2024 for a second reading.

[Staff Report - Public Hearing Sanitation District No. 6](#)

[Ordinance No. 012 SD-6](#)

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

CHIEF OF POLICE

21. Comments/Updates

CITY MANAGER

22. Comments/Updates

23. Receive and file report regarding PBF Energy refinery investigation and associated updates.

[Staff Report - PBF Energy Investigation and Associated Update](#)

APPOINTMENTS TO COMMISSIONS AND/OR AGENCIES

24. Adopt a resolution approving City Council Advisory Body appointment liaisons to commissions and committees for all scheduled and unscheduled vacancies.

[Staff Report - Council Advisory Body Appointment Liaisons](#)

[Resolution - Council Advisory Body Appointment Liaisons](#)

SUBCOMMITTEE REPORTS

25. Waterfront and Marina Subcommittee Report Out for June 10, 2024

CITY COUNCIL

26. Comments/Updates

ADJOURNMENT - *Adjourn to a City Council Study Session and Regular Session on July 17, 2024, starting at 5:30PM.*



CITY COUNCIL STUDY SESSION AGENDA

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

DATE: Wednesday, June 26, 2024
TIME: 5:30 PM
PLACE: Council Chamber - 525 Henrietta Street, Martinez, CA 94553; and via Zoom

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SPECIAL MEETING ITEMS

1. Receive report, hold discussion, and provide direction to staff regarding potential lot consolidation incentives and project phasing facilitation measures.

[Staff Report - Lot Consolidation and Project Phasing](#)

PUBLIC COMMENT - *Agenda Items Only*

ADJOURNMENT - *Adjourn to a Regular City Council Meeting on June 26, 2024, at 7:00 PM.*

On June 20, 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