

**PLANNING COMMISSION
RESOLUTION NO. 2022-03**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT A
GENERAL PLAN AMENDMENT ESTABLISHING COMMERCIAL INFILL HOUSING
POLICIES**

WHEREAS, the City of Antioch (“City”) applied for and received a \$310,000 grant from a program authorized by Senate Bill (SB) 2, the Building Homes and Jobs Act; and

WHEREAS, this funding source provides local governments with reimbursement grants and technical assistance to prepare plans and process improvements that achieve streamlined housing approvals, facilitate housing affordability (particularly for lower- and moderate-income households), and accelerate housing production; and

WHEREAS, City staff used this funding to create a General Plan Amendment and related zoning policies to support high-density residential development on underutilized commercial sites; and

WHEREAS, a Request for Proposals was issued and PlaceWorks was selected to complete the project and the process commenced in January 2021; and

WHEREAS, the scope includes amending the Antioch General Plan and the Zoning Code to create a new Commercial Infill Housing (CIH) Overlay District and CIH Objective Design Standards to provide key, objective requirements for the development of multifamily residential and mixed-use development within the City’s CIH Overlay District; and

WHEREAS, the proposed CIH Overlay District is intended to allow for the streamlined development of medium- and high-density residential and mixed-use projects on infill sites that have been identified through an infill housing study process and are typically vacant and/or underutilized commercial areas of the city; and

WHEREAS, Section 65358 of the California Government Code provides for the amendment of all or part of an adopted General Plan; and

WHEREAS, the primary purpose of the General Plan Amendment is to ensure consistency between the City of Antioch General Plan and the Project; and

WHEREAS, the project requires amendment to the General Plan text in the Land Use Element; and

WHEREAS, the City, as lead agency under the California Environmental Quality Act (“CEQA”), has completed the Addendum to the General Plan Environmental Impact Report (“Final EIR” or “EIR”) for the Project;

WHEREAS, the purpose of this Addendum is to analyze the impacts of the proposed project, herein referred to as the “Modified Project”, as required pursuant to the provisions of CEQA and the State CEQA Guidelines; and

WHEREAS, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on February 25, 2022 for the public hearing held on March 16, 2022.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission hereby make the following findings for recommendation to the City Council of approval of the General Plan Amendment:

1. The proposed project conforms to the provisions and standards of the General Plan in that the proposed amendment is internally consistent with all other provisions of the General Plan and does not conflict with any of the previously adopted Goals, Policies and Programs of the General Plan; and
2. The proposed Amendment is necessary to implement the goals and objectives of the General Plan in that it will establish and implement the Commercial Infill Housing Policies; and
3. The proposed Amendment will not be detrimental to the public interest, convenience, and general welfare of the City in that the Amendment will result in a logical placement of land uses consistent with the overall intent of the General Plan and facilitate housing development opportunities; and
4. The proposed Amendment will not have substantial changes are not proposed to the Modified Project that would require major revisions to the 2003 Environmental Impact Report (EIR) due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified effect.
5. The proposed Amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission hereby recommends the City Council adopt the General Plan Amendment (GPA-22-01) of the Plan Land Use Element as shown in Exhibit A.


I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 16th day of March, 2022, by the following vote:

AYES: Gutilla, Hills, Lutz, Martin, Motts, Riley, Schneiderman

NOES:

ABSTAIN:

ABSENT:


Forrest Ebbs (Jun 30, 2022 14:29 PDT)

Forrest Ebbs
Secretary to the Planning Commission

EXHIBIT A
GENERAL PLAN AMENDMENTS

COMMERCIAL LAND USE DESIGNATIONS

- *Maximum Allowable Density:* Ten dwelling units per gross developable acre (10 du/ac)
- *Anticipated Population per Acre:* Twenty (20) to Twenty-five (25) persons per acre

