



ANNOTATED AGENDA

Antioch City Council REGULAR MEETING

**Including the Antioch City Council acting as
Housing Successor to the Antioch Development Agency**

Date: Tuesday, November 14, 2023

**Time: 5:45 P.M. – Closed Session
7:00 P.M. – Regular Meeting**

**Place: Council Chambers
200 'H' Street
Antioch, CA 94509**

City Council meetings are televised live on Comcast channel 24, AT&T U-verse channel 99, or live stream (at www.antiochca.gov). Please see the inside cover for detailed Speaker Rules.

PLEASE TURN OFF CELL PHONES BEFORE ENTERING COUNCIL CHAMBERS.

Lamar Thorpe, Mayor
Tamisha Torres-Walker, Mayor Pro Tem (District 1)
Michael Barbanica, Council Member District 2
Lori Ogorchock, Council Member District 3
Monica E. Wilson, Council Member District 4

Ellie Householder, City Clerk
Lauren Posada, City Treasurer
Kwame P. Reed, Acting City Manager
Thomas Lloyd Smith, City Attorney

ACCESSIBILITY: In accordance with the Americans with Disabilities Act and California law, it is the policy of the City of Antioch to offer 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 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@antiochca.gov.

Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Unless otherwise noted, City Council actions include a determination that the California Environmental Quality Act (CEQA) does not apply. The Council meets regularly on the second and fourth Tuesdays of the month at 7:00 p.m., with Closed Sessions often occurring before or after the regular meeting. City Council Agendas, including Staff Reports are posted onto our City's Website 72 hours before each Council Meeting. To be notified when the agenda packets are posted onto our City's Website, simply click on this link: [Notifications – City of Antioch, California \(antiochca.gov\)](https://www.antiochca.gov/notifications) and enter your e-mail address to subscribe. To view the agenda information, click on the following link: [City Council – City of Antioch, California \(antiochca.gov\)](https://www.antiochca.gov/city-council). Questions may be directed to the staff member who prepared the staff report, or to the City Clerk's Office, who will refer you to the appropriate person.

Notice of Opportunity to Address Council

The public has the opportunity to address the City Council on each agenda item. To address the Council, fill out a Speaker Request form and place in the Speaker Card Tray near the City Clerk before the meeting begins. This will enable us to call upon you to speak. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section. No one may speak more than once on an agenda item or during "Public Comments". The Speaker Request forms are located at the entrance of the Council Chambers. Please see the Speaker Rules on the inside cover of this Agenda.

5:45 P.M. ROLL CALL – CLOSED SESSION – for Council Members – *Council Members District 2 Barbanica, District 4 Wilson, Mayor Pro Tem (District 1) Torres-Walker, and Mayor Thorpe (Council Member District 3 Ogorchock – Absent)*

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS *for Closed Session – None*

CLOSED SESSION:

- 1) CONFERENCE WITH REAL PROPERTY NEGOTIATIONS** – pursuant to California Government Code section 54956.8; Property: 800 W. 2nd Street, Antioch, CA; Negotiating Parties: City of Antioch Negotiators: Kwame P. Reed, Acting City Manager and Thomas Lloyd Smith, City Attorney; Negotiating Parties: Chris Burns, Broker/Owner Representative; Under Negotiation: Price and terms of payment.

Direction provided to Acting City Manager and City Attorney

- 2) CONFERENCE WITH REAL PROPERTY NEGOTIATIONS** – pursuant to California Government Code section 54956.8; Property: Approximately 2,540 square feet of APN 066-010-017, Antioch, CA; Negotiating Parties: City of Antioch Negotiators: Kwame P. Reed, Acting City Manager and Thomas Lloyd Smith, City Attorney; Negotiating Parties: Sean McCauley, Owner of Adjacent Property; Under Negotiation: Price and terms of payment.

Direction provided to Acting City Manager and City Attorney

CLOSED SESSION – Continued

- 3) **PUBLIC EMPLOYMENT – Recruitment of City Manager** – This closed session is authorized pursuant to California Government Code Section 54957(b).

Direction provided to Human Resources Director and City Attorney

5:47 P.M. MOTIONED TO ADJOURN TO CLOSED SESSION

7:00 P.M. ROLL CALL – REGULAR MEETING – for City /City Council Members acting as Housing Successor to the Antioch Development Agency – ***Council Members District 2 Barbanica, District 4 Wilson, and Mayor Thorpe (Council Member District 3 Ogorchock – Absent) Mayor Pro Tem (District 1) Torres-Walker arrived at 7:01 p.m.***

PLEDGE OF ALLEGIANCE (PRESENTATION OF COLORS)

CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

1. INTRODUCTION OF NEW CITY EMPLOYEES

2. PROCLAMATIONS

- ****In Memory of the City of Antioch’s first female Mayor Louise Giersch, September 23, 1925 – September 4, 2023***
- ****In Memory of Former Council Member Frank L. Stone, April 29, 1927 – October 25, 2023***

****Council voted to postpone the first two proclamations to the next meeting, 4/0***

- Recognizing Native American Heritage Month, November 2023
- Homeless Awareness Month, November 2023

Approved, 4/0

Recommended Action: It is recommended that the City Council approve the proclamations.

3. ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

- JOIN THE ANTIOCH COUNCIL OF TEENS – The ‘Youth Voice’ for the City of Antioch
 - Make a difference and represent your City – Visit us at: antiochca.gov/act
For more information, email: Youth@antiochca.gov
- THE ANTIOCH HISTORICAL MUSEUM – November 18, 2023
 - “The unveiling of the Vintage 1929 Red Caboose”
1500 West 4th Street, Antioch, CA

PUBLIC COMMENTS – *Members of the public may comment only on unagendized items. The public may comment on agendized items when they come up on this Agenda.*

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

MAYOR’S COMMENTS

4. **CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency**

A. APPROVAL OF COUNCIL MEETING MINUTES FOR OCTOBER 10, 2023

Approved, 4/0

Recommended Action: It is recommended that the City Council approve the Meeting Minutes.

B. APPROVAL OF COUNCIL MEETING MINUTES FOR OCTOBER 24, 2023

Continued, 4/0

Recommended Action: It is recommended that the City Council continue the Meeting Minutes.

C. APPROVAL OF COUNCIL WARRANTS

Approved, 4/0

Recommended Action: It is recommended that the City Council approve the warrants.

D. APPROVAL OF HOUSING SUCCESSOR WARRANTS

Approved, 4/0

Recommended Action: It is recommended that the City Council approve the warrants.

CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency – Continued

- E.** REJECTION OF CLAIMS: NICHOLAS WARNER, MANDINGO CAIN, AMADEO GARCIA, JR., KAYCEE SUITTER. WILLIAM BUTCHER

Rejected, 4/0

Recommended Action: It is recommended that the City Council reject the claims submitted by Nicholas Warner, Mandingo Cain, Amadeo Garcia, Jr., Kaycee Suitter and William Butcher.

- F.** SECOND READING – EAST 18TH STREET – EAST WAREHOUSE PROJECT (*Introduced on October 24, 2023*)

Ord. No. 2233-C-S adopted, 4/0

Recommended Action: It is recommended that the City Council waive the second reading and adopt the East 18th Street – East Warehouse Project Planned Development (PD) Rezone Ordinance.

- G.** SECOND READING – EAST 18TH STREET – WEST WAREHOUSE PROJECT (*Introduced on October 24, 2023*)

Ord. No. 2234-C-S adopted, 4/0

Recommended Action: It is recommended that the City Council waive the second reading and adopt the East 18th Street – West Warehouse Project Planned Development (PD) Rezone Ordinance.

PUBLIC HEARING

- 5.** INNOVATIVE HOUSING (IH) OVERLAY DISTRICT AND ACCESSORY DWELLING UNITS (LA2023-0003)

Recommended Action: It is recommended that the City Council take the following actions:

To November 28, 2023, for adoption, 4/0

- 1) Introduce by title only and waive the further reading of the ordinance to amend Title 9 Chapter 5 of the Antioch Municipal Code to implement State legislation regarding Accessory Dwelling Units and to permit multiple Accessory Dwelling Units in the Innovative Housing (IH) Overlay District.

To November 28, 2023, for adoption rezoning 33 parcels, 4/0

- 2) Introduce by title only and waive the further reading of the ordinance rezoning ~~either 31 or 33~~ 33 parcels to include an IH Overlay District.

CEQA: Exempt from the California Environmental Quality Act under Section 15282(h) and under Section 15061(b)(3), the “Common Sense” Exemption.

PUBLIC HEARING – Continued

6. ZONING TEXT AMENDMENTS (LA2023-0004)

To November 28, 2023, for adoption, 4/0

Recommended Action: It is recommended that the City Council introduce by title only and waive the further reading of the ordinance to make zoning text amendments to Title 9 Chapter 5 of the Antioch Municipal Code to implement Housing Element programs, codify legislation, and clarify existing regulations.

CEQA: Exempt from the California Environmental Quality Act under Section 15061(b)(3), the “Common Sense” Exemption.

COUNCIL REGULAR AGENDA

7. DISCUSSION OF MAINTENANCE NEEDS AND CAPITAL PROJECT FUNDING AT THE ANTIOCH WATER PARK

Received presentation with direction provided to staff to bring item back with mid-year budget review

Recommended Action: It is recommended that the City Council receive the presentation on the current maintenance needs and capital project funding of the Antioch Water Park and provide direction on next steps.

8. PLANNING COMMISSION APPOINTMENT FOR ONE FULL-TERM VACANCY EXPIRING OCTOBER 2027

Reso No. 2023/163 adopted appointing Cortney L. Jones to the Planning Commission for the full-term vacancy expiring October 2027, 4/0

Recommended Action: It is recommended that the Mayor nominate and City Council adopt a resolution approving the appointment of one member insert name of appointee to the Planning Commission to fill one full-term vacancy expiring October 2027.

9. PARKS AND RECREATION COMMISSION APPOINTMENTS FOR ONE VACANCY EXPIRING MARCH 2024 AND ONE VACANCY EXPIRING APRIL 2026

Reso No. 2023/164 adopted for the Parks and Recreation Commission Appointing Lemuel del Castillo for the partial-term vacancy expiring April 2026, 4/0 and appointing Daynon Matthews for the partial-term vacancy expiring March 2024, 4/0

Recommended Action: It is recommended that the Mayor nominate and City Council adopt a resolution approving the appointment of two members insert name of appointees to the Parks and Recreation Commission to fill two partial-term vacancies expiring March 2024 and April 2026.

COUNCIL REGULAR AGENDA – Continued

- 10. NEW CLASS SPECIFICATION FOR ASSISTANT CITY CLERK, ASSIGNMENT OF A SALARY RANGE, AND ASSIGNMENT OF THE CLASSIFICATION TO THE MANAGEMENT UNIT**

Reso No. 2023/165 adopted, 4/0

Recommended Action: It is recommended that the City Council adopt the resolution (1) approving a new class specification for Assistant City Clerk, (2) assigning a salary range, (3) assigning the classification to the Management Bargaining Unit, and (4) authorizing the Acting City Manager or designee to make the necessary adjustments to the Fiscal Year 2024 and 2025 budget to fund the position.

- 11. FUNDING REQUEST FOR TRAFFIC CALMING IMPROVEMENTS ON JAMES DONLON BOULEVARD AND WEST 10TH STREET**

Reso No. 2023/166 adopted, 4/0

Recommended Action: It is recommended that the City Council adopt the resolution approving reallocating funding in the amount of \$1,085,000 from the Streetlight Improvements Project in the Gas Tax Fund for traffic calming improvements on James Donlon Boulevard and West 10th Street.

- 12. DISCUSSION ITEM: REVIEW AND CONSIDERATION OF CITY ORDINANCE PROHIBITING SPECTATORS AT ILLEGAL MOTOR VEHICLE SPEED CONTESTS, EXHIBITIONS OF SPEED, AND SIDESHOWS**

Council consensus to bring back a sideshow and street racing organizer ordinance

Recommended Action: It is recommended that the City Council provide direction to staff to:

- 1) Prepare a sideshow and street racing organizer ~~and by-stander~~ ordinance for the City of Antioch;

or

- 2) Take no further action.

