



PLANNING COMMISSION REGULAR AGENDA

DATE: Tuesday, October 28, 2025

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 and more, please visit the City's Meetings & Agendas webpage: <https://www.cityofmartinez.org/government/meetings-and-agendas>.

REMOTE PARTICIPATION

This meeting will be conducted in-person in the City Hall Council Chamber and shall be aired in real time via Zoom. The City cannot guarantee the public's access to teleconferencing technology, nor guarantee uninterrupted access as technical difficulties may occur from time to time. If attending via Zoom, please join us by choosing any of the following options:

1. **Via Mobile Phone or Desktop**, using the Zoom App direct link:
<https://cityofmartinez-org.zoom.us/j/94808575124>
2. **Via Web Browser**, from <https://zoom.us/join>
 - a. Webinar ID: **948 0857 5124**
 - b. Passcode: **054388**
3. **Via Phone** by calling **(669) 900-6833** and enter the meeting details provided above.

PUBLIC COMMENTS

Public comments can be made in person at the meeting or submitted in writing. Written comments must be received by 12:00 p.m., 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.

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CALL TO ORDER - PLEDGE OF ALLEGIANCE

ROLL CALL - Commissioners Helena Culik-Caro, Susan Gustofson, Rochelle Johnson, John Klopp, Rob Parolek, Paul Sonnikson (Alternate)

Vice Chair Joseph Evans and Chair Jason Martin

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. Approve the Planning Commission Meeting Action Minutes, dated September 9, 2025.
[Action Minutes dated September 9, 2025](#)

REGULAR

2. Conduct a public hearing and adopt Resolution No. 25-11, recommending the City Council adopt an Ordinance approving Zoning Text Amendments to the Martinez Municipal Code by: 1) adding Chapter 22.82 (Inclusionary Housing); 2) amending Chapters 22.04 (Definitions) and Chapters 22.12 (Residential Districts) to reference new Chapter 22.82; 3) amending Chapter 22.34 (General Requirements and Exceptions) to add regulations related to ground-mounted mechanical equipment; 4) amending Chapter 22.36 (Off-Street Parking and Loading Facilities) to update automobile and bicycle parking ratios for residential and commercial projects and permit unbundled parking pursuant to the Housing Element and Metropolitan Transportation Commission's Transit-Oriented Communities Policy; 4) amending Chapter 22.43 (Accessory Dwelling Units and Junior Accessory Dwelling Units) to clarify privacy standards for two-story and second-story detached Accessory Dwelling Units; and 5) other minor amendments.

[Staff Report - Inclusionary Housing Requirements for Residential Projects, Automobile and Bicycle Standards, Unbundled Parking, Ground-Mounted Mechanical Equipment, and Accessory Dwelling Unit Privacy Standards](#)

[Attachment A - Draft Planning Commission Resolution No. 25-11](#)

[Attachment B - Strikethrough and Underline Version of Proposed Code Amendments](#)

COMMISSION ITEMS

PLANNING MANAGER UPDATES

COMMUNICATIONS

ADJOURNMENT - Adjourn to a Planning Commission Regular Meeting on Tuesday, November 11, 2025, at 7:00 p.m.

By October 24, 2025, 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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