High Density Residential. High Density Residential densities may range up to twenty (20) dwelling units per gross developable acre, with density bonuses available for age-restricted, senior housing projects. Two-story apartments and condominiums with surface parking typify this density, although structures of greater height with compensating amounts of open space would be possible. This designation is intended primarily for multi-family dwellings. As part of mixed-use developments within the Rivertown area and designated transit nodes, residential development may occur on the upper floors of buildings whose ground floor is devoted to commercial use. Typically, residential densities will not exceed sixteen (16) to eighteen (18) dwelling units per acre for standard apartment projects, although projects with extraordinary amenities may achieve the maximum allowable density. However, permitted densities and number of housing units will vary, depending on topography, environmental aspects of the area, geologic constraints, existing or nearby land uses, proximity to major streets and public transit, and distance to shopping districts and public parks. Higher densities will be allowed where measurable community benefit is to be derived (i.e., provision of needed senior housing or low and moderate income housing units). In all cases, infrastructure, services, and facilities must be available to serve the proposed density, and the proposed project must be compatible with surrounding land uses.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Density:* Twenty dwelling units per gross developable acre (20 du/ac) and up to a Floor Area Ratio¹ of

¹ Floor Area Ratio (FAR) represents the ratio between allowable floor area on a site and the size of the site. For example, an FAR of 1.0 permits one square foot of building floor area (excluding garages and parking) for each square foot of land within the development site, while an

1.25 within areas designed for mixed use or transit-oriented development.

- *Anticipated Population per Acre:* Forty (40) persons per acre. Within transit-oriented development, up to forty-five to sixty (45-60) persons per acre

Residential TOD. This mixed-use classification is intended to create a primarily residential neighborhood within walking distance to the eBART station, with complementary retail, service, and office uses. Residential densities are permitted between a minimum of 20 and a maximum of 40 units per gross acre. A range of housing types may be included in a development project, some of which may be as low as 10 units per acre, provided the total project meets the minimum density standard. Up to 100 square feet of commercial space such as retail, restaurant, office, and personal services are permitted per residential unit.

Residential units should be at least 300 feet away from rail and freeway rights-of-way, or should incorporate construction measures that mitigate noise and air emission impacts. Retail, restaurants, commercial services, and offices are allowed on the ground floor and second floor, particularly on pedestrian retail streets and adjacent to Office TOD designations. Low intensity stand-alone retail or restaurant uses with surface parking are not permitted. Fee parking in surface parking lots is not permitted as a primary use.

- *Minimum housing density:* 20 acres per gross acre
- *Maximum housing density:* 40 units per gross acre

4.4.1.2 Commercial Land Use

Designations. The General Plan land use map identifies two commercial land use designations, which, along with commercial development within Focus Areas, will provide a broad range of retail and commercial services for existing and future residents and businesses. Permitted maximum land use

FAR of 0.5 permits ½ square foot of building area for each square foot of land within the development site.

intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site *prior* to any new dedication requirements. In addition to these commercial land use designations, residential and mixed-use development of a minimum of 12 dwelling units per gross developable acre may be allowed on commercial infill sites. See the Commercial Infill Housing description within the Land Use Element for more details.

Convenience Commercial. This designation is used to include small-scale retail and service uses on small commercial lots, generally ranging up to one to four acres in size. Total gross leasable area within Convenience Commercial areas typically ranges from about 10,000 to 40,000 square feet. Typical uses may include convenience markets, limited personal services, service stations, and commercial services. This designation is often located on arterial or collector roadway intersections in otherwise residential neighborhoods and, thus, requires that adequate surface parking be included to ensure against any potential circulation difficulties affecting adjacent residences. Design features need to be included in these centers to ensure that convenience commercial developments are visually compatible with and complementary to adjacent and nearby residential and other less intensive uses. The type and function of uses in convenience commercial areas are generally neighborhood serving, and need to be carefully examined to ensure compatibility with nearby uses. This land use designation may also be applied to small freestanding commercial uses in the older portions of Antioch.