PUBLIC COMMENTS

STAFF COMMUNICATIONS

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS – *Council Members report out various activities and any Council Member may place an item for discussion and direction on a future agenda. Timing determined by Mayor and Acting City Manager – no longer than 90 days.*

MOTION TO ADJOURN – *After Council Communications and Future Agenda Items, the Mayor will make a motion to adjourn the meeting. A second motion is required, and then a majority vote is required to adjourn the meeting.*

Motioned to adjourn meeting at 10:04 p.m., 4/0

CITY OF
ANTIOCH
CALIFORNIA

INTRODUCTION OF NEW CITY EMPLOYEES

DATE: Regular Meeting of November 14, 2023
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Ana Cortez, Human Resources Director *AC*

➤ Acting Public Works Director/City Engineer Scott Buenting would like to introduce:

- Ming Rong, GIS Technician
 - David Wilson, Water Treatment Maintenance Worker I
 - Gary Skym, General Laborer
 - David Davi, Water Treatment Maintenance Worker I
 - Victor Loza, Water Treatment Plant Operator w/D3-D5
 - Alex Saad, Junior Engineer
-

➤ Acting Police Chief Joe Vigil would like to introduce:

- Jefferson Yega, Police Officer
 - Sarah Dotson, Police Dispatcher
 - Scott Marshall, Police Dispatcher
-

➤ Public Safety and Community Resources Director Tasha Johnson would like to introduce:

- America Velasco, Public Safety Manager
-

-
- Parks and Recreation Director Brad Helfenberger would like to introduce:
 - Frida Ortiz, Recreation Programs Coordinator



***IN MEMORY OF THE CITY OF ANTIOCH'S
FIRST FEMALE MAYOR
LOUISE GIERSCH***

September 23, 1925 – September 4, 2023

WHEREAS, Louise Giersch moved to Antioch with her husband Lauron and three daughters, Leslie, Linda and Lori, where she became a substitute teacher and was then appointed to the Antioch Planning Commission on May 11, 1964;

WHEREAS, following her 4 years on the Planning Commission, Louise Giersch was then elected to the Antioch City Council on April 16, 1968;

WHEREAS, during her 8 years on City Council, Louise Giersch made history as the first female appointed as Mayor from 1970-1971 and 1975-1976;

WHEREAS, in addition to the City Council and thereafter, Louise Geirsch served in other County Commissions and Boards, such as, the Metropolitan Transportation Commission (MTC), Association of Bay Area Government (ABAG), Seismic Safety Commission, Architectural Review Board, and Delta Learning Center's Board of Directors;

WHEREAS, Louise obtained her pilot's license in 1966 and after retirement, she loved to travel with her husband and had visted all seven continents; and

WHEREAS, Louise loved exploring the Eastern Sierras and became an oil painter and often painted scenes of the Sierra foothills.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch, hereby recognize Louise Giersch for her service, commitment, and many accomplishments to the City of Antioch.

NOVEMBER 14, 2023

LAMAR A. THORPE, Mayor

**2.01
11-14-23**



***IN MEMORY OF FORMER COUNCILMEMBER
FRANK L. STONE***

APRIL 29, 1927 – OCTOBER 25, 2023

WHEREAS, Frank L. Stone was a Tennessee native, and lived in Antioch where he worked for Pacific Gas & Electric and was an active community member for the City of Antioch;

WHEREAS, Frank L. Stone was one of the founding members of the Association of Responsible Citizens in 1978, and a founding member of the Friends of Animal Services in 1979;

WHEREAS, Frank L. Stone served on the Planning Commission from 1979 through 1984, then was elected to City Council from 1984 through 1992. During his service on Council, he also was appointed as Mayor Pro Tem for two (2-year) terms;

WHEREAS, after his service on the Antioch City Council, Frank L. Stone continued to stay active with the community by being a member of the Contra Costa's Fairgrounds Board and was later appointed to the Antioch Rivertown Senior Housing Board of Directors in 1993;

WHEREAS, in 1994, the City of Antioch dedicated the Antioch Animal Shelter to Frank L. Stone, honoring Mr. Stone's accomplishments with the City; and

WHEREAS, Frank L. Stone was a huge animal lover and was never without a canine companion.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch, hereby recognize Frank L. Stone for his commitment, dedication, and positive influence in our community.

NOVEMBER 14, 2023

LAMAR A. THORPE, Mayor

**2.02
11-14-23**



**RECOGNIZING
NATIVE AMERICAN HERITAGE MONTH
November 2023**

WHEREAS, Native Americans are descendants of the original, indigenous inhabitants of what is now the United States;

WHEREAS, during Native American Heritage Month, we celebrate the rich tapestry of Indigenous people and honor their sacrifices, which we recognize as inextricably woven into the history of this country;

WHEREAS, in 1990 President George H. W. Bush approved a joint resolution designating November as “National American Indian Heritage Month”;

WHEREAS, Congress chose November to celebrate Native American Heritage Month for its cultural significance as the month when Native Americans conclude their transitional harvest season;

WHEREAS, November is an opportunity to grow our understanding of Native culture, traditions, and how historical traumas have impacted Native peoples throughout history; and

WHEREAS, during the month of November, we honor our native peoples in this, their ancestral homes, and recognize their continued contributions in strengthening the diversity of our society.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch, hereby proclaim November 2023 as “Native American Heritage Month” and encourage the community to learn about and celebrate together the rich traditions, languages, and many contributions of Native Americans.

NOVEMBER 14, 2023

LAMAR A. THORPE, Mayor

**2.03
11-14-23**



HOMELESSNESS AWARENESS MONTH

November 2023

WHEREAS, the month of November is recognized as Homelessness Awareness Month in the United States;

WHEREAS, the purpose of Homelessness Awareness Month is to (1) educate the public about the many reasons people become homeless, including housing shortages, unemployment, challenges due to justice involvement, or personal barriers; and (2) advocate with and on behalf of people experiencing homelessness to identify solutions to end homelessness in Antioch;

WHEREAS, the City of Antioch recognizes that homelessness impacts individuals and families from all walks of life;

WHEREAS, the 2023 Contra Costa County Point-in-Time Count estimates the number of Antioch residents who are staying in shelter beds or living outdoors is 334 people, which is 14 percent of the 2,372 people counted in Contra Costa County;

WHEREAS, the number of unhoused Antioch residents identified during the Point-in-Time Count increased by 40 percent between 2020 and 2023;

WHEREAS, a report by the California Housing Partnership found that Contra Costa County needs 33,477 more affordable rental homes to meet the housing needs of its lowest income renters;

WHEREAS, the City of Antioch opened its first interim housing site, Opportunity Village, on May 1, 2023, with a goal of housing up to 180 unsheltered Antioch residents annually; and

WHEREAS, the City of Antioch is committed to working in coordination with Contra Costa County and local organizations to provide housing, shelter, supportive services, and basic resources to people experiencing homelessness.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch, hereby proclaim the month of November 2023 to be "Homelessness Awareness Month" and encourage all citizens to recognize that hundreds of households in Antioch do not have housing, and need support from citizens and private/public non-profit service entities to address the myriad challenges of homelessness.

NOVEMBER 14, 2023

LAMAR A. THORPE, Mayor

**2.04
11-14-23**

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

The 'Youth
Voice' for
the City of
Antioch

Open to
6th-12th
graders

Join the
**ANTIOCH
COUNCIL
OF TEENS**

Meetings
on the
2ND and 4TH
WEDNESDAYS

Represent
your
City

FREE
FOOD AND
DRINKS

Make a
Difference

For more information contact:

Youth@antiochca.gov

Visit us at:

antiochca.gov/act





ALL ABOARD for a blast to the past!

**JOIN US FOR A UNIQUE EXPERIENCE FROM A BYGONE ERA
AS WE UNVEIL THE VINTAGE 1929 RED CABOOSE.**

The dedication starts at **11 a.m.** Nov. 18 at the **Antioch Historical Museum, 1500 W. 4th St.**

Visitors will get to see this restored red beauty and enjoy the museum filled with treasures and memories.

From Noon-4 p.m., enjoy a light lunch on us (while supplies last).
We look forward to celebrating this railroad gem with everyone!

CITY COUNCIL MEETING

Regular Meeting
7:00 P.M.

October 10, 2023
Council Chambers

7:00 P.M. REGULAR MEETING

Mayor Pro Tem Torres-Walker called the meeting to order at 7:00 P.M., and City Clerk Householder called the roll.

Present: Council Members District 2 Barbanica, District 3 Ogorchock and Mayor Pro Tem (District 1) Torres-Walker
Absent: Council Member District 4 Wilson and Mayor Thorpe

PLEDGE OF ALLEGIANCE

Councilmember Barbanica led the Pledge of Allegiance.

1. PROCLAMATIONS

Domestic Violence Awareness Month, October 2023
National Breast Cancer Awareness Month, October 2023

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council members present unanimously approved the proclamations.

Shannon Starzyk, Family Justice Center accepted the *Domestic Violence Awareness Month* proclamation and thanked the City Council for the recognition.

Kristen Vistalli accepted the *National Breast Cancer Awareness Month* proclamation and thanked the City Council for the recognition.

Councilmember Barbanica stated that Ms. Vistalli was an inspiration.

2. ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Director of Public Safety and Community Resources Johnson announced the following civic and community events:

- Antioch Council of Teens (ACT) – Special Events
 - ACT meetings - 2nd and 4th Wednesdays
 - Food and Coat Drive – September thru November 6, 2023
 - Trunk or Treat – October 28, 2023
- 35th Annual Kids Fishing Derby – October 14, 2023

3. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Householder announced the following Board and Commission openings.

- Board of Administrative Appeals
- Sales Tax Citizens' Oversight Committee

For more information and to apply, visit the City's website.

PUBLIC COMMENTS

Lucy Meinhardt, Antioch Historical Society Museum, announced the Architectural Bus Tour of Antioch on October 14, 2023, and the dedication of the Santa Fe Caboose on November 18, 2023. She also invited Council to view the new museum entry sign.

Devin Williams, Reimagine Antioch, requested the City explore shelter options at the Babe Ruth Fields.

Andrew Becker requested the City explore shelter options at the Babe Ruth Fields and expressed concern Tri Delta Transit planned to acquire land that could have been utilized to fulfill Antioch's affordable housing needs.

Julia Emego Kwue requested the City decrease speed limits throughout Antioch, maintain landscaping along major thoroughfares and install cameras at intersections. She also requested Antioch Unified School District (AUSD) fund home-schooled students and report out on expelled students terminated teachers. She stated that she believed racist texts were a crime and should be treated as such.

Patricia Granados acknowledged Mayor Pro Tem Torres-Walker for representing the City on a global scale. She expressed concern regarding public safety and the use of explosives by a community member.

Edgar M. spoke to the importance of upgrading emergency services. He reported on his attendance at the Mayor's Conference and encouraged the community to attend the Mayor's Conference on November 2, 2023. He requested Council hold Brentwood and Oakley accountable for the unhoused population.

Gavin Payton, NAACP Youth Council, encouraged youth turning 18 register to vote. He announced the Champions for the Youth Banquet Dinner would be held November 4, 2023, at the Marina Event Center.

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

Councilmember Barbanica extended his thoughts to the people of Israel.

Mayor Pro Tem Torres-Walker stated there would be a Cannabis Standing Committee meeting in the near future and reported on a meeting she attended with Acting Chief Vigil to discuss public safety.

MAYOR'S COMMENTS – None

4. CONSENT CALENDAR

A. APPROVAL OF COUNCIL MEETING MINUTES FOR SEPTEMBER 12, 2023

B. APPROVAL OF COUNCIL MEETING MINUTES FOR SEPTEMBER 26, 2023

C. APPROVAL OF COUNCIL WARRANTS

D. RESOLUTION NO. 2023/153 PURCHASE OF NEW FURNITURE FOR PUBLIC WORKS OFFICES PHASE 2 UPGRADE

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council members present approved the Council Consent Calendar.

COUNCIL REGULAR AGENDA

5. HUMAN RIGHTS AND RACIAL EQUITY AD HOC COMMITTEE STATUS REPORT AND NEXT STEPS

Mayor Pro Tem Torres-Walker gave a history of the establishment of the Ad Hoc Committee and reported on their meetings. On behalf of the Committee Members, she requested extending the committee for six months to allow them to continue their work and bring a recommendation back to Council.

Julia Emego Kwue spoke in support of Antioch establishing their own judicial system and placing detailed crime data on the city's website.

Andrew Becker spoke in support of creating a Human Rights and Racial Equity Standing Committee.

Patricia Granados suggested Committee Members educate themselves on human rights and racial equity.

Teki Flow, Reimagine Antioch, supported the extension of the Ad Hoc Committee.

Mayor Pro Tem Torres-Walker and Ogorchock discussed the importance of engaging the community to build a strong foundation for this process.

On motion by Councilmember Barbanica, seconded by Councilmember Ogorchock, the City Council members present extended the Ad Hoc Committee for up to an additional six months until March 12, 2024.

6. RESTRUCTURING OF THE ECONOMIC DEVELOPMENT COMMISSION AD HOC COMMITTEE – DISSOLUTION OR EXTENSION UNTIL A SPECIFIC DATE

Julia Emego Kwue discussed the importance of Economic Development and opposed utilizing tax dollars to benefit corporations.

On motion by Councilmember Barbanica, seconded by Councilmember Ogorchock, the City Council members present extended the ad hoc committee for up to an additional six months until April 9, 2024

7. CITY COUNCIL 90-DAY REQUEST LIST – DISCUSSION ON THE DEVELOPMENT PROCESS OF THE EAST LONE TREE SPECIFIC PLAN AREA

Councilmember Barbanica reported the developer had pulled out from this plan and requested the item be tabled indefinitely.

