

ANNOTATED

AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

ANTIOCH COMMUNITY CENTER

4703 LONE TREE WAY, COMMUNITY HALL A

WEDNESDAY, JANUARY 15, 2020

6:30 P.M.

NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.

UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION

TO HEAR THE MATTER

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **THURSDAY, JANUARY 23, 2020**.

If you wish to speak, either during “public comments” or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one “main presenter” who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during “public comments”. Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

ROLL CALL

6:30 P.M.

Commissioners

Turnage, Chair
Schneiderman, Vice Chair
Motts
Martin (**absent**)
Parsons
Soliz
Zacharatos (**resigned**)

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. **APPROVAL OF MINUTES: November 20, 2019** **APPROVED**

* * * END OF CONSENT CALENDAR * * *

STAFF REPORT

NEW ITEM

2. **Legislative Update** – An update of planning-related legislation, case law and regulations adopted during 2019.

NO ACTION TAKEN

ORAL COMMUNICATIONS

STAFF REPORT

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (8:02 pm)

Notice of Availability of Reports

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee) or on our website at:

<https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>

Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

Notice of Opportunity to Address the Planning Commission

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the "Public Comment" section on the

agenda.

Accessibility

In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950 and e-mail: publicworks@ci.antioch.ca.us.

**CITY OF ANTIOCH
PLANNING COMMISSION**

**Regular Meeting
6:30 p.m.**

**November 20, 2019
Antioch Community Center**

Vice Chair Schneiderman called the meeting to order at 6:33 P.M. on Wednesday, November 20, 2019 in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, November 27, 2019.

ROLL CALL

Present: Commissioners Motts, Soliz, Martin, Zacharatos and Vice Chair Schneiderman
Absent: Commissioner Parsons and Chair Turnage
Staff: Director of Community Development, Forrest Ebbs
Associate Planner, Zoe Merideth
City Attorney, Thomas Lloyd Smith
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Approval of Minutes:** **A. August 21, 2019**
 B. September 4, 2019

Commissioner Motts requested items A and B be considered separately due to his absence at the August 21, 2019 meeting.

On motion by Commissioner Martin, seconded by Commissioner Soliz, the Planning Commission approved the minutes of August 21, 2019, as presented. The motion carried the following vote:

AYES: **Schneiderman, Martin and Soliz**
NOES: **None**
ABSTAIN: **Motts and Zacharatos**
ABSENT: **Parsons and Turnage**

On motion by Commissioner Martin, seconded by Commissioner Zacharatos, the Planning Commission approved the minutes of September 4, 2019, as presented. The motion carried the following vote:

AYES: Schneiderman, Motts, Martin, Soliz and Zacharatos
NOES: None
ABSTAIN: None
ABSENT: Parsons and Turnage

NEW PUBLIC HEARING

- 2. Z-19-05 – Zoning Ordinance Amendments for Family Daycare Homes and Planning Application Withdrawals** – The City of Antioch requests minor zoning ordinance amendments. The first amendment would update the zoning code for family daycare homes to comply with SB 234 signed by Governor Newsom. The second amendment would regulate the withdrawal of planning applications and automatically deem incomplete applications withdrawn if resubmittals are not received in a timely manner. Both zoning ordinance amendments would apply citywide. Both ordinance amendments are not considered projects under the California Environmental Quality Act (CEQA), and are, therefore, not subject to CEQA.

Associate Planner Merideth presented the staff report dated November 15, 2019 recommending the Planning Commission 1) Approve the attached resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) making text amendments to chapter 5 of title 9 of the Antioch Municipal Code regulating family day care homes; 2) Approve the attached resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) adding language to chapter 5 of title 9 of the Antioch Municipal Code regulating application withdrawals.

In response to Commissioner Martin, Associate Planner Merideth explained that Attachment A was the current ordinance and Attachment B was the proposed text amendments.

Commissioner Soliz questioned if the ordinance could be applied to a home where adults resided and used to create homeless shelters throughout the City.

Associate Planner Merideth responded that small and large family day care homes had to go through Community Care Licensing, who had very specific regulations.

City Attorney Smith added that this ordinance could not be applied to circumvent the normal permitting process for a homeless shelter and would specifically apply to family day care homes.

In response to Commissioner Motts, Associate Planner Merideth explained that there was a differentiation between child day care and adult day care.

Vice Chair Schneiderman opened and closed the public hearing with no members of the public requesting to speak.

RESOLUTION NO. 2019-26

On motion by Commissioner Motts, seconded by Commissioner Martin, the Planning Commission unanimously approved the attached resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) making text amendments to chapter 5 of title 9 of the Antioch Municipal Code regulating family day care homes.

AYES: Schneiderman, Motts, Martin, Soliz and Zacharatos
NOES: None
ABSTAIN: None
ABSENT: Parsons and Turnage

RESOLUTION NO. 2019-27

On motion by Vice Chair Schneiderman, seconded by Commissioner Zacharatos, the Planning Commission members present unanimously approved the attached resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) adding language to chapter 5 of title 9 of the Antioch Municipal Code regulating application withdrawals. The motion carried the following vote:

YES: Schneiderman, Motts, Martin, Soliz and Zacharatos
NOES: None
ABSTAIN: None
ABSENT: Parsons and Turnage

NEW ITEM

- 3. AR-19-13 - Quail Cove Design Review** - The applicant, Albert D. Seeno Construction, requests Design Review approval of architecture for the Quail Cove subdivision.