While some areas may be designated on the Land Use Plan for Convenience Commercial use, this does not preclude small freestanding commercial uses from being zoned for such a use provided the above parameters are adhered to through adopted performance standards. Such a rezoning would be considered to be consistent with the General Plan, and not require a General Plan

amendment.

- *Appropriate Land Use Types:* See Table 4.A

TABLE 4.A APPROPRIATE LAND USE TYPES

Table 4.A – Appropriate Land Use Types

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	“ A ” Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
Large Lot Residential. This residential type typically consists of single-family detached units on lots of 0.5 acre or more. Residential developments of this type shall be designed as large suburban parcels within subdivisions within the Urban Limit Line and as rural residential uses outside of the Urban Limit Line.	✓																											
Single-Family Detached. These areas typically consist of suburban residential subdivisions of single family, detached dwellings on lots ranging from 7,000 to 20,000 square feet.		✓	✓	✓										✓														
Small Lot Single Family Detached. These dwelling unit types are typically located within a specific plan or other type of “planned development,” and consist of single family, detached dwellings on lots smaller than 7,000 square feet. In exchange for development on small residential lots, amenities such as permanent open space and private recreation facilities are required to be provided specifically for the use of residents of the development.			✓	✓										✓														
Multi-Family Attached. Attached for-sale or rental dwelling units, designed either as townhouse units or as stacked flats, characterize these areas. Amenities such as common open space and recreation facilities specifically for the use of residents of the development are required.				✓	✓							✓ ⁶		✓	✓													
Mobile Homes. Areas of mobile home development typically consist of subdivisions wherein individual mobile homeowners also own their own lots in fee and mobile home parks wherein mobile homeowners rent or lease the space upon which their mobile home is placed. Typically, mobile home subdivisions and parks provide open space and/or recreational amenities for the use of their residents.				✓	✓																							
Group Residential. Activities typically include the use of a dwelling unit as a residence by a group or groups of persons without the provision of medical care, supervision, or medical assistance. Typical uses include boarding houses, convents, and religious retreats.					✓									✓	✓													
Residential Care Facilities. While largely residential in character, residential care facilities are distinguished from other residential use types in that care facilities combine a variety of medical care, supervision, or					✓	✓								✓	✓													

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
medical assistance services with housing. State law exempts certain small residential care facilities from local regulation, and can locate anywhere permitted by law.																												
Commercial Infill Housing. As defined by the Antioch Municipal Code.				✓	✓									✓	✓													
Administrative and Professional Offices. Activities typically include, but are not limited to, executive management, administrative, or clerical uses of private firms and public utilities. Additional activities include the provision of advice, design, information, or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters; branch offices; data storage, financial records, and auditing centers; architect's; lawyer's; insurance sales and claims offices; financial planners; and accountant's offices.						✓ ⁷	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓						
Amusement Centers/Arcades. Any structure (or portion thereof) in which four or more amusement devices (either coin- or card-operated) are installed, such as photography machines, video games, muscle testers, fortune telling machines, laser tag, electronic or "County fair" style games, rides or similar uses, and other games of skill or science, but not including games of chance or other similar devices. Included is any place open to the public, whether or not the primary use of the premises is devoted to operation of such devices. Sales of prepared foods and beverages is also included as an ancillary use of the site.							✓	✓	✓		✓	✓	✓															
Automotive Uses. Activities typically include, but are not limited to the, sales and servicing of motor vehicles, recreational vehicles, boats, and trailers.						✓ ²	✓	✓ ²	✓	✓		✓	✓				✓ ²	✓ ⁴	✓ ⁴			✓						
Banks and Financial Services. Activities typically include, but are not limited to banks and credit unions, home mortgage, and other personal financial services.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓						
Business Support Services. Activities typically include, but are not limited to, services and goods generally provided to support other businesses.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓						

Eating and Drinking Establishments. Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises or off-premises consumption.					✓ ₃	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓ ₅	✓ ₅			✓					
Food and Beverage Sales. Activities typically include, but are not limited to retail sale from the premises of food and beverages for off-premises final preparation and consumption.					✓	✓	✓	✓			✓	✓	✓														