Andrew Becker opposed master plan developments without addressing the General Plan, Housing Element and affordable housing programs. He noted this area had economic and residential opportunities that should be looked at regionally along with enhanced infrastructure.

Julia Emego Kwue requested vehicle accident data be placed on the city's website. She suggested traffic safety enhancements, government run low-income housing and public access be retained.

Edgar M. questioned what the result would be should this item be tabled and asked why the developer had pulled his project.

Francisco Torres, Reimagine Antioch, spoke in support of the City completing its affordable housing program prior to consideration of any future residential projects.

Patricia Granados requested all development benefit the community.

Outside Legal Counsel Diaz explained that tabling the item meant it would be set aside and could be brought back. He noted Councilmember Barbanica could also withdraw his request for the agenda item.

Councilmember Barbanica withdrew his request for this item, no further action was taken.

8. CITY COUNCIL 90-DAY REQUEST LIST – DISCUSSION ON UNHOUSED ENCAMPMENT BUFFER ZONES

Councilmember Barbanica gave a history of this agenda item and proposed bringing back a buffer zone ordinance around churches and schools for Council consideration.

Teki Flow and Francisco Torres, Reimagine Antioch, suggested the City work proactively to address unhoused issues. If any ordinance was to come forward, they requested the Council actively engage the unhoused population and stakeholders to provide their input.

Andrew Becker discussed his advocacy for Project Homekey. He expressed concern that a buffer zone ordinance would restrict the unhoused from public space around private property. He supported a buffer zone on school properties and at churches that have accredited programs for children.

Julia Emego Kwue encouraged the City to conduct outreach to the homeless and low-income communities. She suggested the City build multistory buildings to house marginalized individuals.

Patricia Granados requested more empathy and community spaces for the unhoused.

Edgar M. requested the City collaborate on providing unhoused resident services.

Devin Williams apologized to the victim of the incident at Heritage Baptist for his previous comments. He suggested the City expand unhoused resident services. He expressed concern that there was a negative inference related to buffer zones.

Gavin Payton, NAACP Youth, encouraged the City to allow the NAACP Youth Council and community to be involved in the conversation.

Mary Lutz opposed creating a buffer for the unhoused and suggested the City expand unhoused resident services.

Councilmember Barbanica gave a history of the family involved in the incident involving the unhoused on the Heritage Baptist School property. He stated he supported an area of safety around schools and churches to protect those who felt unsafe. He announced St Ignatius Church opened their parking lot daily for unhoused residents.

Councilmember Ogorchock discussed services provided by churches and the City to support the unhoused community. She suggested forming an Antioch CORE team. She stated she supported bringing a school buffer zone/safety zone ordinance back for Council consideration.

Mayor Pro Tem Torres-Walker reported the safe zone issue had been brought up at the City/School Standing Committee; however, they had not had the opportunity to discuss the matter. She suggested the conversation go back to that committee since it involved public schools. She felt it was the property owner's responsibility to provide private security and expressed concern that this ordinance would set precedent for other private property owners.

Councilmember Barbanica clarified this request was for the safety of the community and it involved children at both public and church schools. He stated he would research the status of a County Program that allowed residents to open their homes to unhoused residents and determine if it was still viable.

Following discussion, Council consensus directed Acting City Manager Reed to meet with AUSD to discuss appointing two Trustees to serve on the Standing Committee so they could have this discussion and report back to Council in one month.

PUBLIC COMMENT

Francisco Torres, Reimagine Antioch, discussed their concerns related to the Antioch Police Officers Association (APOA), their attorney and the Antioch Police Department (APD). He requested the City invest in non-police traffic enforcement and reinvesting APD salary savings to expand non-police responses.

Mary Lutz announced the Mayor's Conference would take place on November 2, 2023, in Brentwood.

STAFF COMMUNICATIONS – None

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS

Mayor Pro Tem Torres-Walker thanked everyone who participated in the meeting this evening. She reported on her attendance at the United Nations 54th Human Rights Council session. She stated she looked forward to establishing the Civilian Police Oversight Committee.

Councilmember Ogorchock thanked Mayor Pro Tem Torres-Walker for representing Antioch at the United Nations.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council unanimously adjourned the meeting at 8:56 P.M.

Respectfully submitted:

Kitty Eiden
KITTY EIDEN, Minutes Clerk



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 14, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ellie Householder, MPP, City Clerk
Christina Garcia, CMC, Deputy City Clerk *Cg*

SUBJECT: City Council Meeting Minutes of October 24, 2023

RECOMMENDED ACTION

It is recommended that the City Council continue the Meeting Minutes of October 24, 2023.

FISCAL IMPACT

None

DISCUSSION

N/A

ATTACHMENT

None.



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

100 General Fund
Non departmental

00409311	CALIF, STATE OF	USE TAX REMITTANCE	4.86
00409312	CA BUILDING STANDARDS COMMISSION	BUILDING PERMIT FEES	2,430.00
00409322	CONTRA COSTA COUNTY	PAYROLL	50.00
00409357	DEPT OF CONSERVATION	SMI FEES	7,281.68
00409358	DIVISION OF STATE ARCHITECT	DSA FEES	1,116.00
00409365	ENERGUY, THE	REFUND CBSC FEE	3.22
00409374	IPERMIT	REFUND CBSC FEE	3.40
00409376	JAIME GUERRERO	REFUND CBSC FEE	1.50
00409380	LIFE INSURANCE COMPANY OF NA	PAYROLL	4,620.10
00409386	MUNICIPAL POOLING AUTHORITY	PAYROLL	2,151.17
00409392	PARS	PAYROLL	6,099.99
00409393	QUADIENT LEASING USA INC	POSTAGE MACHINE LEASE	1,403.39
00409394	RANEY PLANNING & MANAGEMENT INC	PROFESSIONAL SERVICES	1,883.75
00409404	STATE OF CALIFORNIA	PAYROLL	30.00
00409405	STATE OF CALIFORNIA	PAYROLL	120.00
00409406	STATE OF CALIFORNIA	PAYROLL	779.13
00409414	UNITED STATES POSTAL SERVICE	PO BOX RENTAL	593.33
00409455	CONTRA COSTA WATER DISTRICT	CCWD FACILITY RESERVE	323,067.00
00409456	CONTRA COSTA WATER DISTRICT	TREATED WATER CAPACITY FEE	62,236.59
00409471	ECC REG FEE AND FIN AUTH	ECCRFFA-RTDIM	782,980.19
00409486	KARTHIK SUNDARAM	REFUND WC METER	12,059.77
00409488	EMPLOYEE	CHECK REPLACEMENT	1,459.10
00409514	RESIDENTIAL WEATHERIZATION INC.	REFUND CBSC FEE	1.50
00409516	ROLAND ECHEZARRETA	REFUND STATE FEE	4.00
00409522	TESLA ENERGY	REFUND CBSC FEE	5.85
00409578	CONTRA COSTA COUNTY	CEQA FILING	5,628.00
00409581	CONTRA COSTA WATER DISTRICT	CCWD FACILITY RESERVE CHARGES	419,112.00
00409582	CONTRA COSTA WATER DISTRICT	TREATED WATER CAPACITY FEE	80,739.36
00409588	DIAMOND HILLS SPORT CLUB	PAYROLL	80.00
00409589	DISCOVERY BUILDERS	DEPOSIT REFUND	5,100.00
00409592	ECC REG FEE AND FIN AUTH	ECCRFFA-RTDIM	1,686,338.35
00409594	ENERGUY, THE	REFUND CBSC FEE	1.52
00409612	IN SHAPE HEALTH CLUBS	PAYROLL	344.98
00409627	LIFE INSURANCE COMPANY OF NA	PAYROLL	4,756.48
00409640	MUNICIPAL POOLING AUTHORITY	PAYROLL	2,168.32
00409641	MUNICIPAL POOLING AUTHORITY	PAYROLL	1,250.30
00409648	OPERATING ENGINEERS LOCAL NO 3	PAYROLL	4,284.00
00409652	PARS	PAYROLL	6,129.25
00409655	PHOTO LUXE LLC	STATE FEE REFUND	4.00
00409657	RANEY PLANNING & MANAGEMENT INC	PROFESSIONAL SERVICES	7,162.81
00409672	STANTEC CONSULTING SERVICES INC	PROFESSIONAL SERVICES	15,615.50
00409674	STATE OF CALIFORNIA	PAYROLL	30.00
00409675	STATE OF CALIFORNIA	PAYROLL	120.00
00409676	STATE OF CALIFORNIA	PAYROLL	452.81
00409682	TESLA ENERGY	REFUND CBSC FEE	2.64
00946645	NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL	44,316.08



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00946653	NATIONWIDE RETIREMENT SOLUTION	PAYROLL	31,227.01
00946667	LSA ASSOCIATES INC	PROFESSIONAL SERVICES	4,420.76
00946672	ANTIOCH PD SWORN MGMT ASSOC	PAYROLL	770.00
00946673	ANTIOCH POLICE OFFICERS ASSOCIATION	PAYROLL	21,876.92
00946674	ANTIOCH PW EMPLOYEE'S ASSOC	PAYROLL	2,205.00
00946682	NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL	44,013.85
00946688	NATIONWIDE RETIREMENT SOLUTION	PAYROLL	30,764.36
City Council			
00409570	CITY OF BRENTWOOD	CCCMCONFERENCE DINNER OGORC	70.00
00409686	VERIZON WIRELESS	DATA USAGE	105.32
00946660	CCC MAYORS CONFERENCE	ANNUAL ASSESSMENT	5,846.00
City Attorney			
00409311	CALIF, STATE OF	USE TAX REMITTANCE	6.94
00409366	FEDEX	SHIPPING	79.35
00409389	OFFICE DEPOT INC	OFFICE SUPPLIES	24.04
00409505	OFFICE DEPOT INC	OFFICE SUPPLIES	46.84
00409549	ATKINSON ANDELSON LOYA RUUD & ROMO	LEGAL SERVICES RENDERED	19,296.61
00409551	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	331.77
00409555	BERTRAND FOX & ELLIOT	LEGAL SERVICES RENDERED	9,956.50
00409563	BURKE WILLIAMS AND SORENSEN LLP	LEGAL SERVICES RENDERED	63,108.46
00409602	HANKINSLAW	LEGAL SERVICES RENDERED	17,700.00
00409603	HANSON BRIDGETT LLP	LEGAL SERVICES RENDERED	61,793.36
00409615	JACKSON LEWIS PC	LEGAL SERVICES RENDERED	35,189.09
00409622	LAW OFFICE OF RUTHANN G ZIEGLER	LEGAL SERVICES RENDERED	9,377.50
00409626	LEXISNEXIS	LEXIS NEXIS RESEARCH ADVANCE	244.00
00409638	MEYERS NAVE	LEGAL SERVICES RENDERED	70,444.47
00409668	SHRED IT INC	SHREDDING SERVICES	329.29
00409680	TELECOM LAW FIRM PC	LEGAL SERVICES RENDERED	1,689.20
00409686	VERIZON WIRELESS	DATA USAGE	105.02
00946657	CANON FINANCIAL SERVICES	COPIER LEASE	148.97
City Manager			
00409686	VERIZON WIRELESS	DATA USAGE	94.40
00946639	EVVIVA BRANDS LLC	CITY REPORT DEVELOPMENT	5,000.00
00946657	CANON FINANCIAL SERVICES	COPIER LEASE	148.97
City Clerk			
00409283	AMERICAN LEGAL PUBLISHING	PRINTING SERVICES & SHIPPING	3,843.35
00409311	CALIF, STATE OF	USE TAX REMITTANCE	8.78
00409364	EIDEN, KITTY J	PROFESSIONAL SERVICES	1,212.50
00409473	EIDEN, KITTY J	MINUTES CLERK	1,850.00
00409482	INTERNATIONAL CONTACT INC	PROFESSIONAL SERVICES	933.47
00409505	OFFICE DEPOT INC	OFFICE SUPPLIES	147.80
00409523	TOTAL RECALL CAPTIONING	CAPTIONING SERVICES	905.63
00409668	SHRED IT INC	SHREDDING SERVICES	164.64
00946656	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	391.88
00946658	CARTER, RONN	CAMERA OPERATOR	451.50
City Treasurer			
00409382	LOOMIS ARMORED LLC	ARMORED CAR PICKUP	277.91
00409654	PFM ASSET MANAGEMENT LLC	ADVISORY SERVICES	11,252.30



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

Human Resources

00409311	CALIF, STATE OF	USE TAX REMITTANCE	5.65
00409366	FEDEX	SHIPPING	89.19
00409432	AUSK, CHINH B	EXPENSE REIMBURSEMENT	1,231.65
00409550	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,594.61
00409561	BROWN, JAZZMAN MONIQUE	EXPENSE REIMBURSEMENT	918.48
00409596	FEDEX	SHIPPING	25.98
00409611	IEDA INC	PROFESSIONAL SERVICES	11,274.64
00409668	SHRED IT INC	SHREDDING SERVICES	329.29

