



PLANNING COMMISSION

REGULAR AGENDA

DATE: Tuesday, October 27, 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/94929090713>

- Webinar ID: 949 2909 0713
- Passcode: 167992
- Phone one-tap: +16699009128 *167992#
- 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 October 13, 2026.

[Action Minutes, dated October 13, 2026](#)

REGULAR

2. 0 Saint Mary's Street - Design Review, Minor Exception, and Tree Permit

Recommendation: Conduct a public hearing and adopt Resolution No. 26-10, approving a request for Design Review, a Minor Exception, and a Tree Permit to construct a new 3,712 square-foot single-family dwelling, with a maximum permitted height to 29 feet where 25 feet is permitted, and to remove two protected trees, located on a vacant and unaddressed parcel on Saint Mary's Street in the Residential 6.0 ("R-6.0") zoning district, Assessor's Parcel No. 370-110-039-2, subject to conditions of approval.

[Staff Report - 0 Saint Mary's Street](#)

[Attachment A - Draft Planning Commission Resolution No. 26-10](#)

[Attachment B - City Council Resolution No. 61-78](#)

[Attachment C - City Council Resolution No. 005-08](#)

[Attachment D - Arborist Report](#)

[Attachment E - Geotechnical and Geological Investigation Report](#)

[Attachment F - Construction Staging and Logistics Plan](#)

[Attachment G - Proposed Best Management Practices, dated October 14, 2026](#)

[Attachment H - Biological Resources Assessment, dated October 15, 2026](#)

[Attachment I - Story Pole Staking Plat, Plan, and Verification Letter](#)

[Attachment J - Public Comments](#)

3. Nonfunctional Turf Regulations

Recommendation: Conduct a public hearing and adopt Resolution No. 26-12, recommending the City Council adopt an Ordinance amending the Martinez Municipal Code by: 1) repealing and replacing Section 13.07.060 (Prevention of Waste); 2) amending Section 22.04.030 (Definitions (A—Z)) to add and reference definitions applicable to nonfunctional turf; and 3) adding Chapter 22.72 (Nonfunctional Turf) to implement Assembly Bill 1572 and establish regulations governing nonfunctional turf.

[Staff Report - Nonfunctional Turf Regulations](#)

[Attachment A - Draft Planning Commission Resolution No. 26-12](#)

[Attachment B - Disadvantaged Community Map](#)

COMMISSION ITEMS

ASSISTANT DIRECTOR UPDATES

COMMUNICATIONS

ADJOURNMENT - Adjourn to a Planning Commission Regular Meeting on Tuesday, November 10, 2026, at 7:00 p.m.

By October 23, 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.

/s/ Eve Kearney
Executive Assistant to the City Manager