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
Funeral Services. Activities typically include services involving the care, preparation, or disposition of human dead.						✓	✓	✓				✓ ⁸	✓															
General Merchandise. Activities typically include, but are not limited to, the retail sales from premises, including incidental rental and repair services.						✓	✓	✓	✓	✓		✓	✓	✓														
Health Clubs and Spas. Activities typically include, but are not limited to, sport and health-related activities performed either indoors or outdoors.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓											
Lodging and Visitor Services. Activities typically include, but are not limited to, providing overnight accommodations and related banquet and conference facilities.							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓ ⁵	✓ ⁵									
Indoor Recreational Facilities. Activities typically include, but are not limited to, commercial recreation uses conducted within enclosed buildings, such as bowling alleys, skating facilities, racquet clubs, and indoor shooting and archery ranges.							✓	✓	✓				✓	✓														
Outdoor Recreational Facilities. Activities typically include, but are not limited to, commercial recreation activities conducted outside of enclosed buildings, such as miniature golf, batting cages, tennis clubs, etc.							✓	✓	✓				✓	✓														✓
Personal Services. Activities typically include establishments primarily engaged in the provision of services for the enhancement of personal appearance, cleaning, alteration of garments, and similar non-business or non-professional services.						✓	✓	✓	✓	✓		✓	✓	✓														
Personal Instruction. Activities typically include instruction in artistic, academic, athletic or recreational pursuits within an enclosed structure.						✓	✓	✓	✓	✓		✓ ⁷	✓	✓	✓													
Recreational Vehicle Park. Activities typically include, but are not limited to, providing overnight accommodations for visitors in recreational vehicles.											✓	✓						✓										✓ 10
Theaters. Includes structures where the primary use is the exhibition of live or prerecorded theatrical, musical, comedic or other performances. Sale of prepared foods and beverages is permitted ancillary to the primary use.							✓	✓		✓	✓	✓	✓	✓														
Light Manufacturing and Assembly. Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products, assembly of component parts (including required packaging for retail sale), and treatment and fabrication operations. Light													✓			✓	✓	✓	✓	✓	✓	✓						

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
manufacturing is conducted wholly within an enclosed building. Light manufacturing activities do not produce odors, noise, vibration, or particulates, which would adversely affect uses within the same structure or on the same site. Also included are watchman's quarters.																												
General Manufacturing and Assembly. Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products; assembly of component parts (including required packaging for retail sale); blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations. Uses requiring massive structures outside of buildings such as cranes or conveyer systems, or open-air storage of large quantities of raw or semi-refined materials are also included within this land use type. Also included are watchman's quarters.																				✓	✓							
Research and Development. Activities typically include, but are not limited to, scientific research and theoretical studies and investigations in the natural, physical, or social sciences. Also included is engineering, fabrication, and testing of prototypes developed with the objective of creating marketable end products; and the performance of physical and environmental testing and related activities by or under the supervision of professional scientists and highly trained specialists. Watchman's quarters are included as an ancillary use.													✓	✓		✓	✓	✓	✓	✓	✓							
Operable Vehicle Storage. Activities typically include, but are not limited to the parking and/or storage of operable vehicles. Typical uses include, but are not limited to fleet storage of automobiles and trucks, storage lots, and recreational vehicle and boat storage.											✓								✓		✓							
Personal Storage. Activities typically include, but are not limited to storage services and facilities primarily for personal and business effects and household goods with enclosed storage areas having individual access. Typical uses include, but are not limited to mini-warehouses.																		✓	✓		✓							
Storage and Distribution – Light. Activities typically include, but are not limited to, wholesaling, storage, and warehousing services conducted entirely within enclosed buildings. Also included are watchman's quarters.														✓			✓	✓	✓	✓	✓	✓						
Storage and Distribution – General. Activities																												