Economic Development

00409359	DUALHARE INC	MEDIA SERVICES	8,400.00
00409410	THOMAS E DUM REAL ESTATE	APPRAISAL FEES	11,575.00
00409686	VERIZON WIRELESS	DATA USAGE	105.02
00946657	CANON FINANCIAL SERVICES	COPIER LEASE	148.97

Finance Administration

00409389	OFFICE DEPOT INC	OFFICE SUPPLIES	112.07
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Finance Accounting

00409389	OFFICE DEPOT INC	OFFICE SUPPLIES	337.17
00409645	OFFICE DEPOT INC	OFFICE SUPPLIES	56.20
00409668	SHRED IT INC	SHREDDING SERVICES	164.65
00946650	SUPERION LLC	ASP SERVICE	21,151.89
00946670	SUPERION LLC	AR PROJECT	5,120.00

Finance Operations

00409311	CALIF, STATE OF	USE TAX REMITTANCE	36.77
00409389	OFFICE DEPOT INC	OFFICE SUPPLIES	118.05
00409414	UNITED STATES POSTAL SERVICE	PO BOX RENTAL	1,186.67
00946647	PITNEY BOWES INC	INSERTER MACHINE LEASE	1,503.49

Non Departmental

00409508	PACIFIC CREDIT SERVICES	COLLECTION FEES	141.00
00409510	PARS	ACTUARIAL SERVICES	2,300.00
00409516	ROLAND ECHEZARRETA	LICENSE REFUND	260.00
00409642	MUNICIPAL POOLING AUTHORITY	UNMET LIABILITY DEDUCTIBLE	34,743.11
00409655	PHOTO LUXE LLC	LICENSE REFUND	435.00
00946655	AVENU	STARS SERVICE	1,000.00

Public Works Administration

00409505	OFFICE DEPOT INC	OFFICE SUPPLIES	24.92
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Public Works Street Maintenance

00409287	ANTIOCH BUILDING MATERIALS	ASPHALT MATERIALS	42,082.49
00409295	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	613.99
00409311	CALIF, STATE OF	USE TAX REMITTANCE	229.94
00409383	LOWES COMPANIES INC	SUPPLIES	109.40
00409408	TAPCO	PARTS	1,675.02
00409425	ANRAK CORPORATION	ASPHALT GRINDING	4,300.00
00409427	ANTIOCH BUILDING MATERIALS	ASPHALT MATERIALS	17,515.66
00409441	C AND J FAVALORA TRUCKING INC	TRUCKING SERVICE	6,615.00
00409465	DISPENSING TECHNOLOGY	VALVE PARTS	1,014.16
00409505	OFFICE DEPOT INC	OFFICE SUPPLIES	60.13
00409542	ANRAK CORPORATION	ASPHALT GRINDING	4,300.00



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409606	HOME DEPOT, THE	MATERIALS	51.21
00409613	INTERSTATE SALES	SIGNS	5,051.79
00409651	PACIFIC NORTHWEST OIL	PAVING OIL	821.70
00946640	GRAINGER INC	SUPPLIES	146.49
Public Works-Signal/Street Lights			
00409292	AT AND T MCI	PHONES	623.67
00409390	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	811.82
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	9,082.51
00409546	AT AND T MCI	PHONES	480.47
00409548	AT AND T MOBILITY	PHONES	46.23
00409576	CONTRA COSTA COUNTY	TRAFFIC SIGNAL MAINTENANCE	55,098.84
00409587	DC ELECTRIC GROUP INC	STREETLIGHT KNOCKDOWN	6,181.82
00409650	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	199.61
Public Works-Facilities Maintenance			
00409292	AT AND T MCI	PHONES	84.38
00409311	CALIF, STATE OF	USE TAX REMITTANCE	101.26
00409329	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409335	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409336	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409337	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	817.60
00409338	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	817.60
00409339	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409340	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409342	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409344	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409383	LOWES COMPANIES INC	SUPPLIES	384.85
00409390	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,505.32
00409459	COUNTY LOCK	LABOR	862.62
00409470	EAST BAY WELDING SUPPLY	EQUIPMENT RENTAL	16.75
00409478	GENERAL PLUMBING SUPPLY	SUPPLIES	1,091.00
00409505	OFFICE DEPOT INC	OFFICE SUPPLIES	52.19
00409509	PACIFIC GAS AND ELECTRIC CO	GAS	19,513.17
00409543	ANTIOCH ACE HARDWARE	MATERIALS	486.84
00409606	HOME DEPOT, THE	REFRIGERATOR	4,386.34
00409633	LUMA BUILDERS	PROFESSIONAL SERVICES	2,500.00
00946659	CONSOLIDATED ELECTRICAL DIST INC	ELECTRICAL TOOLS/SUPPLIES	3,750.73
Public Works-Parks Maint			
00409292	AT AND T MCI	PHONES	143.20
00409295	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	801.55
00409311	CALIF, STATE OF	USE TAX REMITTANCE	47.17
00409325	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409326	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	174.14
00409327	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409328	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409330	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409331	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409332	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409333	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409334	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	175.00
00409341	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409343	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409345	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409346	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409347	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409348	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409349	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409350	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	408.80
00409351	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAXES	1,378.40
00409383	LOWES COMPANIES INC	PARTS	87.54
00409390	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	106.98
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,097.72
00409528	WATERSAVERS IRRIGATION	IRRIGATION PARTS	67.53
00409537	ALTA FENCE	FENCE REPAIR	1,075.00
00409543	ANTIOCH ACE HARDWARE	TOOLS	103.69
00409663	ROBINS LOCK AND KEY	LOCK REPAIR	873.20
00409681	TERRACARE ASSOCIATES	PARK MAINTENANCE	111,994.25
00409689	WATERSAVERS IRRIGATION	IRRIGATION PARTS	147.72
00946685	SITEONE LANDSCAPE SUPPLY	LANDSCAPE SUPPLIES	152.41
Public Works-Median/General Land			
00409292	AT AND T MCI	PHONES	421.11
00409311	CALIF, STATE OF	USE TAX REMITTANCE	114.50
00409390	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	39.69
00409428	THE PROFESSIONAL TREE CARE CO.	TREE REMOVAL	2,960.00
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	2,215.88
00409528	WATERSAVERS IRRIGATION	IRRIGATION PARTS	1,050.20
00409536	ALL STAR RENTS	RENTAL EQUIPMENT	604.57
00409545	THE PROFESSIONAL TREE CARE CO.	TREE TRIMMING SERVICES	45,600.00
00409681	TERRACARE ASSOCIATES	LANDSCAPE ENHANCEMENT	31,233.09
00409689	WATERSAVERS IRRIGATION	IRRIGATION PARTS	211.74
00946669	SITEONE LANDSCAPE SUPPLY	IRRIGATION SUPPLIES	481.52
00946685	SITEONE LANDSCAPE SUPPLY	LANDSCAPE SUPPLIES	6,603.18
PW-Work Alternative-Strt Maint			
00409311	CALIF, STATE OF	USE TAX REMITTANCE	10.07
Police Administration			
00409278	ADAMSON POLICE PRODUCTS	UNIFORMS	2,157.29
00409290	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	512.00
00409311	CALIF, STATE OF	USE TAX REMITTANCE	691.83
00409319	CODE 3 WEAR PUBLIC SAFETY	UNIFORMS	859.66
00409321	CONTRA COSTA COUNTY	PD RANGE FEES	850.00
00409353	CRIME SCENE CLEANERS INC	CLEANING SERVICES	630.00
00409356	KIRBY POLYGRAPH	NEW EMPLOYEE POLYGRAPH	9,200.00
00409361	EAN SERVICES LLC	VEHICLE RENTALS	2,257.54
00409366	FEDEX	SHIPPING	143.45
00409385	MILLER MENDEL INC	STORAGE DATA	47.85
00409389	OFFICE DEPOT INC	OFFICE SUPPLIES	5,619.70
00409398	SAFESTORE INC	EVIDENCE STORAGE	3,962.60



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409402	SHRED IT INC	SHREDDING SERVICES	425.07
00409418	VANDERPOOL, JASON C	TRAVEL REIMBURSEMENT	530.10
00409429	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	2,152.50
00409433	BAGEL STREET CAFE	TRAINING SUPPLIES	63.65
00409443	CALIFORNIA HIGHWAY PATROL	TRAINING FEES	247.00
00409445	CLONINGER, NAHLEEN R	EXPENSE REIMBURSEMENT	31.16
00409446	CLONINGER, NAHLEEN R	MILEAGE REIMBURSEMENT	26.20
00409447	CODE 3 WEAR PUBLIC SAFETY	UNIFORM	410.44
00409454	CCC POLICE CHIEFS ASSOC	CHIEF WORKSHOP	2,025.00
00409458	CORDICO	NEW HIRE TESTING	1,000.00
00409460	CRIME SCENE CLEANERS INC	CLEANING SERVICES	260.00
00409467	EAN SERVICES LLC	TRAINING RENTAL DUFF	3,508.08
00409472	EGAN, JOSHUA	TRAINING PER DIEM	395.00
00409477	GALLS LLC	PATROL EQUIPMENT	932.85
00409489	LC ACTION POLICE SUPPLY	AMMUNITION	4,033.39
00409490	LENDERMAN, THOMAS E	COURT MILEAGE REIMBURSEMENT	130.16
00409491	LENDERMAN, THOMAS E	COURT MILEAGE REIMBURSEMENT	351.12
00409496	MARTIN, RICHARD B	EXPENSE REIMBURSEMENT	310.62
00409499	MILLER MENDEL INC	BACKGROUND CHECK	180.00
00409503	NELSON, AMANDA SUSANNE	EXPENSE REIMBURSEMENT	70.26
00409504	NET TRANSCRIPTS	TRANSCRIPT SERVICES	83.44
00409505	OFFICE DEPOT INC	OFFICE SUPPLIES	475.40
00409511	PERMANENTE MEDICAL GROUP INC, THE	KP OCC 8/14/23	2,354.00
00409512	REACH PROJECT INC	AUGUST 2023 SERVICES	34,166.00
00409524	TRANSUNION RISK & ALTERNATIVE DATA	PHONE DATA	106.40
00409548	AT AND T MOBILITY	DEPARTMENT CELL PHONES	3,027.70
00409572	CODE 3 WEAR PUBLIC SAFETY	EQUIPMENT	1,232.65
00409577	CONTRA COSTA COUNTY	RANGE FEES	425.00
00409585	CRIME SCENE CLEANERS INC	CLEANING SERVICES	390.00
00409586	CRYSTAL CLEAR LOGOS INC	EMPLOYEE UNIFORM	172.91
00409596	FEDEX	SHIPPING	11.77
00409616	JEONG, JISEOK	TRAINING PER DIEM	320.00
00409623	LC ACTION POLICE SUPPLY	RIFLES	15,711.81
00409625	LEXISNEXIS	DATABASE SUBSCRIPTION	252.50
00409644	NET TRANSCRIPTS	TRANSCRIPT SERVICES	638.97
00409673	STATE OF CALIFORNIA	DOJ PRINTS	164.00
00409678	T JUNG INVESTIGATIONS	PROFESSIONAL SERVICES	2,751.50
00409683	TURNAGE, AUTUMN M	CHECK REPLACEMENT	20.68
00409686	VERIZON WIRELESS	PATROL CAR MODEMS	3,048.68
00946651	UBEO BUSINESS SERVICES	COPIER USAGE	1,031.48
00946668	PITNEY BOWES INC	POSTAGE METER	300.72
00946676	CANON FINANCIAL SERVICES	COPIER LEASE	2,533.39
00946683	PITNEY BOWES INC	POSTAGE	3,000.00
Police Community Policing			
00409311	CALIF, STATE OF	USE TAX REMITTANCE	3.76
00409462	D TAC K9 LLC	K9 MAINTENANCE	450.00
00409559	BP PRODUCTS NORTH AMERICA INC	CARWASH	14.00
00409590	RETIREE	ADVANCED DISABILITY PENSION	13,476.75

