



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Martinez will conduct a public hearing on **July 25, 2023, at 7:00 PM** concerning the following: **Harmony/Serenity Spa Conditional Use Permit, 23PLN-0029**

Request from Zhonghui Yin for a Conditional Use Permit to establish a new massage parlor, located at 524 Center Avenue, in the Neighborhood Commercial (NC) zoning district, Assessor's Parcel Number 162-494-006-8. Project Planner: Brandon Northart, Associate Planner, bnorthart@cityofmartinez.org

Where can I get more information about the project?

The complete file for this project is available for public inspection; please contact the project planner listed above to make viewing arrangements. What can I do if I have comments?

Comments can be made through writing or oral testimony during the public hearing, either in person or virtually. Written comments may be emailed to the project planner or may be mailed to: Martinez Planning Division, 525 Henrietta Street, Martinez, CA 94553. You can also register your comments by attending the virtual public hearing.

How do I attend the public hearing?

You can attend the public hearing in person at City Hall or participate in a virtual public hearing for this project via mobile phone or desktop; via web browser; or via telephone. The first page of the agenda for the meeting provides instructions on how to join. The agenda will be published online at least 72 hours prior to the meeting. Please follow the steps below to download a copy of the meeting agenda after it

has been published.

1. Go to www.cityofmartinez.org
2. On the top navigation ribbon, hover over "Government" and then click on "Meetings and Agendas"
3. Review the guidance for providing spoken and written public comments
4. Scroll down to the "Upcoming Events" section of the page
5. Find the meeting of interest and then click on the link for "Agenda"

Please note that the meeting agenda will also contain links to the staff report for each item listed on the agenda.

Can I appeal the Planning Commission's decision on this project?

The decision by the Planning Commission is final unless appealed to the City Council. The appeal must be filed, along with the appeal fee, no later than ten calendar days after the date of the Planning Commission's final action. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Martinez will conduct a public hearing on **July 25, 2023, at 7:00 PM** concerning the following: **Change to Conditions of Approval at Laurel Knolls to Eliminate Vehicular Entry Gate, 23PLN-0035**

Request from Kris Kamerzell on behalf of Discovery Builders, Inc., for a change in Conditions of Approval to Design Review Planning Application No. 14PLN-0010 to modify Condition of Approval #8 to eliminate the requirement for a vehicular entry gate for the Laurel Knolls subdivision, located at 370 Muir Station Road, Assessor's Parcel Number 162-570-056-0. Project Planner: Brandon Northart, Associate Planner, bnorthart@city-

ofmartinez.org

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NOTICE OF PUBLIC HEARING

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This is a public hearing to provide a recommendation that the Planning Commission make a recommendation to the City Council to adopt an Ordinance Approving a Zoning Map and Zoning Text Amendment to amend the Martinez Municipal Code by: 1) Amending Chapter 5.58 (MASSAGE PARLORS AND MASSEURS) to adjust the permitted hours; 2) amending Chapter 22.04 (DEFINITIONS) to revise and establish new definitions for agricultural accessory structure, campground, conservation area, employee housing, family, farm worker and employee housing, low-barrier navigation centers, outdoor recreation, residential care facility, single-room occupancy, and tasting room; 3) removing Chapter 22.10 and replacing with Chapter 22.09 (DISTRICT BOUNDARIES); 4) Adding Chapter 22.10 (A AGRICULTURAL DISTRICT) to establish development standards for the A Agricultural District; 5) Amending Chapter 22.12 (RESIDENTIAL DISTRICTS) by establishing new development standards for the R-7.0 district; establishing regulations for low-barrier navigation centers, residential care facilities, and supportive housing; and amending side yard and corner lot development standards; 6) Amending Chapter 22.14 (PROFESSIONAL AND ADMINISTRATIVE OFFICE DISTRICTS) and Chapter 22.16

(COMMERCIAL DISTRICTS) by establishing regulations for low-barrier navigation centers and supportive housing; 7) Amending Chapter 22.34 (GENERAL REQUIREMENTS) by amending the standards for fences, walls, and hedges; 8) Amending Chapter 22.39 (WIRELESS TELECOMMUNICATION FACILITIES) by eliminating the performance bond requirement for wireless telecommunications facilities on private property; and 9) Approving a zoning map amendment from C Commercial to a dual-use zoning designation of NC Neighborhood Commercial and SC Service Commercial for APN 377-010-001, -002, -009, -022, -023, -031, -032, AND -034. Project Planner: Daniel Gordon, Associate Planner, dgordon@cityofmartinez.org.

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