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing. Outdoor storage is permitted subject to applicable screening requirements. Also included are watchman's quarters as an ancillary use.																			✓	✓	✓	✓						
Building Contractor's Offices and Yards. Activities typically include, but are not necessarily limited to, offices and storage of equipment, materials, and vehicles for contractors in the trades involving construction activities. Storage yard uses may include, but should not be limited to, the maintenance and outdoor storage of large construction equipment such as earthmoving equipment, and screened outdoor storage of building materials.																			✓	✓	✓							
Boating and Related Activities. Activities typically include, but are not limited to, establishments and facilities engaged in the provision of sales or services directly related to the commercial or recreational use of waterways. Included in this category are construction, repair, and maintenance of boats; boat sales; anchorage and docking facilities, including temporary slip rentals; services for commercial boating and fishing, including retail fish sales, but not including fish processing; sale of marine equipment; and harbor-related services, such as indoor and outdoor dry boat storage, bait sales, fuel docks, and yacht clubs.											✓								✓		✓							
Civic Administration. Activities typically include, but are not limited to, management, administration, clerical, and other services performed by public and quasi-public agencies.						✓	✓	✓				✓	✓	✓	✓	✓											✓	
Cultural Facilities. Activities typically include, but are not limited to, those performed by public and private museums and art galleries, public and private libraries and observatories.							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓											✓	
Day Care Centers. Day care centers consist of facilities defined in California Health and Safety Code Section 1596.76, providing day care and supervision for more than 12 children less than 18 years of age for periods of less than 24 hours per day. Also included are facilities for the care and supervision of seniors for periods of less than 24 hours per day.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓											✓	
Open Space. Activities typically include, but are not limited to, preservation of lands in their natural																												

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
condition to protect environmental resources or the public health and safety, agriculture, and active or passive recreation. Recreation areas may include recreational structures such as play equipment, but do not generally include structures for human occupancy.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					✓	✓
Religious Assembly. Activities typically include religious services and assembly such as customarily occurs in churches, synagogues, and temples.	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁			✓ ₁	✓	✓	✓	✓ ₁											✓	
Schools, Public and Private. Typical activities include educational facilities for K-8 students provided by public agencies or private institutions.	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁			✓ ₁		✓		✓ ₁											✓	

Notes to Table 4.A:

1. Permitted subject to the provisions of Land Use Element policy 4.4.2.2b.
2. Automotive sales are not permitted within areas designated Convenience Commercial, Regional Commercial, or Business Park, except that Automotive sales may be allowed within areas designated Business Park that also have frontage on Auto Center Drive.
3. Bars are not permitted within areas designated Convenience Commercial.
4. Automotive uses are limited to sites adjacent to a freeway interchange. Auto sales are not permitted within areas designated Light Industrial or Eastern Waterfront Business Park.
5. Eating and drinking establishments, as well as Lodging and Visitor Service uses, within the Light Industrial and Eastern Waterfront Business Park designations are limited to sites adjacent to a freeway interchange.
6. Multi-Family uses are permitted within the Rivertown Commercial designation above the ground floor only.
7. Administrative and Professional Office and Personal Instruction uses are permitted within the Rivertown Commercial designation above the ground floor only, except along Fourth Street and the area between Fourth Street and Fifth Street, where they may occupy ground floor space.
8. Funeral Services within the Rivertown Commercial designation are limited to "J" Street, Fourth Street and the area between Fourth Street and Fifth Street.
9. Auto sales within the Hillcrest Station Focus Area are limited to sites adjacent to the SR-4 and SR-160 freeways.
10. Limited to locations that are compatible with resource protection needs.
11. Commercial infill housing is allowed only within the Commercial Infill Housing Overlay District.

COMMERCIAL INFILL HOUSING POLICY

- k. Project development shall provide full mitigation of impacts on school facilities to the Brentwood Elementary School District and the Liberty Union High School District.
- l. The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
- m. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Ginochio Property as an identifiable “community.”
- n. Development of a natural-appearing style of landscaping is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
- o. A central open space area, which may include a golf course, is to be provided to serve as the dominant visual feature of the Ginochio Property, as well as to provide active or recreational opportunities.
- p. Because of the sensitivity of the habitat areas within the Ginochio Property Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Ginochio Property Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.