CITY OF
ANTIOCH
CALIFORNIA

CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409608	RETIREE	ADVANCED DISABILITY PENSION	2,842.50
00409624	LENDERMAN, THOMAS E	MILEAGE REIMBURSEMENT	432.30
00409677	STOMMEL INC	SUBSCRIPTION FEE	11,718.75
Police Investigations			
00409282	ALHAMBRA	WATER SERVICE	153.37
00409324	CONTRA COSTA COUNTY	LAB SERVICES	10,880.00
00409391	PALMA, KRISTIAN	EXPENSE REIMBURSEMENT	53.51
00409399	SEROLOGICAL RESEARCH INSTITUTE	FORENSICS SERVICES	2,400.00
00409431	AT AND T MCI	PHONE TRACK	70.00
00409526	VERIZON WIRELESS	DIGITAL FORENSICS	280.00
00409535	ALHAMBRA	WATER SERVICE	36.00
00409547	AT AND T MCI	PHONE	1,675.00
00409619	RETIREE	ADVANCED DISABILITY PENSION	5,206.00
00409620	RETIREE	ADVANCED DISABILITY PENSION	5,466.50
00409621	RETIREE	ADVANCED DISABILITY PENSION	5,466.50
00409634	RETIREE	ADVANCED DISABILITY PENSION	5,466.50
00409635	RETIREE	ADVANCED DISABILITY PENSION	5,466.50
00409658	RANEY, MICHAEL	GAS & PARKING REIMBURSEMENT	101.79
00409679	T MOBILE USA INC	PHONE FORENSICS	100.00
Police Communications			
00409292	AT AND T MCI	PHONES	2,838.20
00409430	AT AND T	PHONES	59.92
00409449	COMCAST	CONNECTION SERVICES	161.80
00409453	CONTRA COSTA COUNTY	ANNUAL ARIES SUBSCRIPTION	35,070.00
00409546	AT AND T MCI	PHONES	1,018.34
00409573	COMCAST	PD CABLE	349.16
00409601	GLOBALSTAR USA	SATELLITE PHONE	266.76
Office Of Emergency Management			
00409292	AT AND T MCI	PHONES	452.15
00409546	AT AND T MCI	PHONES	205.97
Police Facilities Maintenance			
00409292	AT AND T MCI	PHONES	270.92
00409389	OFFICE DEPOT INC	LACTATION ROOM FURNITURE	250.21
00409509	PACIFIC GAS AND ELECTRIC CO	GAS	35,646.71
00409525	ULINE	EVIDENCE SHELVING	1,452.78
00409566	CAMALI CORP	SYSTEM MAINTENANCE	4,564.00
Youth Network Services			
00409297	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	450.00
00409300	BRIDGE BUILDERS TO THE NEW GEN	PROFESSIONAL SERVICES	10,000.00
00409311	CALIF, STATE OF	USE TAX REMITTANCE	5.94
00409359	DUALHARE INC	MEDIA SERVICES	1,500.00
00409686	VERIZON WIRELESS	DATA USAGE	52.51
Housing and Homelessness			
00409400	SHARE COMMUNITY	LAUNDRY VOUCHER PROGRAM	515.00
00409597	FOCUS STRATEGIES	PROFESSIONAL SERVICES	20,166.25
00409686	VERIZON WIRELESS	DATA USAGE	52.66
PSCR Administration			
00409296	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	141.95



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409311	CALIF, STATE OF	USE TAX REMITTANCE	25.44
00409686	VERIZON WIRELESS	DATA USAGE	52.66
Community Development Administration			
00409389	OFFICE DEPOT INC	OFFICE SUPPLIES	332.81
00409505	OFFICE DEPOT INC	OFFICE SUPPLIES	43.02
00409596	FEDEX	SHIPPING	22.00
00409645	OFFICE DEPOT INC	OFFICE SUPPLIES	103.87
Community Development Land Planning Services			
00409394	RANEY PLANNING & MANAGEMENT INC	PROFESSIONAL SERVICES	155.00
00409417	URBAN PLANNING PARTNERS	PROFESSIONAL SERVICES	116,086.79
00409596	FEDEX	SHIPPING	39.74
00946656	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	335.62
CD Code Enforcement			
00409293	AVILA-ARMENTA, ERNESTO	TRAINING MEALS REIMBURSEMENT	186.47
00409311	CALIF, STATE OF	USE TAX REMITTANCE	145.44
00409323	CONTRA COSTA COUNTY	SEPTEMBER RECORDING FEES	20.00
00409409	TAYLOR, SEQUOIA JANNEL	EXPENSE REIMBURSEMENT	197.75
00409442	CACEO	CONFERENCE FEES	500.00
00409519	STAMM ENTERPRISES, LTD	MONTHLY STORAGE RENTAL	255.00
00409529	WISNIEWSKI, DANIELLE NICOLE	EXPENSE REIMBURSEMENT	421.52
00409530	WISNIEWSKI, DANIELLE NICOLE	EXPENSE REIMBURSEMENT	533.69
00409565	CACEO	APPLICATION FEE	210.00
00409617	JOHNSTON, AMY E	EXPENSE REIMBURSEMENT	73.42
PW Engineer Land Development			
00409292	AT AND T MCI	PHONES	55.74
00409299	BELLECCI AND ASSOCIATES INC	PROFESSIONAL SERVICES	2,916.45
00409311	CALIF, STATE OF	USE TAX REMITTANCE	5.62
00409389	OFFICE DEPOT INC	OFFICE SUPPLIES	19.75
00409483	INTERWEST CONSULTING GROUP INC	PROFESSIONAL SERVICES	89,125.50
00409571	COASTLAND CIVIL ENGINEERING	PROFESSIONAL SERVICES	28,830.00
00409686	VERIZON WIRELESS	DATA USAGE	76.02
00946671	TESTING ENGINEERS INC	PROFESSIONAL SERVICES	7,579.50
Community Development Building Inspection			
00409311	CALIF, STATE OF	USE TAX REMITTANCE	10.09
00409365	ENERGUY, THE	REFUND ENERGY INSP FEE	328.82
00409374	IPERMIT	REFUND ENERGY INSP FEE	341.94
00409376	JAIME GUERRERO	REFUND ENERGY INSP FEE	118.90
00409486	KARTHIK SUNDARAM	REFUND ENERGY INSP FEE	118.90
00409514	RESIDENTIAL WEATHERIZATION INC.	REFUND ENERGY INSP FEE	118.90
00409522	TESLA ENERGY	REFUND PERMIT FEE	653.52
00409586	CRYSTAL CLEAR LOGOS INC	UNIFORMS	28.54
00409594	ENERGUY, THE	REFUND ENERGY INSP FEE	145.14
00409682	TESLA ENERGY	REFUND ENERGY INSP FEE	253.62
00946641	HOYA SAFETY	SAFETY GLASSES AND FRAMES	266.75
00946648	RED WING SHOE STORE	SAFETY SHOES	250.00
Capital Imp. Administration			
00409389	OFFICE DEPOT INC	OFFICE SUPPLIES	41.46
00409686	VERIZON WIRELESS	DATA USAGE	38.01



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

206 American Rescue Plan Fund
Mayor's Apprenticeship Program

00409311	CALIF, STATE OF	USE TAX REMITTANCE	1.77
00409397	RUBICON PROGRAMS INC	PROFESSIONAL SERVICES	14,173.60

Non Departmental

00409298	BAY AREA COMMUNITY SERVICES INC	BRIDGE HOUSING SERVICES	74,150.84
00409665	RUDRAM LLC	BRIDGE HOUSING SERVICES	97,333.33

209 RMRA Fund

Non departmental

Streets

00409557	BKF ENGINEERS INC	PROFESSIONAL SERVICES	12,164.59
00946654	AMERICAN PAVEMENT SYSTEMS INC	PROGRESS PAYMENT	308,913.25

211 Delta Fair Property Fund

Parks & Open Space

00409664	RRM DESIGN GROUP	PROFESSIONAL SERVICES	114.10
00946656	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	523.80

212 CDBG Fund

Non departmental

00409659	REDGWICK CONSTRUCTION COMPANY	RELEASE OF RETENTION	35,210.49
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CDBG

00409553	BAY AREA CRISIS NURSERY	CDBG SERVICES	2,519.50
00409567	CANCER SUPPORT COMMUNITY	CDBG SERVICES	2,499.81
00409575	COMMUNITY VIOLENCE SOLUTIONS	CDBG SERVICES	2,498.84
00409584	COURT APPOINTED SPECIAL ADVOCATES	CDBG SERVICES	3,980.25
00409630	LIONS CENTER	CDBG SERVICES	3,625.00
00409647	OMBUDSMAN SERVICES OF CCC	CDBG SERVICES	2,500.13
00946656	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	303.61

213 Gas Tax Fund

Streets

00409390	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	857.51
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	51,821.54
00409650	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	93.18

214 Animal Services Fund

Animal Services

00409280	AIRGAS USA LLC	OXYGEN	93.95
00409311	CALIF, STATE OF	USE TAX REMITTANCE	47.95
00409314	CHAMELEON SOFTWARE PRODUCTS	SOFTWARE	2,941.30
00409362	EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	957.48
00409372	HILLS PET NUTRITION	PET FOOD	404.19
00409379	KOEFRAN SERVICES INC	PET CREMATION	2,068.00
00409387	MWI VETERINARY SUPPLY CO	VETERINARY SUPPLIES	2,509.98
00409407	TAFT, NICOLE MARIE	MILEAGE REIMBURSEMENT	221.39
00409411	TONY LA RUSSA'S ANIMAL RESCUE	VETERINARY SERVICES	1,098.09
00409421	ZOETIS LLC	VACCINES	353.39
00409422	AIRGAS USA LLC	OXYGEN	91.56
00409448	COGENT SOLUTIONS AND SUPPLIES	CLEANING SUPPLIES	145.37
00409451	CONCORD FEED	CAT LITTER	491.50
00409469	EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	239.35



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409480	HILLS PET NUTRITION	PET FOOD	598.57
00409502	MWI VETERINARY SUPPLY CO	VETERINARY SUPPLIES	1,046.36
00409509	PACIFIC GAS AND ELECTRIC CO	GAS	1,876.13
00409531	ZOETIS LLC	VACCINATIONS	334.19
00409591	EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	2,619.82
00409605	HILLS PET NUTRITION	PET FOOD	204.50
00409643	MWI VETERINARY SUPPLY CO	VETERINARY SUPPLIES	133.34
00946664	IDEXX LABORATORIES INC	SUPPLIES	1,976.25
00946687	WILLIAMS SCOTSMAN INC	STORAGE	993.93
215	Civic Arts Fund		
Civic Arts			
00409687	VICTORIO FREGOSO	PROFESSIONAL SERVICES	700.00
219	Recreation Fund		
Non departmental			
00409297	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,397.69
00409381	LIZ DACHAUER	DEPOSIT REFUND	500.00
00409401	SHEFFIELD ORTHODONTICS	DEPOSIT REFUND	500.00
00409419	WALLACE, STACY	DEPOSIT REFUND	500.00
00409521	STATE BOARD OF EQUALIZATION	SALES TAX REMITTANCE	8,767.76
00409583	COUNTY CONNECTION EVENTS	DEPOSIT REFUND	500.00
Nick Rodriguez Community Cent			
00409311	CALIF, STATE OF	USE TAX REMITTANCE	21.69
00409384	MASSONE MECHANICAL INC	PROFESSIONAL SERVICES	385.41
00409440	BRADY INDUSTRIES	JANITORIAL SUPPLIES	423.54
00409444	CLASSY GLASS TINTING	WINDOW TINTING	560.00
00409459	COUNTY LOCK	LABOR	650.64
00409497	MASSONE MECHANICAL INC	PARTS AND SERVICES	2,902.46
00409509	PACIFIC GAS AND ELECTRIC CO	GAS	5,196.55
00409560	BRADY INDUSTRIES	JANITORIAL SUPPLIES	714.34
Senior Programs			
00409285	AMERICAN STAGE TOURS	SENIOR TRIP	1,427.50
00409292	AT AND T MCI	PHONES	76.52
00409297	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	225.00
00409415	UNITED STATES POSTAL SERVICE	MARKETING MAIL	155.00
00409434	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	2,225.08
00409476	FLANAGAN, RHONDA FAYE	EXPENSE REIMBURSEMENT	267.48
00409509	PACIFIC GAS AND ELECTRIC CO	GAS	3,464.37
00409546	AT AND T MCI	PHONES	76.52
00409598	FORTY NINERS HOLDINGS LP	SENIOR TRIP	4,300.00
Recreation Sports Programs			
00409292	AT AND T MCI	PHONES	28.64
00409297	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,865.08
00409311	CALIF, STATE OF	USE TAX REMITTANCE	0.38
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	6,614.02
00409606	HOME DEPOT, THE	LOCKS	127.17
00409686	VERIZON WIRELESS	DATA USAGE	39.02
Recreation-Comm Center			
00409277	ACTIVE NETWORK LLC	CARD READERS	1,063.48



