

**PLANNING COMMISSION
RESOLUTION NO. 2023-30**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THE CITY COUNCIL AMEND THE CITY OF ANTIOCH ZONING
MAP TO INCLUDE THE INNOVATIVE HOUSING (IH) OVERLAY DISTRICT**

WHEREAS, there is potential to accommodate affordable housing on faith-owned land in Antioch;

WHEREAS, the City of Antioch (“City”) applied for and received a Partnership for the Bay’s Future Policy Grant that provides local governments with technical assistance and staff capacity to develop and implement affordable housing production policies;

WHEREAS, City staff used the Policy Grant to create zoning amendments to support new housing development types on underutilized religious assembly sites;

WHEREAS, the scope includes amending the Zoning Code to create a new Innovative Housing (IH) Overlay District to provide key, objective requirements for the development of multiple accessory dwelling units (“cottage communities”) within the City’s IH Overlay District;

WHEREAS, small-footprint cottages that may be built in factories have a demonstrated ability to house people quickly and cost-effectively and would be built to appropriate standards that are at least equivalent to the requirements prescribed in the California Building Standards Code in performance, safety, and the protection of life and health;

WHEREAS, the proposed IH Overlay District is intended to allow for the streamlined development of cottage communities on religious assembly sites that have been selected due to their location, land ownership status, and capacity to accommodate residential units on unused and/or underutilized commercial areas of the city;

WHEREAS, thirty-three (33) parcels were identified to be rezoned to the IH Overlay District as part of the planning process;

WHEREAS, the Zoning Map Amendment is not considered a project under the California Environmental Quality Act under the common sense exemption (CEQA Guidelines 150361(b)(3)) because it will not have a direct or reasonably foreseeable indirect physical change or effect on the environment;

WHEREAS, the Zoning Map Amendment is statutorily exempt from CEQA per CEQA Guidelines Section 15282(h), which states that CEQA does not apply to the adoption of an ordinance by a city or county implementing the provisions of State ADU Law (Gov. Code Sections 65852.1 and 65852.2); 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 October 6, 2023, for the public hearing held on October 18, 2023.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission does hereby make the following findings pursuant to Section 9-5.2802 "FINDINGS REQUIRED" of the Antioch Municipal Code for recommendation to the City Council for approval of the proposed zoning change:

1. That the proposed zone reclassification will allow uses more suitable for the area than the present classification.

The IH Overlay would allow sites the flexibility to develop with housing while maintaining existing uses. The proposed IH Overlay sites are in neighborhoods well-served by amenities and services and have land capacity that is feasible for residential development, Making residential land uses suitable.

2. That uses permitted by the proposed zone will not be detrimental to adjacent or surrounding property.

Allowing multiple accessory dwelling units configured in cottage communities is gentle way to add needed affordable housing without disrupting neighbors. Development standards related to setbacks, separation between buildings, requirement open space, minimum parking, and maximum height will ensure that cottages respect the neighborhood context and do not have a detrimental effect on neighbors.

3. That evidence has been presented documenting land use changes in the area to warrant a change of zone.

Evidence has been presented in the form of a written staff report, maps, and oral staff presentation at the Planning Commission meeting.

4. That the requested zone change is in conformance with the General Plan.

Per California Government Code Section 3552.2(a)(1)(C), accessory dwelling units are a residential use that is consistent with the existing General Plan and zoning designation for the lot. Moreover, per General Plan Land Use Policy 4.4.2.2(b), religious assembly uses are permitted and appropriate for sites designated for residential uses, indicating that coinciding residential and religious assembly land uses is consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends the City Council amend the Zoning Map to include the Innovative Housing (IH) Overlay District on the identified properties as attached hereto in Exhibits A and B.

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 18th day of October 2023, by the following vote:

AYES: Hills, Lutz, Martin, Motts, Schneiderman

NOES: Gutilla, Riley

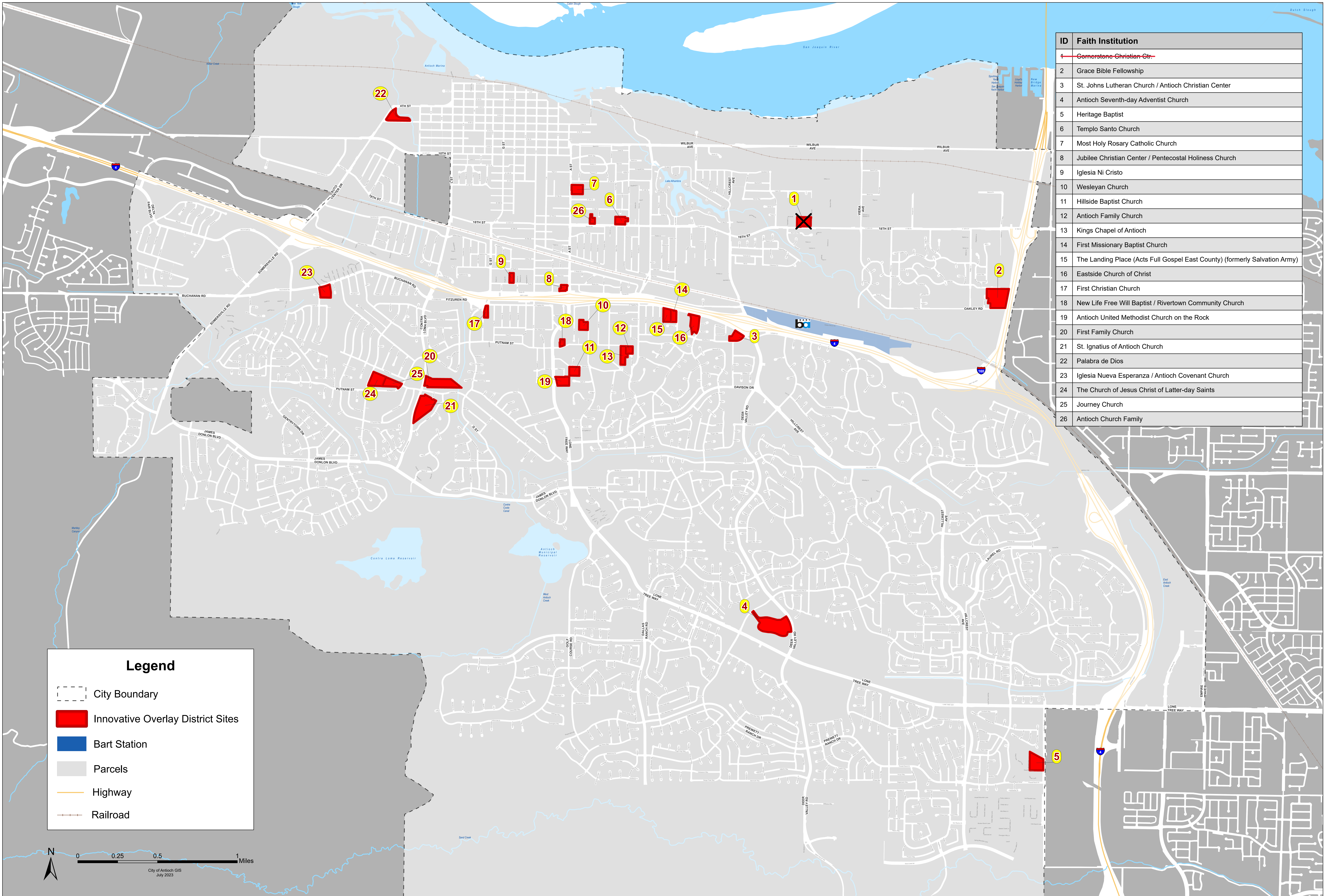
ABSTAIN:

ABSENT:

Kevin Scudero

Kevin Scudero
Secretary to the Planning Commission

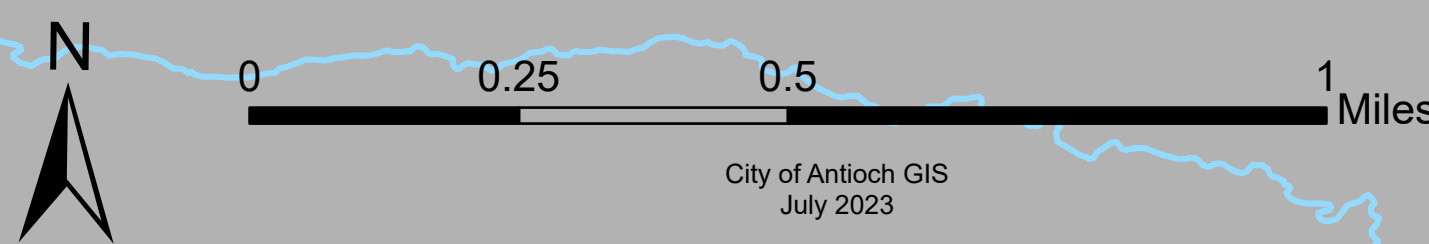
EXHIBIT A
ZONING MAP AMENDMENT
(SEPARATE PAGE)