4.4.7. Voter-Approved Urban Limit Line.

Pursuant to the City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development Reduction Initiative, the voters amended the

General Plan to establish the urban limit line as shown on Figure 4.12. This Voter-Approved Urban Limit Line establishes a line through the Roddy Ranch and Ginochio Property Focus Areas beyond which the General Plan land use designations cannot be amended to allow uses other than open space uses. Until December 31, 2020, the location of the Voter-Approved Urban Limit Line may be amended only by the voters of the City. The City shall oppose any annexation to the City of any land outside of the Voter-Approved Urban Limit Line.

4.4.8 Commercial Infill Housing. As part of a strategic infill housing study process, the City has designated specific sites within Antioch to allow for the streamlined development of high quality medium- and high-density residential and mixed-use projects. These infill sites are typically vacant and/or underutilized commercial areas of the city.

a. Purpose and Primary Issues

Commercial infill housing allows residential development in commercial land use designations, which can also serve the following issues:

- a. Revitalize partially built or struggling commercial developments that have commercial vacancies and relocation of commercial activity to other parts of the city.
- b. Incentivize residential and mixed-use development through streamlining and expediting the planning approval process.
- c. Contribute to the citywide need for more housing through the building of medium- and high-density housing.
- d. Allow for existing commercial sites to be developed with high quality residential development to address housing needs and redevelopment of underutilized sites.

b. Policy Direction

The following policies shall guide development of commercial infill housing projects:

- a. Allow property owners to develop housing on the infill site if the site is a minimum 20,000 square feet, the site is

-
- vacant and/or underutilized, and has an existing commercial land use designation.
- b. Appropriate land uses include medium density housing, high density housing, vertical mixed use, and horizontal mixed use.
 - c. The underlying/base zoning for overlay sites will remain and may be redeveloped with commercial or other uses as currently allowed.
 - d. The minimum residential development intensity shall be 12 dwelling units per acre.
 - e. Residential densities of 12 to 35 dwelling units per gross developable acre are allowed. Densities of up to 50 dwelling units per gross developable acre are allowed with a use permit.
 - f. Building heights of two to four stories (up to 45 feet) are allowed. Building heights above four stories or 45 feet shall require a use permit.
 - g. Commercial infill housing projects shall satisfy the Objective Design Standards in the Commercial Infill Housing Objective Design Standards document.
 - h. Encourage demolition or repurposing of underutilized commercial development on the site to accommodate for new high quality residential or mixed-use development.
 - i. Create a pedestrian-oriented environment within and immediately outside of the development.
 - j. Provide convenient access to circulation networks of various modes of travel, including vehicle, pedestrian, bike, and transit outside of the site.
 - k. Provide internal circulation for bikes, vehicles, and pedestrians that connect these circulation networks outside of the development on adjacent streets and sidewalks.
 - l. Where possible, site entries near transit stops and facilitate vehicular access along major arterials.




Resolution 2022-03 CIH GPA

Final Audit Report

2022-06-30

Created:	2022-06-30
By:	Anne Hersch (ahersch@antiochca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPaCRdmP9h0FgmmltFOWKLJzBjmF2lfot

"Resolution 2022-03 CIH GPA" History

-  Document created by Anne Hersch (ahersch@antiochca.gov)
2022-06-30 - 9:22:44 PM GMT
-  Document emailed to Forrest Ebbs (febbs@ci.antioch.ca.us) for signature
2022-06-30 - 9:23:00 PM GMT
-  Email viewed by Forrest Ebbs (febbs@ci.antioch.ca.us)
2022-06-30 - 9:23:07 PM GMT
-  Document e-signed by Forrest Ebbs (febbs@ci.antioch.ca.us)
Signature Date: 2022-06-30 - 9:29:07 PM GMT - Time Source: server
-  Agreement completed.
2022-06-30 - 9:29:07 PM GMT