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409291	AT AND T MCI	PHONES	62.87
00409292	AT AND T MCI	PHONES	28.59
00409297	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	2,868.13
00409311	CALIF, STATE OF	USE TAX REMITTANCE	1.71
00409316	CHOFOR, EMERALD M	CONTRACTOR PAYMENT	211.68
00409360	DUGAND, KARINA	CONTRACTOR PAYMENT	363.00
00409382	LOOMIS ARMORED LLC	CITY HALL ARMORED CAR PICKUP	302.73
00409383	LOWES COMPANIES INC	TOOLS	11.49
00409389	OFFICE DEPOT INC	POSTAGE	221.75
00409415	UNITED STATES POSTAL SERVICE	MARKETING MAIL RENEWAL	155.00
00409437	BE EXCEPTIONAL	CONTRACTOR PAYMENT	4,368.00
00409464	DESTINATION IMAGINATION	PROFESSIONAL SERVICES	1,178.00
00409487	KRISTIES TWISTED CREATIONS	CONTRACTOR PAYMENT	540.00
00409518	ESMERALDA ASEVEDO	FACE PAINTING	600.00
00409637	MCCAULEY AGRICULTURAL & PEST	PEST CONTROL	250.00
00409639	MUIR, ROXANNE	CONTRACTOR PAYMENT	540.00
00409650	PACIFIC GAS AND ELECTRIC CO	GAS	14,829.56
Recreation Water Park			
00409279	ADVANTASOFT INC	SOFTWARE	450.90
00409292	AT AND T MCI	PHONES	167.20
00409297	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,214.87
00409301	BSN SPORTS LLC	UNIFORMS	289.74
00409311	CALIF, STATE OF	USE TAX REMITTANCE	1.47
00409317	CHRISTINA HERNANDEZ	DEPOSIT REFUND	500.00
00409370	HATCHER, CAROLYN	LIFEGUARD CLASS REFUND	50.00
00409435	BAY AREA JUMP	JUMPERS	4,552.96
00409463	DEPARTMENT OF INDUSTRIAL RELATIONS	CANYON SLIDE INSPECTION	780.00
00409474	ELIZABETH FYFE	DEPOSIT REFUND	500.00
00409479	GHIGGERI & STONEBARGER LLC	EVENT SUPPLIES	3,000.00
00409493	LINCOLN EQUIPMENT INC	POOL CHEMICALS	5,940.78
00409494	LINCOLN EQUIPMENT INC	CHECK REPLACEMENT	573.13
00409495	LUMA BUILDERS	HANDRAIL EXTENSION	3,901.00
00409509	PACIFIC GAS AND ELECTRIC CO	GAS	19,733.12
00409583	COUNTY CONNECTION EVENTS	DEPOSIT REFUND	1,122.00
00409629	LIMBLE SOLUTIONS INC	ANNUAL LICENSE	2,100.00
00409646	OGORCHOCK, LORI	DEPOSIT REFUND	500.00
00946644	NATIONAL AQUATICS SERVICES INC	MONTHLY SERVICES	1,875.00
221	Asset Forfeiture Fund		
Non departmental			
00409693	YORK, ANTIOWN	ASSET FORFEITURE	3,733.00
222	Measure C/J Fund		
Non departmental			
Streets			
00409452	CONSOLIDATED ENGINEERING INC	PROGRESS PAYMENT	71,685.00
00409670	SOILAND CO INC	TOPSOIL	3,728.51
00946636	AMERICAN PAVEMENT SYSTEMS INC	PROGRESS PAYMENT	1,125,571.82
00946654	AMERICAN PAVEMENT SYSTEMS INC	PROGRESS PAYMENT	687,581.10
226	Solid Waste Reduction Fund		



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

Solid Waste

00409311	CALIF, STATE OF	USE TAX REMITTANCE	40.37
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229 Pollution Elimination Fund

Channel Maintenance Operation

00409517	SILVA LANDSCAPE	3-PERSON STORM SYSTEM	5,400.00
00409537	ALTA FENCE	FENCE REPAIR	1,290.00
00409543	ANTIOCH ACE HARDWARE	TOOLS	30.60
00409669	SILVA LANDSCAPE	3-PERSON STORM SYSTEM	10,800.00

Storm Drain Administration

00409378	KFTB EARTH ISLAND INSTITUTE	WATERSHED ACTION PROGRAM	4,000.00
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236 CDBG Revolving Loan Fund

Non departmental

00409659	REDGWICK CONSTRUCTION COMPANY	RELEASE OF RETENTION	24,788.26
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251 Lone Tree SLLMD Fund

Lonetree Maintenance Zone 1

00409292	AT AND T MCI	PHONES	114.56
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,087.97

Lonetree Maintenance Zone 2

00409292	AT AND T MCI	PHONES	197.39
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	971.47

Lonetree Maintenance Zone 3

00409292	AT AND T MCI	PHONES	85.92
00409558	BOETHING TREELAND FARMS	PLANTS	4,827.24
00409681	TERRACARE ASSOCIATES	MAIN LINE REPAIR	975.00

252 Downtown SLLMD Fund

Downtown Maintenance

00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	375.42
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253 Almondridge SLLMD Fund

Almondridge Maintenance

00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	278.96
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254 Hillcrest SLLMD Fund

Hillcrest Maintenance Zone 1

00409292	AT AND T MCI	PHONES	57.28
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	971.32

Hillcrest Maintenance Zone 2

00409292	AT AND T MCI	PHONES	200.48
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	984.14
00409681	TERRACARE ASSOCIATES	MAIN LINE REPAIR	450.00

Hillcrest Maintenance Zone 4

00409292	AT AND T MCI	PHONES	170.30
00409428	THE PROFESSIONAL TREE CARE CO.	TREE REMOVAL	6,310.00
00409439	BOETHING TREELAND FARMS	PLANTS	7,262.84
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	890.46

255 Park 1A Maintenance District Fund

Park 1A Maintenance District

00409292	AT AND T MCI	PHONES	28.64
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	295.94
00409546	AT AND T MCI	PHONES	27.10



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

256 Citywide 2A Maintenance District Fund

Citywide 2A Maintenance Zone 3

00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	105.29
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Citywide 2A Maintenance Zone 4

00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	475.06
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Citywide 2A Maintenance Zone 5

00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	638.54
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Citywide 2A Maintenance Zone 6

00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	308.57
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Citywide 2A Maintenance Zone 9

00409292	AT AND T MCI	PHONES	114.56
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00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	645.51
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Citywide 2A Maintenance Zone10

00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	166.55
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257 SLLMD Administration Fund

SLLMD Administration

00409292	AT AND T MCI	PHONES	112.41
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00409295	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	63.69
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00409311	CALIF, STATE OF	USE TAX REMITTANCE	5.49
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00409528	WATERSAVERS IRRIGATION	IRRIGATION PARTS	262.21
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00409543	ANTIOCH ACE HARDWARE	TRASH CANS	127.89
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00409546	AT AND T MCI	PHONES	113.60
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259 East Lone Tree SLLMD Fund

Zone 1-District 10

00409424	ALTA FENCE	FENCE REPAIR	5,744.00
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00409681	TERRACARE ASSOCIATES	LANDSCAPE ENHANCEMENT	7,365.90
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311 Capital Improvement Fund

Non departmental

Streets

00409498	MAURI CONCRETE CONSTRUCTION	PROGRESS PAYMENT	68,458.51
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Public Buildings & Facilities

00409562	BUILD FORCES INC.	PROGRESS PAYMENT	353,000.00
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376 Lone Diamond Fund

Assessment District

00409486	KARTHIK SUNDARAM	REFUND SEWER CONNECTION FEE	2,967.06
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00409569	CENTRAL SELF STORAGE ANTIOCH	MONTHLY STORAGE	448.00
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569 Vehicle Replacement Fund

Equipment Maintenance

00409632	LONG BEACH BMW MOTORCYCLES	MOTORCYCLE	69,287.78
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570 Equipment Maintenance Fund

Non departmental

00409373	HUNT AND SONS INC	FUEL	12,530.03
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00409481	HUNT AND SONS INC	FUEL	19,148.93
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00409609	HUNT AND SONS INC	FUEL	9,667.38
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Equipment Maintenance

00409295	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	35.00
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00409311	CALIF, STATE OF	USE TAX REMITTANCE	177.62
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00409363	EAST BAY WORK WEAR	SAFETY SHOES	203.89
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CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409383	LOWES COMPANIES INC	SUPPLIES	270.02
00409468	EAST BAY TIRE CO	TIRES	6,423.55
00409470	EAST BAY WELDING SUPPLY	WELDING SUPPLIES	379.16
00409492	LIM AUTOMOTIVE SUPPLY INC	AUTOMOTIVE REPAIR PARTS	1,200.96
00409501	MSI FUEL MANAGEMENT INC	HIGH SPEED CONNECTOR CABLE	137.34
00409505	OFFICE DEPOT INC	OFFICE SUPPLIES	476.40
00409506	OREILLY AUTO PARTS	AUTO PARTS	787.78
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	992.49
00409513	REINHOLDT ENGINEERING CONSTR	ANNUAL SYSTEM TESTS	900.00
00409527	WALNUT CREEK FORD	AUTO REPAIR PARTS	166.80
00409599	FRONTIER ENERGY INC	PROFESSIONAL SERVICES	4,670.98
00409645	OFFICE DEPOT INC	OFFICE SUPPLIES	83.14
00946646	PETERSON TRACTOR CO	AUTO REPAIR PARTS	2,364.16
00946648	RED WING SHOE STORE	SAFETY SHOES	600.00
00946666	KIMBALL MIDWEST	SUPPLIES	398.04
573	Information Services Fund		
	Information Services		
00409292	AT AND T MCI	PHONES	109.91
	Network Support & PCs		
00409284	AMERICAN MESSAGING	PAGER AND PAGECOPY SERVICE	198.34
00409292	AT AND T MCI	PHONES	472.99
00409320	COMCAST	WIFI SERVICES	328.13
00409403	SILIEZAR, VANESSA INDIANA	CERTIFICATION EXAM FEE REIMB	392.00
00409449	COMCAST	CABLE SERVICE	165.90
00409541	AMS DOT NET INC	PROFESSIONAL SERVICES	904.03
00409546	AT AND T MCI	PHONES	81.05
00409667	SHARESQUARED INC	SHAREGATE SUBSCRIPTION	8,242.00
00946638	DIGITAL SERVICES	WEBSITE MAINTENANCE	8,190.00
	Telephone System		
00409291	AT AND T MCI	PHONES	4,065.87
00409292	AT AND T MCI	PHONES	2,294.74
00409546	AT AND T MCI	PHONES	2,154.32
	GIS Support Services		
00409311	CALIF, STATE OF	USE TAX REMITTANCE	7.83
00409538	AMERICAN PLUMBING INC	PLUMBING SERVICES	345.97
	Office Equipment Replacement		
00409311	CALIF, STATE OF	USE TAX REMITTANCE	80.51
00409541	AMS DOT NET INC	FIREWALL SUBSCRIPTION	4,628.00
00946661	DELL COMPUTER CORP	COMPUTER EQUIPMENT	1,809.34
00946678	COMPUTERLAND	NETWORK CARDS	1,207.89
577	Post Retirement Medical-Police Fund		
	Non Departmental		
00409533	RETIREE	MEDICAL AFTER RETIREMENT	324.99
00409694	RETIREE	MEDICAL AFTER RETIREMENT	108.33
00409696	RETIREE	MEDICAL AFTER RETIREMENT	1,676.38
00409706	RETIREE	MEDICAL AFTER RETIREMENT	1,310.98
00409710	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00409713	RETIREE	MEDICAL AFTER RETIREMENT	415.50



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409715	RETIREE	MEDICAL AFTER RETIREMENT	415.50
00409716	RETIREE	MEDICAL AFTER RETIREMENT	156.11
00409717	RETIREE	MEDICAL AFTER RETIREMENT	1,196.99
00409719	RETIREE	MEDICAL AFTER RETIREMENT	1,585.11
00409720	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00409721	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00409725	RETIREE	MEDICAL AFTER RETIREMENT	49.30
00946690	RETIREE	MEDICAL AFTER RETIREMENT	415.50
00946691	RETIREE	MEDICAL AFTER RETIREMENT	2,224.72
00946695	RETIREE	MEDICAL AFTER RETIREMENT	1,045.99
00946696	RETIREE	MEDICAL AFTER RETIREMENT	351.56
00946698	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00946699	RETIREE	MEDICAL AFTER RETIREMENT	1,473.30
00946703	RETIREE	MEDICAL AFTER RETIREMENT	415.50
00946705	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00946712	RETIREE	MEDICAL AFTER RETIREMENT	913.74
00946713	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00946718	RETIREE	MEDICAL AFTER RETIREMENT	415.50
00946720	RETIREE	MEDICAL AFTER RETIREMENT	879.00
00946722	RETIREE	MEDICAL AFTER RETIREMENT	689.04
00946726	RETIREE	MEDICAL AFTER RETIREMENT	676.18
00946738	RETIREE	MEDICAL AFTER RETIREMENT	1,563.12
00946739	RETIREE	MEDICAL AFTER RETIREMENT	1,827.48
00946745	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00946746	RETIREE	MEDICAL AFTER RETIREMENT	879.00
00946747	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00946762	RETIREE	MEDICAL AFTER RETIREMENT	415.50
00946763	RETIREE	MEDICAL AFTER RETIREMENT	689.04
00946764	RETIREE	MEDICAL AFTER RETIREMENT	222.52
00946765	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00946775	RETIREE	MEDICAL AFTER RETIREMENT	493.80
00946776	RETIREE	MEDICAL AFTER RETIREMENT	1,644.73
00946777	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00946780	RETIREE	MEDICAL AFTER RETIREMENT	453.25
00946791	RETIREE	MEDICAL AFTER RETIREMENT	1,219.61
00946794	RETIREE	MEDICAL AFTER RETIREMENT	2,077.36
00946798	RETIREE	MEDICAL AFTER RETIREMENT	828.24
00946800	RETIREE	MEDICAL AFTER RETIREMENT	762.74
00946801	RETIREE	MEDICAL AFTER RETIREMENT	269.02
00946809	RETIREE	MEDICAL AFTER RETIREMENT	1,035.91
00946812	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00946813	RETIREE	MEDICAL AFTER RETIREMENT	689.04
00946815	RETIREE	MEDICAL AFTER RETIREMENT	415.50
00946817	RETIREE	MEDICAL AFTER RETIREMENT	1,219.61
00946821	RETIREE	MEDICAL AFTER RETIREMENT	305.87
00946830	RETIREE	MEDICAL AFTER RETIREMENT	132.25
00946831	RETIREE	MEDICAL AFTER RETIREMENT	2,224.72
00946833	RETIREE	MEDICAL AFTER RETIREMENT	1,391.42



