

EXHIBIT A

PLANNING COMMISSION RESOLUTION NO. 14-02

FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN

The proposed General Plan and Zoning text amendments are consistent with the policies of the Martinez General Plan, Housing Element and Downtown Specific Plan, components thereof, including, but not limited to the following:

21.341 - Land Use Element, Residential Uses, High Density Residential Areas: **High density residential development...shall be permitted in limited areas. The primary purpose is provision for apartment types of housing accommodations to serve the needs of single persons, families with preschool children and childless households.**

Facts in Support: The Zoning text amendments allow for density bonus for affordable housing, which will improve the financial viability for affordable high density residential development, providing added housing opportunities for single persons, families, seniors, and low-income households.

LU-1-4 - Downtown Specific Area Plan Policy: **Provide incentives for infill development throughout Downtown, with an emphasis on the opportunity sites identified in this Plan.**

Facts in Support: The Zoning text amendments will promote infill development in Downtown. Many of the opportunity sites identified in the Downtown Specific Plan are suited towards higher density residential that may qualify for density bonuses and incentives.

3.5 - Housing Element Policy: **State Density Bonus Law. Provide density bonuses to projects according to the requirements of State law.**

Facts in Support: Through the implementation of the Zoning text amendments, projects that qualify for density bonuses will be provided density bonuses in accordance with California Government Code Section 65915-65918.

3.8 - Housing Element Policy: **Emergency Shelter and Disaster Preparedness Housing. Identify emergency housing needs and locations as part of the City's disaster preparedness planning.**

Facts in Support: The General Plan and Zoning text amendments have identified zone(s) as required by California Government Code Section 65583(a)(4) where emergency homeless shelters are allowed as a permitted use and include sufficient capacity to accommodate the local need for emergency homeless shelters.

3.9 - Housing Element Policy: **Adaptable/Accessible Units for the Disabled. The City will ensure that new multi-family housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code.**

Facts in Support: As a result of the implementation of the Zoning text amendments, the City will comply with the Federal Fair Housing Act (42 U.S.C. Section 3601) and California Fair Employment and Housing Act (Government Code Section 12926 and 12955) to allow reasonable accommodation (modifications or exceptions) when such accommodation may be necessary to afford disabled persons an equal opportunity to housing.

3.11 - Housing Element Policy: **Transitional and Supportive Housing. The City of Martinez recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.**

Facts in Support: The Zoning text amendments will comply with California Government Code Section 65583(a)(5) which requires that transitional and supportive housing shall be considered a residential use of the property and shall be subject only to those restrictions that apply to other residential uses and dwellings types of the same type and in the same zone. Supportive Housing will be housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260 and as per subdivision (b) of Section 50675.14 of the California Health and Safety Code, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. For Transitional Housing, buildings that are configured as rental housing developments, but operated under program requirements, call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months, per subdivision (h) of Section 50675.2 of the California Health and Safety Code.

* * *