



PLANNING COMMISSION REGULAR AGENDA

DATE: Tuesday, October 13, 2026

TIME: 7:00 PM

PLACE: Council Chamber
525 Henrietta Street,
Martinez, CA 94553
and, via Zoom

INFORMATION FOR THE PUBLIC

Information regarding meetings, including agenda materials, schedules, public comment, 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:

Zoom Meeting Link: <https://cityofmartinez-org.zoom.us/j/93620011675>

- Webinar ID: 936 2001 1675
- Passcode: 747389
- Phone one-tap: +16699009128 *747389#
- Join via audio: +1 669 900 9128

ADA ACCOMMODATIONS

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

CALL TO ORDER - Pledge of Allegiance

ROLL CALL - Commissioners Courtney Ayers, Helena Culik-Caro, Rob Parolek, Paul Sonnikson, Sara Torrelko, Bill Wood (Alternate); Vice Chair Rochelle Johnson; and Chair Joseph Evans

CIVILITY STATEMENT - As your appointed 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.

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 Commission, and which are not action items listed elsewhere on the agenda.

CONSENT

1. Action Minutes

Recommendation: Approve the Planning Commission Meeting Action Minutes, dated August 11, 2026.

[Action Minutes, dated August 11, 2026](#)

2. Action Minutes

Recommendation: Approve the Planning Commission Meeting Action Minutes, dated September 8, 2026.

[Action Minutes, dated September 8, 2026](#)

REGULAR

3. 103 Escobar Street - Appeal of Variance and Minor Exception

Recommendation: Conduct a public hearing and adopt Planning Commission Resolution No. 26-11, denying the appeal by Arthur and Michele Price, Rose Billeci, Brooke and Jeremy Guiley, Jim Hildendorf, and Cynthia McNamara (the "Appellants") and upholding the Zoning Administrator's decision to approve Planning Application 2026PLN-0029 approving a request from Tony and Tiffany Chantri (the "Applicants") for: 1) a Variance to a) reduce the front yard setback from 20 feet to five feet; b) second story side yard setback from 10 feet to seven feet eight inches; c) first story side yard setback from five feet to three feet; d) rear yard setback from 25 feet to 20 feet; and e) increase the maximum allowable lot coverage from 40 percent to 45 percent and 2) a Minor Exception to increase the height to 27 feet seven inches where 25 feet is permitted, to facilitate the conversion of the existing basement into a 401-square-foot Accessory Dwelling Unit ("ADU") and 561-square-foot two car garage, and an 820-square-foot addition to an existing single-family residence, for

a total of 2,075 square feet of habitable space, located at 103 Escobar Street in the Residential 6.0 ("R-6.0") zoning district, Assessor's Parcel No. 372-072-010-5, subject to conditions of approval.

[Staff Report - 103 Escobar Street](#)

[Attachment A - Draft Planning Commission Resolution No. 26-11](#)

[Attachment B - Public Comments](#)

[Attachment C - Historical Resource Evaluation](#)

COMMISSION ITEMS

ASSISTANT DIRECTOR UPDATES

COMMUNICATIONS

ADJOURNMENT - Adjourn to a Planning Commission Regular Meeting on Tuesday, October 27, 2026, at 7:00 p.m.

By October 9, 2026, a true and correct copy of this agenda was posted on the City Hall Kiosk, located at 525 Henrietta Street, Martinez, CA 94553, and on the City website at www.cityofmartinez.org.



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