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00946842	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00946843	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00946845	RETIREE	MEDICAL AFTER RETIREMENT	700.03
00946850	RETIREE	MEDICAL AFTER RETIREMENT	415.50
00946851	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00946854	RETIREE	MEDICAL AFTER RETIREMENT	305.87
00946860	RETIREE	MEDICAL AFTER RETIREMENT	607.89
00946864	RETIREE	MEDICAL AFTER RETIREMENT	674.61
00946865	RETIREE	MEDICAL AFTER RETIREMENT	762.74
00946868	RETIREE	MEDICAL AFTER RETIREMENT	762.74
578	Post Retirement Medical-Misc Fund		
Non Departmental			
00409695	RETIREE	MEDICAL AFTER RETIREMENT	269.02
00409698	RETIREE	MEDICAL AFTER RETIREMENT	140.00
00409701	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00409702	RETIREE	MEDICAL AFTER RETIREMENT	453.25
00409703	RETIREE	MEDICAL AFTER RETIREMENT	203.69
00409705	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00409707	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00409709	RETIREE	MEDICAL AFTER RETIREMENT	283.25
00409722	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00409723	RETIREE	MEDICAL AFTER RETIREMENT	354.69
00409727	RETIREE	MEDICAL AFTER RETIREMENT	100.00
00946689	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946692	RETIREE	MEDICAL AFTER RETIREMENT	890.87
00946694	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946697	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946702	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946708	RETIREE	MEDICAL AFTER RETIREMENT	203.69
00946711	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946714	RETIREE	MEDICAL AFTER RETIREMENT	203.69
00946715	RETIREE	MEDICAL AFTER RETIREMENT	558.38
00946716	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946719	RETIREE	MEDICAL AFTER RETIREMENT	558.38
00946724	RETIREE	MEDICAL AFTER RETIREMENT	354.69
00946727	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946731	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946734	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946737	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946741	RETIREE	MEDICAL AFTER RETIREMENT	558.38
00946742	RETIREE	MEDICAL AFTER RETIREMENT	558.38
00946743	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946744	RETIREE	MEDICAL AFTER RETIREMENT	558.38
00946751	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00946752	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946753	RETIREE	MEDICAL AFTER RETIREMENT	143.21
00946754	RETIREE	MEDICAL AFTER RETIREMENT	110.00
00946755	RETIREE	MEDICAL AFTER RETIREMENT	558.38



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00946760	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946761	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946769	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946770	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946774	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946779	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946784	RETIREE	MEDICAL AFTER RETIREMENT	203.69
00946785	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946786	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946788	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946789	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946795	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946797	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946803	RETIREE	MEDICAL AFTER RETIREMENT	203.69
00946807	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00946808	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946810	RETIREE	MEDICAL AFTER RETIREMENT	139.00
00946814	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946818	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946820	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946824	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946829	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946832	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946837	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946848	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946853	RETIREE	MEDICAL AFTER RETIREMENT	140.36
00946856	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946863	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946866	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946867	RETIREE	MEDICAL AFTER RETIREMENT	558.38
579	Post Retirement Medical-Mgmt Fund		
Non Departmental			
00409661	RETIREE	MEDICAL AFTER RETIREMENT	4,546.60
00409697	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00409699	RETIREE	MEDICAL AFTER RETIREMENT	1,370.61
00409700	RETIREE	MEDICAL AFTER RETIREMENT	862.90
00409704	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00409708	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00409711	RETIREE	MEDICAL AFTER RETIREMENT	278.48
00409712	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00409714	RETIREE	MEDICAL AFTER RETIREMENT	82.77
00409718	RETIREE	MEDICAL AFTER RETIREMENT	438.38
00409724	RETIREE	MEDICAL AFTER RETIREMENT	454.66
00409726	RETIREE	MEDICAL AFTER RETIREMENT	2,224.72
00409728	RETIREE	MEDICAL AFTER RETIREMENT	558.38
00946693	RETIREE	MEDICAL AFTER RETIREMENT	322.28
00946700	RETIREE	MEDICAL AFTER RETIREMENT	558.38
00946701	RETIREE	MEDICAL AFTER RETIREMENT	322.38



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00946704	RETIREE	MEDICAL AFTER RETIREMENT	558.38
00946706	RETIREE	MEDICAL AFTER RETIREMENT	132.25
00946707	RETIREE	MEDICAL AFTER RETIREMENT	132.25
00946709	RETIREE	MEDICAL AFTER RETIREMENT	143.69
00946710	RETIREE	MEDICAL AFTER RETIREMENT	2,224.72
00946717	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946721	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946723	RETIREE	MEDICAL AFTER RETIREMENT	84.00
00946725	RETIREE	MEDICAL AFTER RETIREMENT	862.90
00946728	RETIREE	MEDICAL AFTER RETIREMENT	689.04
00946729	RETIREE	MEDICAL AFTER RETIREMENT	143.69
00946730	RETIREE	MEDICAL AFTER RETIREMENT	206.70
00946732	RETIREE	MEDICAL AFTER RETIREMENT	393.75
00946733	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946735	RETIREE	MEDICAL AFTER RETIREMENT	438.38
00946736	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946740	RETIREE	MEDICAL AFTER RETIREMENT	269.02
00946748	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946749	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946750	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946756	RETIREE	MEDICAL AFTER RETIREMENT	473.38
00946757	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946758	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946759	RETIREE	MEDICAL AFTER RETIREMENT	132.25
00946766	RETIREE	MEDICAL AFTER RETIREMENT	439.12
00946767	RETIREE	MEDICAL AFTER RETIREMENT	400.00
00946768	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946771	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946772	RETIREE	MEDICAL AFTER RETIREMENT	236.69
00946773	RETIREE	MEDICAL AFTER RETIREMENT	2,224.72
00946778	RETIREE	MEDICAL AFTER RETIREMENT	862.90
00946781	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946782	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946783	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946787	RETIREE	MEDICAL AFTER RETIREMENT	676.18
00946790	RETIREE	MEDICAL AFTER RETIREMENT	762.74
00946792	RETIREE	MEDICAL AFTER RETIREMENT	534.31
00946793	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946796	RETIREE	MEDICAL AFTER RETIREMENT	1,493.73
00946799	RETIREE	MEDICAL AFTER RETIREMENT	269.02
00946802	RETIREE	MEDICAL AFTER RETIREMENT	143.69
00946804	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
00946805	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946806	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946811	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946816	RETIREE	MEDICAL AFTER RETIREMENT	762.74
00946819	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946822	RETIREE	MEDICAL AFTER RETIREMENT	322.38



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00946823	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946825	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946826	RETIREE	MEDICAL AFTER RETIREMENT	132.25
00946827	RETIREE	MEDICAL AFTER RETIREMENT	682.90
00946828	RETIREE	MEDICAL AFTER RETIREMENT	203.69
00946834	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946835	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946836	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946838	RETIREE	MEDICAL AFTER RETIREMENT	269.02
00946839	RETIREE	MEDICAL AFTER RETIREMENT	689.04
00946840	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946841	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946844	RETIREE	MEDICAL AFTER RETIREMENT	438.38
00946846	RETIREE	MEDICAL AFTER RETIREMENT	273.42
00946847	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946849	RETIREE	MEDICAL AFTER RETIREMENT	558.38
00946852	RETIREE	MEDICAL AFTER RETIREMENT	220.00
00946855	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946857	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946858	RETIREE	MEDICAL AFTER RETIREMENT	322.38
00946859	RETIREE	MEDICAL AFTER RETIREMENT	2,224.72
00946861	RETIREE	MEDICAL AFTER RETIREMENT	85.69
00946862	RETIREE	MEDICAL AFTER RETIREMENT	1,748.00
611	Water Fund		
Non departmental			
00409311	CALIF, STATE OF	USE TAX REMITTANCE	27.78
00409383	LOWES COMPANIES INC	SUPPLIES	32.88
00409413	ULINE	FACILITY SUPPLIES	325.63
00409438	BISHOP CO	TOOLS & MATERIALS	793.50
00409440	BRADY INDUSTRIES	JANITORIAL SUPPLIES	1,887.30
00409539	AMERICAN TEXTILE AND SUPPLY INC	RAGS	514.73
00409556	BISHOP CO	TOOLS	121.46
00409595	FASTENAL CO	INDUSTRIAL SUPPLIES	5,287.76
00409606	HOME DEPOT, THE	SAW BLADES	229.55
00409628	LIM AUTOMOTIVE SUPPLY INC	AUTOMOTIVE REPAIR PARTS	165.68
00409684	ULINE	FACILITY SUPPLIES	383.25
00946640	GRAINGER INC	SUPPLIES	658.49
00946662	GRAINGER INC	SAFETY SUPPLIES	377.95
00946663	HAMMONS SUPPLY COMPANY	JANITORIAL SUPPLIES	714.38
00946679	GRAINGER INC	SUPPLIES	1,290.63
Water Supervision			
00409486	KARTHIK SUNDARAM	REFUND WATER METER INSTALL	1,461.38
00409618	JORGE PINEDA	CHECK REPLACEMENT	172.87
Water Production			
00409281	ALAMEDA ELECTRICAL DISTRIBUTORS	PARTS	358.70
00409286	ANIMAL DAMAGE MANAGEMENT	PEST CONTROL	425.00
00409288	ARAMARK UNIFORM SERVICES	JANITORIAL SUPPLIES	99.50
00409289	THE PROFESSIONAL TREE CARE CO.	TREE TRIMMING SERVICES	32,860.00



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409291	AT AND T MCI	PHONES	126.10
00409292	AT AND T MCI	PHONES	822.37
00409295	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	63.73
00409302	BURLINGAME ENGINEERS INC	PARTS	2,069.89
00409311	CALIF, STATE OF	USE TAX REMITTANCE	1,887.06
00409313	CD AND POWER	LABOR	5,325.97
00409318	CITY OF BRENTWOOD	GROUNDWATER SUPPORT SVCS	651.32
00409352	CONTRA COSTA WATER DISTRICT	RAW WATER	1,855,208.31
00409367	GUALCO GROUP INC, THE	GOVERNMENT RELATION SVCS	4,004.70
00409368	GUERRA BROS PLUMBING INC	EMERGENCY REPAIR	12,843.00
00409369	HASA INC	CHEMICALS	14,037.77
00409377	KARL NEEDHAM ENTERPRISES INC	EQUIPMENT RENTAL	25,195.26
00409383	LOWES COMPANIES INC	SUPPLIES	161.62
00409389	OFFICE DEPOT INC	OFFICE SUPPLIES	1,294.63
00409390	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	52.32
00409416	UNIVAR SOLUTIONS USA INC	CHEMICALS	8,789.41
00409420	WOODLAND, BENJAMIN MARCUS	TRAINING REIMBURSEMENT	349.99
00409423	ALAMEDA ELECTRICAL DISTRIBUTORS	PARTS	1,166.54
00409457	CONTRA COSTA WATER DISTRICT	RAW WATER	1,704,903.56
00409509	PACIFIC GAS AND ELECTRIC CO	GAS	231,526.09
00409534	ALAMEDA ELECTRICAL DISTRIBUTORS	PARTS	714.52
00409540	AMERICAN WATER WORKS ASSOCIATION	MEMBERSHIP DUES	7,532.00
00409543	ANTIOCH ACE HARDWARE	EQUIPMENT	909.06
00409544	ARAMARK UNIFORM SERVICES	JANITORIAL SUPPLIES	199.00
00409546	AT AND T MCI	PHONES	779.89
00409552	BAY AREA AIR COMPRESSOR	ANNUAL SERVICES	4,999.99
00409587	DC ELECTRIC GROUP INC	ELECTRICAL SERVICES	752.49
00409593	ENDRESS AND HAUSER INC	FILTER LEVEL TRANSMITTERS	12,325.35
00409604	HASA INC	CHEMICALS	29,441.21
00409607	HUGHES, DECLAN M	EXPENSE REIMBURSEMENT	96.10
00409660	REINHOLDT ENGINEERING CONSTR	PROFESSIONAL SERVICES	120.00
00409685	UNIVAR SOLUTIONS USA INC	CHEMICALS	9,065.11
00409688	WALTER BISHOP CONSULTING	PROFESSIONAL SERVICES	3,606.68
00409690	WATERWISEPRO TRAINING LLC	TREATMENT EXAM CLASS	6,750.00
00409692	WOODLAND, BENJAMIN MARCUS	CERTIFICATION REIMBURSEMENT	624.55
00946637	CHEMTRADE CHEMICALS US LLC	CHEMICALS	7,596.55
00946642	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	7,173.48
00946648	RED WING SHOE STORE	SAFETY SHOES	1,474.57
00946652	VINCENT ELECTRIC MOTOR CO	PARTS	11,053.75
00946656	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	101.37
00946677	CHEMTRADE CHEMICALS US LLC	CHEMICALS	11,650.82
00946679	GRAINGER INC	MATERIALS	5,951.80
00946681	KOFFLER ELECTRICAL MECHANICAL	PUMP REPAIR	20,328.80
00946686	THATCHER COMPANY OF CALIFORNIA INC	CHEMICALS	11,923.67
Water Distribution			
00409292	AT AND T MCI	PHONES	28.64
00409294	BACKFLOW DISTRIBUTORS INC	BACKFLOW METERS	12,451.20
00409295	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	167.26



