



THOUSAND
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MARTINEZ

Wyoming Heights Project Update - 3/24/25

The City has done a very good job of describing this project and its details. Here is the link to the City webpage for the project: <https://www.cityofmartinez.org/departments/planning/planning-applications/wyoming-heights-residential-project>

Or go to City website, www.cityofmartinez.org. Click on Departments, then Planning, then Projects, then Wyoming Heights.

Current status is the project plans have been reviewed by City staff for the second time and will shortly be returned to the developer for minor changes. The plan will then likely be approved.

Highlights: The developer chose to use the Community Services Overlay District (CSO) process. That allowed for staff approval only. A public meeting was held (even though it was not required). But the Planning Commission, City Council and public have no input on the project. Only City staff does, and only regarding issues clearly delineated in City ordinances. (For instance, there are no City ordinances on design at this point, so that cannot be commented on.)

CSO requires a minimum density of 41 total units and 8 affordable units (rather than about 15 houses under current zoning). The developer also applied for State Density Bonus. Waivers granted under both include height (will be 30 ft.), parking (1.5 spaces/unit-total of 61), setback (just 4 ft. on one boundary), and site open space requirements.

Impact fees for parks/traffic/police/cultural/childcare facilities are not waived for affordable units but that is under consideration for future projects. They range from \$10,000-\$14,000 per unit for this project.

There is a limited appeal to Zoning Administrator primarily for errors.

Questions and a review of the plans: contact Brandon Northhart, Associate Planner 925-372-3518
Tim Platt for Thousand Friends of Martinez

To stay informed on the topic of the Wyoming Heights Project, subscribe to our newsletter at: thousandfriendsofmartinez.org.

<https://thousandfriendsofmartinez.org/>