



PLANNING COMMISSION REGULAR AGENDA

DATE: Tuesday, February 24, 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 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/94929090713>
2. **Via Web Browser**, from <https://zoom.us/join>
 - a. Webinar ID: **949 2909 0713**
 - b. Passcode: **167992**
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.

AGENDA CONTINUED TO PAGE 2

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. Action Minutes

Recommendation: Approve the Planning Commission Meeting Action Minutes, dated January 27, 2026.

[Action Minutes, dated January 27, 2026](#)

PRESENTATIONS

2. Business Concierge and Resource Guides

Recommendation: Receive presentation from Kerry Rivers, Management Analyst, on Business Concierge Program and Business Resource Guides.

[Presentation - Business Concierge and Resource Guides](#)

[Starting a Business in Martinez Guide](#)

[Business Permitting Toolkit](#)

REGULAR

3. Tenant Anti-Harassment Protections

Recommendation: Conduct a public hearing and adopt Resolution No. 26-03, recommending the City Council adopt an Ordinance approving Zoning Text Amendments to the Martinez Municipal Code by: 1) adding Chapter 22.85 (Tenant Anti-Harassment Protections) to comply with the Metropolitan Transportation Commission's Transit-Oriented Communities Policy ("TOC") and 2) amending Chapters 22.04 (Definitions) to reference the new Chapter 22.85 definitions.

[Staff Report - Tenant Anti-Harassment Protections](#)

[Attachment A - Draft Planning Commission Resolution No. 26-03](#)

4. Ilene Street and Duncan Drive Change of Conditions

Recommendation: Conduct a public hearing and adopt Resolution No. 26-04, approving amendments to the previously approved Conditions of Approval related to site improvements and drainage

requirements associated with Lot Line Adjustment (“LLA”) 87-1 and Use Permit (“UP”) 88-4 applications, located at several undesignated addresses along Ilene Street and Duncan Drive in the Environmental Conservation District R-40 One-Family Residential District (“ECD-R-40”), R-10 One-Family Residential District (“R-10”), and R-3.5 Multifamily Residential District (“R-3.5”) zoning districts, Assessor’s Parcel Numbers 372-174-017-7, 372-182-019-3, 372-182-020-1, 372-182-021-9, 372-182-022-7, 372-182-026-8, 372-182-027-6, 372-182-029-2, and 372-175-001-0, and determine the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) since the project is consistent with the previously approved Negative Declaration, Franklin Hills Specific Area Plan Environmental Impact Report (“EIR”), and General Plan 2035 EIR.

[Staff Report - Change of Conditions to Previously Approved LLA 87-1 and UP 88-4](#)

[Attachment A - Draft Planning Commission Resolution No. 26-04](#)

[Attachment B - Tracked Changes Version of Amended Conditions of Approval for LLA 87-1 and UP 88-4](#)

5. Condominium Conversion Regulations

Recommendation: Conduct a public hearing and adopt Resolution No. 26-05, recommending the City Council adopt an Ordinance approving amendments to the Martinez Municipal Code by repealing Chapter 21.56 (Regulations for the Conversion of Rental Units to Condominiums) in its entirety and replacing it with Chapter 21.56 (Condominium Conversion) to update regulations to be consistent with State law and Metropolitan Transportation Commission’s Transit Oriented Communities Policy.

[Staff Report - Condominium Conversion Regulations](#)

[Attachment A - Draft Planning Commission Resolution No. 26-05](#)

[Attachment B - Tracked Changes Version of Proposed Code Amendments](#)

COMMISSION ITEMS

ASSISTANT CED DIRECTOR UPDATES

COMMUNICATIONS

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

By February 20, 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.

 , Administrative Aide III