Director of Community Development Ebbs presented the staff report dated November 12, 2019 recommending the Planning Commission approve AR-19-13, subject to the conditions contained in the staff reports resolution.

In response to Commissioner Soliz, Director of Community Development Ebbs explained that the retention basin was engineered to percolate and active recreational use or turf would not percolate to the standards required by federal law.

Director of Community Development Ebbs explained that a memo before the Commission was requesting that if there were a motion to approve, that condition C3 be stricken.

Leticia Randels, Albert D. Seeno Construction Company, reported they had worked closely with staff to meet all of the City's applicable design guidelines and conditions of approval. She stated she was available to answer questions this evening.

In response to Commissioner Soliz, Ms. Randels stated she was unsure of the price point of these models. She explained that the detention basin was meant to percolate; however, the nearest public park was only a 10-minute walk from this subdivision.

Vice Chair Schneiderman closed the public hearing.

Commissioner Martin spoke in support of the project. He noted his only concern was for the houses that fronted onto Prewett Ranch Drive. He suggested staff consider that issue for future developments.

Commissioner Soliz spoke in support of the project. He questioned if the Fire Department had approved the circulation pattern for the project.

Director of Community Development Ebbs responded that the fire department was happy with the design.

Commissioner Zacharatos spoke in support of the design of the project and the inclusion of the single-story products.

Vice Chair Schneiderman agreed with Commissioner Zacharatos and spoke in support of the project.

Commissioner Motts agreed with the Commission.

A motion was made by Commissioner Motts and seconded by Commissioner Soliz, to approve AR-19-13, subject to the conditions contained in the staff reports resolution deleting project specific condition C3.

Following discussion, the motion was amended as follows:

RESOLUTION NO. 2019-28

On motion by Commissioner Motts, seconded by Commissioner Soliz, the Planning Commission members present unanimously approved AR-19-13, subject to the conditions contained in the staff reports resolution deleting project specific condition G3.

AYES:	<i>Schneiderman, Motts, Martin, Soliz and Zacharatos</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Parsons and Turnage</i>

ORAL COMMUNICATIONS

Director of Community Development Ebbs reported that the Planning Commission's recommendation on the Residential Growth Management Ordinance was forwarded to the City Council and accepted; however, the state passed a new bill that may prohibit city's from having a moratorium or growth metering programs. He noted staff was considering the implications of the new bill and it may be necessary to bring forward an item that would remove the code amendment. He further noted that Council appreciated the Planning Commission's creativity with regards to exempting affordable housing projects.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported on his attendance at the TRANSPLAN meeting.

ORAL COMMUNICATIONS – Continued

Director of Community Development Ebbs reported that he would be taking a resolution to the City Council on December 10, 2019 nominating the Northern Waterfront Industrial area for a Priority Production area through Association of Monterey Bay Area Governments (AMBAG) and Metropolitan Transportation Commission (MTC). He noted the idea was the creation of programs and incentives to promote job growth. He announced that he was sitting on a Regional Housing Needs Assessment (RHNA) Methodology Committee to determine the methodology by which the RHNA numbers were assigned. He reported the trend was to assign housing numbers to job growth locations.

In response to Commissioner Martin, Director of Community Development Ebbs stated it would not affect the Urban Limit Line; however, it would affect the General Plan Amendment and infill sites. He noted transportation was a large part of RHNA considerations. He further noted unmet demand may find its way to Antioch.

In response to Commissioner Motts, Director of Community Development Ebbs reported that they had finished the first grant cycle for the Habitat Conservation Plan (HCP) and it was currently being held up for another round of funding to complete the project.

Commissioner Motts requested an update on the status of the Viera Avenue project.

Commissioner Soliz stated consideration could be given for revenue sharing with communities that provided housing. He reported that he had developed some strategies

for economic development in the Wilbur Avenue corridor and he offered to share that information with staff.

Director of Community Development Ebbs stated he would like Economic Development Director Reed to bring information to the Commission on the plans for economic development at the waterfront.

Commissioner Martin thanked staff for repairing the “G” Street off ramp.

ADJOURNMENT

On motion by Vice Chair Schneiderman, seconded by Commissioner Motts the Planning Commission unanimously adjourned the meeting at 7:15 P.M. The motion carried the following vote:

<i>AYES:</i>	<i>Schneiderman, Motts, Martin, Soliz and Zacharatos</i>
<i>NOES:</i>	<i>None</i>
<i>ABSTAIN:</i>	<i>None</i>
<i>ABSENT:</i>	<i>Parsons and Turnage</i>

Respectfully submitted:
KITTY EIDEN, Minutes Clerk



**DEPARTMENT OF
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Planning Commissioners
Date: January 10, 2020
Subject: **Item 2 – Legislative Update**

Todd Leishman, Of Counsel, from Best Best & Krieger LLP, will be providing an update of planning-related legislation, case law, and regulations adopted during 2019. In 2019, Governor Newsom signed dozens of bills into law related to housing and development. This presentation will provide an overview of the most important changes affecting Antioch.