

**PLANNING COMMISSION
RESOLUTION # 2022-04**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THE CITY COUNCIL AMEND THE CITY OF ANTIOCH ZONING
MAP TO INCLUDE THE COMMERCIAL INFILL OVERLAY DISTRICT**

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;

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;

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

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

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;

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;

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

WHEREAS, ten (10) sites were identified to be rezoned to the CIH Overlay District as part of the planning process;

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 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 that the Planning Commission hereby recommends the City Council amend the Zoning Map to include the Commercial Infill Housing (CIH) Overlay District on the identified properties as attached hereto 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:

ABSENT:

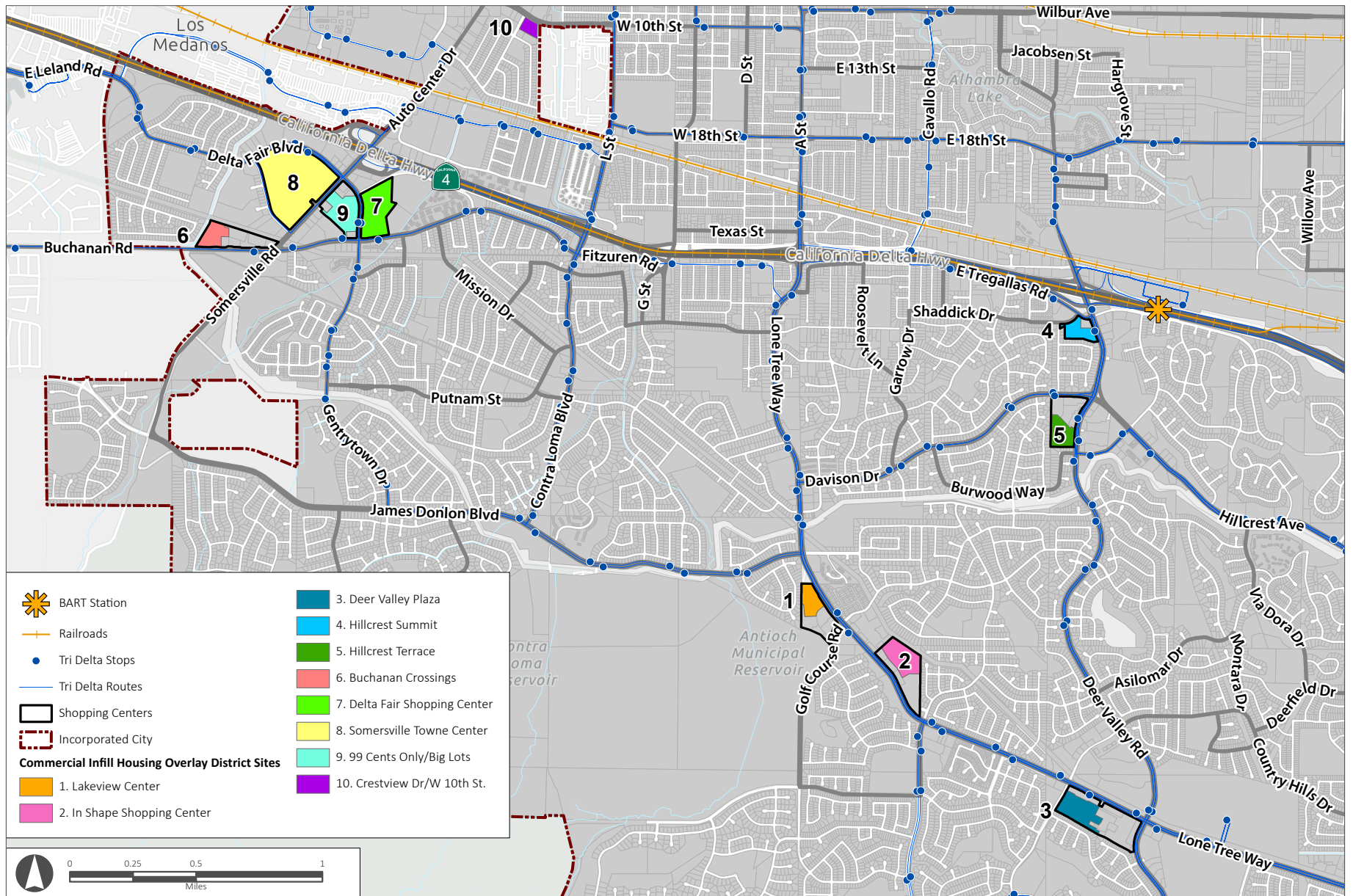
ABSTAIN:


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

Forrest Ebbs
Secretary to the Planning Commission

EXHIBIT A
ZONING MAP AMENDMENT
(SEPARATE PAGE)

2. Project Description



Source: PlaceWorks, 2021.

Figure 1
Commercial Infill Housing Overlay District Sites






Reso 2022-04 CIH Zoning Map Amendment

Final Audit Report

2022-06-30

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"Reso 2022-04 CIH Zoning Map Amendment" History

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