

**PLANNING COMMISSION
RESOLUTION NO. 2024-14**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING CITY COUNCIL ADOPT TEXT AMENDMENTS TO THE
DOWNTOWN SPECIFIC PLAN**

WHEREAS, the City of Antioch (“City”) is proposing to approve text amendments to the Downtown Specific Plan (DTSP), to enable missing middle housing by updating development standards, correcting errors, and providing greater clarity in certain sections of the text. The original DTSP was adopted on February 13, 2018. These minor updates will enhance clarity throughout the document, facilitate missing middle housing, and update the land use table to comply with State housing law;

WHEREAS, the Planning Area boundaries of Downtown Antioch, for the purposes of this Specific Plan, are generally the San Joaquin River to the north, Fulton Shipyard Road to the east, 10th Street to the south, and Auto Center Drive to the west. This area is approximately 1.5 miles wide and 0.5 miles deep, with a total area of 0.75 square miles;

WHEREAS, the proposed text amendments would modify the land use table to ensure all uses are up to date and in alphabetical order, remove constraints from the Development Standards Table to enable missing middle housing, and update definitions to align with state law. The City is proposing to remove “minimum land area per unit,” and “Floor Area Ratio,” while clarifying setbacks as well as height requirements in all the designations;

WHEREAS, The project is exempt under CEQA because an Addendum to the 2003 General Plan Environmental Impact Report (EIR) was adopted on January 23, 2018 for the DTSP. Minor corrections and clarifications to the DTSP would not alter the conclusions of the Addendum. Furthermore, the project is exempt because the Antioch Housing, Environmental Hazards, and Environmental Justice Elements EIR evaluated the implementation of Housing Element policies and programs, including missing middle implementation, and the proposed changes implement Housing Element policies and programs;

WHEREAS, the primary purpose of the Downtown Specific Plan Update is to provide clarity and consistency throughout the DTSP. The update adds specificity to the “Blending of Land Use Designation” and “Opportunity Sites” sections of the DTSP to clarify the potential developments allowed in those particular designations. The proposed changes make the creation of missing middle housing easier and allow the City to offer a greater variety of housing types. The update also includes minor corrections to the Land Use Table to ensure clear, updated definitions of all uses within the table, while aligning with state law.

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WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and

WHEREAS, on October 16, 2024, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

WHEREAS, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed text amendments.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission does hereby make the following findings for recommending City Council approval of the Downtown Specific Plan Update per section 9-5.2802(B) of the Antioch Municipal Code:

The public necessity, convenience, and general welfare require such an amendment because the Downtown Specific Plan is a “living document” meant for adjustments, adaptations, and changes to accommodate the community’s evolving needs. The document is used daily, and these text amendments will provide greater clarity and user-friendly experience, which is a necessity and convenience and necessary to the general welfare. A key concern is maintaining compliance with state law while ensuring that those interested in the Downtown Specific Plan view the document as a clear and comprehensive guide. The Downtown Specific Plan is meant to be used as a vital resource for creating a vibrant district with a mix of uses and development opportunities.

NOW, THEREFORE, BE IT FURTHER RESOLVED AND DETERMINED, that the Planning Commission hereby recommends City Council approval of the Downtown Specific Plan text amendments, contained within Exhibit A, with the following recommended changes:

1. OP Site B Policy-4: Minor improvements and modifications to the site for continued industrial purposes, are permitted provided that said actions do not result in the demolition and replacement of more than 10,000 square feet or construction of 10,000 square feet or more of new building area, ~~are permitted~~. Any such larger projects are subject to the requirement for a comprehensive development plan.
2. “Assembly” means the congregation of people in a single location for a common purpose such as entertainment, religious practice, therapy or counseling service, education, fitness or martial arts classes, or similar activity. “Minor” includes less up to 30 persons. “Major” includes over 30 persons.

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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 October 2024, by the following vote:

AYES: Commissioners Riley, Webber, Gutilla, Jones, Lutz, And Martin

NOES: None

ABSENT: Commissioner Hills

ABSTAIN: None

Kevin Scudero

KEVIN SCUDERO
Secretary to the Planning Commission






2024-14_DTSP Amendments

Final Audit Report

2024-11-06

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