ID	Faith Institution
1	Gomestone Christian Ctr.
2	Grace Bible Fellowship
3	St. Johns Lutheran Church / Antioch Christian Center
4	Antioch Seventh-day Adventist Church
5	Heritage Baptist
6	Templo Santo Church
7	Most Holy Rosary Catholic Church
8	Jubilee Christian Center / Pentecostal Holiness Church
9	Iglesia Ni Cristo
10	Wesleyan Church
11	Hillside Baptist Church
12	Antioch Family Church
13	Kings Chapel of Antioch
14	First Missionary Baptist Church
15	The Landing Place (Acts Full Gospel East County) (formerly Salvation Army)
16	Eastside Church of Christ
17	First Christian Church
18	New Life Free Will Baptist / Rivertown Community Church
19	Antioch United Methodist Church on the Rock
20	First Family Church
21	St. Ignatius of Antioch Church
22	Palabra de Dios
23	Iglesia Nueva Esperanza / Antioch Covenant Church
24	The Church of Jesus Christ of Latter-day Saints
25	Journey Church
26	Antioch Church Family

Legend

- City Boundary
- Innovative Overlay District Sites
- Bart Station
- Parcels
- Highway
- Railroad



City of Antioch GIS
July 2023



Innovative Housing Overlay District Sites

EXHIBIT B

TABLE OF SITES

Map #	Faith Institution	Address	Accessor Parcel Number (APN)
1	Cornerstone Christian Ctr.	E 18th St	51140034
	Cornerstone Christian Ctr.	1715 E 18th St	51140008
2	Grace Bible Fellowship	3415 Oakley Rd	51200065
3	St. Johns Lutheran Church/ Antioch Christian Center	1360 E Tregallas Rd	52013015
4	Antioch Seventh-day Adventist Church	2200 Country Hills Dr	55071105
	Antioch Seventh-day Adventist Church	2200 Country Hills Dr	55071104
5	Heritage Baptist	5200 Heidorn Ranch Rd	56130014
6	Templo Santo Church	201 E 18th St	65164023
7	Most Holy Rosary Catholic Church	1313 A St	65181018
	Most Holy Rosary Catholic Church	1403 A St	65181014
8	Jubilee Christian Center/ Pentecostal Holiness Church	11 Texas St	67283019
9	Iglesia Ni Cristo	548 Texas St	67291026
	Iglesia Ni Cristo	508 Texas St	67291046
10	Wesleyan Church	2800 Sunset Ln	68161050
11	Hillside Baptist Church	108 Hillside Rd	68181009
	Hillside Baptist Church	108 Hillside Rd	68181010
12	Antioch Family Church	330 Worrell Rd	68221068
13	Kings Chapel of Antioch	320 Worrell Rd	68221069
14	First Missionary Baptist Church	620 E Tregallas Rd	68251011
15	The Landing Place (Acts Full Gospel East County) (formerly Salvation Army)	620 E Tregallas Rd	68251012
16	Eastside Church of Christ	1020 E Tregallas Rd	68351003
17	First Christian Church	2725 Minta Ln	71024013
18	New Life Free Will Baptist/ Rivertown Community Church	11 Worrell Rd	71071021
19	Antioch United Methodist Church on the Rock	50 Walton Ln	71080009
20	First Family Church	3195 Contra Loma Blvd	71130026
	First Family Church	3195 Contra Loma Blvd	71241001

Map #	Faith Institution	Address	Accessor Parcel Number (APN)
	First Family Church	3195 Contra Loma Blvd	71234001
21	St. Ignatius of Antioch Church	3351 Contra Loma Blvd	71370026
22	Palabra de Dios	501 Auto Center Dr	74130080
23	Iglesia Nueva Esperanza/ Antioch Covenant Church	1919 Buchanan Rd	76231007
24	The Church of Jesus Christ of Latter-day Saints	3015 Rio Grande Dr	76310001
25	Journey Church	1200 Putnam St	76310003
26	Antioch Church Family	55 E 18 th St	65183036






Resolution 2023-30 IH Overlay District and ADU Rezone 33 Parcels

Final Audit Report

2023-10-27

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"Resolution 2023-30 IH Overlay District and ADU Rezone 33 Parcels" History

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