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409311	CALIF, STATE OF	USE TAX REMITTANCE	57.65
00409315	CHECK PROCESSORS INC	MONTHLY LOCKBOX PROCESSING	407.40
00409383	LOWES COMPANIES INC	TOOL	376.04
00409389	OFFICE DEPOT INC	OFFICE SUPPLIES	111.36
00409412	TYLER TECHNOLOGIES INC	UTILITY BILLING SYSTEM	23,350.40
00409424	ALTA FENCE	FENCE REPAIR	260.00
00409426	ANTIOCH ACE HARDWARE	TOOLS	166.42
00409441	C AND J FAVALORA TRUCKING INC	TRUCKING & RECYCLING SERVICE	25,950.00
00409484	ISINGS CULLIGAN	WATER SERVICE	21.27
00409485	JACK DOHENY COMPANY	HANDGUN PART	246.93
00409486	KARTHIK SUNDARAM	REFUND WATER/SEWER PW	6,515.98
00409505	OFFICE DEPOT INC	OFFICE SUPPLIES	48.35
00409507	PACE SUPPLY CORP	PARTS	1,309.66
00409508	PACIFIC CREDIT SERVICES	PCS COMMISSION	49.22
00409515	ROBERTS AND BRUNE CO	PIPE FITTINGS	3,377.42
00409543	ANTIOCH ACE HARDWARE	CLEANING SUPPLIES	85.47
00409595	FASTENAL CO	INDUSTRIAL SUPPLIES	417.53
00409606	HOME DEPOT, THE	TOOLS	43.68
00409610	HYDRA-STOP HOLDINGS LLC	EMERGENCY REPAIR	5,811.15
00409645	OFFICE DEPOT INC	OFFICE SUPPLIES	64.90
00409649	PACE SUPPLY CORP	PIPE FITTINGS	7,423.15
00409662	ROBERTS AND BRUNE CO	MISCELLANEOUS WATER FITTINGS	1,663.54
00409690	WATERWISEPRO TRAINING LLC	DISTRIBUTION EXAM CLASS	5,850.00
00946640	GRAINGER INC	SAFETY GLASSES	160.15
00946643	INFOSEND INC	PRINT AND MAIL SERVICES	1,934.23
00946648	RED WING SHOE STORE	SAFETY SHOES	260.66
00946662	GRAINGER INC	SUPPLIES	325.85
00946665	INFOSEND INC	PRINT AND MAIL SERVICES	3,615.30
00946680	INFOSEND INC	PRINT AND MAIL SERVICES	3,456.22
00946687	WILLIAMS SCOTSMAN INC	STORAGE CONTAINER RENTAL	798.34
Public Buildings & Facilities			
00409354	CSI METRICS LLC	PROFESSIONAL SERVICES	13,118.04
00409371	HB CONSULTING GROUP INC	PROFESSIONAL SERVICES	7,505.00
00409568	CDM SMITH INC	PROFESSIONAL SERVICES	246,730.14
Water Systems			
00409649	PACE SUPPLY CORP	METER BOX LIDS	59,732.10
00946675	BADGER METER INC	REGISTERS	59,789.35
621 Sewer Fund			
Swr-Wastewater Administration			
00409292	AT AND T MCI	PHONES	57.23
00409295	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,108.99
00409311	CALIF, STATE OF	USE TAX REMITTANCE	86.29
00409315	CHECK PROCESSORS INC	MONTHLY LOCKBOX PROCESSING	407.41
00409355	CWEA SFBS	MEMBERSHIP & CERTIFICATION	540.00
00409363	EAST BAY WORK WEAR	SAFETY SHOES	588.16
00409375	JACK DOHENY COMPANY	PARTS	32.93
00409383	LOWES COMPANIES INC	SUPPLIES	220.44
00409389	OFFICE DEPOT INC	OFFICE SUPPLIES	104.23



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409395	ROMANO, THEODORE CONRAD	CWEA MEMBERSHIP RENEWAL	103.00
00409396	ROMANO, THEODORE CONRAD	EXPENSE REIMBURSEMENT	126.68
00409412	TYLER TECHNOLOGIES INC	UTILITY BILLING SYSTEM	23,350.40
00409424	ALTA FENCE	FENCE REPAIR	260.00
00409441	C AND J FAVALORA TRUCKING INC	TRUCKING & RECYCLING SERVICE	25,950.00
00409461	CWEA SFBS	MEMBERSHIP RENEWAL	884.00
00409484	ISINGS CULLIGAN	WATER SERVICE	21.27
00409505	OFFICE DEPOT INC	OFFICE SUPPLIES	35.28
00409509	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,076.77
00409525	ULINE	LOCKERS	3,637.96
00409532	ADVANCED TRENCHLESS INC	EMERGENCY SEWER REPAIR	94,084.00
00409564	BURRIS, RYAN M J	SAFETY SHOES REIMBURSEMENT	300.00
00409600	FURBER SAW INC	PARTS	543.07
00409606	HOME DEPOT, THE	TOOLS	595.63
00409614	JACK DOHENY COMPANY	SUPPLIES	6,705.59
00409636	MCCAMPBELL ANALYTICAL INC	ANALYTICAL SERVICES	558.00
00409645	OFFICE DEPOT INC	OFFICE SUPPLIES	64.89
00409649	PACE SUPPLY CORP	PARTS	2,624.47
00409653	PEPPER INVESTMENTS INC	RODENT ABATEMENT	450.00
00409656	RAMIRO HERNANDEZ	EMERGENCY PUMP REPAIR	1,920.00
00409691	WECO INDUSTRIES INC	PART	2,496.30
00946640	GRAINGER INC	SUPPLIES	20.68
00946643	INFOSEND INC	PRINT AND MAIL SERVICES	1,934.24
00946648	RED WING SHOE STORE	SAFETY SHOES	597.95
00946649	SCOTTO, CHARLES W AND DONNA F	NOVEMBER 2023 RENT	5,000.00
00946656	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	101.36
00946662	GRAINGER INC	SUPPLIES	774.36
00946665	INFOSEND INC	PRINT AND MAIL SERVICES	3,615.31
00946676	CANON FINANCIAL SERVICES	COLOR COPIER	74.14
00946679	GRAINGER INC	SUPPLIES	359.99
00946680	INFOSEND INC	PRINT AND MAIL SERVICES	3,456.23
00946684	SCOTTO, CHARLES W AND DONNA F	PROPERTY TAX	776.52
00946687	WILLIAMS SCOTSMAN INC	STORAGE CONTAINER RENTAL	798.35
631	Marina Fund		
Non departmental			
00409520	STATE BOARD OF EQUALIZATION	SALES TAX REMIT	2,118.00
Marina Administration			
00409295	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	300.00
00409311	CALIF, STATE OF	USE TAX REMITTANCE	9.81
00409383	LOWES COMPANIES INC	SUPPLIES	315.75
00409413	ULINE	FACILITY SUPPLIES	148.14
00409436	BAY CITIES PYROTECTOR	LABOR	589.75
00409450	COMCAST	WIFI SERVICES	419.49
00409466	DMV	RENEWAL FEE	20.00
00409475	FASTSIGNS	BUSINESS CARDS	90.46
00409500	MOTION INDUSTRIES	EQUIPMENT PARTS	1,618.84
00409505	OFFICE DEPOT INC	OFFICE SUPPLIES	377.48
00409509	PACIFIC GAS AND ELECTRIC CO	GAS	5,340.29



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

00409537	ALTA FENCE	FENCE REPAIR	1,425.00
00409574	COMCAST	CONNECTION SERVICES	89.80
00409666	SEAN ALEXANDER MARINE SERVICES	BOAT REMOVAL	7,129.98



AS SUCCESSOR AGENCY TO
THE ANTIOCH DEVELOPMENT AGENCY
CLAIMS BY FUND REPORT
FOR THE PERIOD OF
OCTOBER 13 - NOVEMBER 2 , 2023
FUND/CHECK#

227 **Housing Fund**
Housing

00409296	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,097.60
00409554	BAY AREA LEGAL AID	CDBG SERVICES	7,239.49
00409579	CONTRA COSTA CRISIS CENTER	CDBG SERVICES	2,500.61
00409580	CONTRA COSTA HEALTH SERVICES	CDBG SERVICES	3,899.84
00409631	LOAVES AND FISHES OF CONTRA COSTA	CDBG SERVICES	3,566.75
00409671	STAND FOR FAMILIES FREE OF VIOLENCE	CDBG SERVICES	3,003.97



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 14, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Thomas Lloyd Smith, City Attorney *TLS*

SUBJECT: REJECTION OF CLAIMS: NICHOLAS WARNER, MANDINGO CAIN, AMADEO GARCIA, JR. AND KAYCEE SUITTER, WILLIAM BUTCHER

RECOMMENDED ACTION

It is recommended that the City Council reject the claims submitted by Nicholas Warner, Mandingo Cain, Amadeo Garcia, Jr., Kaycee Switter and William Butcher.

Should the City Council desire to discuss this matter, it would be scheduled for a future closed session.

ATTACHMENTS

None.

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 14, 2023

SUBMITTED BY: Kevin Valente, Contract Planner
Raney Planning & Management, Inc.

APPROVED BY: Kevin Scudero, Acting Community Development Director KS

SUBJECT: E. 18th Street East Warehouse Project

RECOMMENDED ACTION

It is recommended that the City Council waive the second reading and adopt the E. 18th Street East Warehouse Project Planned Development (PD) Rezone Ordinance.

FISCAL IMPACT

The development of the East 18th Street East Warehouse Project will be fully funded by the applicant, DECA Company. The City will incur no costs in the development.

DISCUSSION

The adoption of an ordinance requires two separate readings. The City Council introduced the subject ordinance at its October 24, 2023 regular meeting. This second reading will finalize the adoption of the ordinance. The ordinance will take effect 30 days after its final passage. (Gov. Code, § 36937).

On October 24, 2023 the Antioch City Council voted to approve the following entitlements for the project:

1. *The E. 18th Street East Warehouse Project Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.* Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP); were prepared to evaluate the potential impacts to the environment associated with implementation of the proposed project;
2. *General Plan Amendment.* The proposed project required approval of an amendment to the General Plan land use map to change the land use designation of the southern portion of the site from Regional Commercial to Business Park;
3. *Specific Plan Amendment.* The proposed project required approval of an amendment to the East Eighteenth Street Specific Plan to change the land use designation of the southern portion of the site from CR/M to O/LI and to remove the planned loop road connecting Drive In Way and Vineyard Drive;
4. *Introducing and waiving the First Reading of the PD Rezone Ordinance.* The East Eighteenth Street Specific Plan requires all future development within the planning area to receive approval of a PD application. The proposed project includes a Rezone of the project site from Heavy Industrial District (M-2) and Regional Commercial District (C-3) to PD;
5. *Final Development Plan.* The Antioch Zoning Code requires that a Final Development Plan be approved for all proposed PD districts;

6. *Use Permit.* The Antioch Zoning Code Ordinance requires that a Use Permit be approved prior to the construction of any phase of an approved PD district; and
7. *Design Review.* The proposed project required Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the project and to ensure consistency with the City of Antioch General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines.

Environmental

In accordance with CEQA, the City has prepared an IS/MND, which determined all potentially significant environmental impacts associated with the PD Rezone and the potential ultimate buildout of the project would be mitigated to a less-than-significant level with incorporation of mitigation. As a result, an MMRP was prepared.

Copies of the 18th Street East Warehouse IS/MND were made available for review Monday through Friday, at the City of Antioch Community Development Department, between the hours of 8:00 AM and 5:00 PM. The IS/MND was also available online at: <https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>.

ATTACHMENT

- A. The E. 18th Street East Warehouse Project Planned Development Ordinance

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE
24.77 ACRES TO PLANNED DEVELOPMENT (PD-22-01) DISTRICT
(APN 051-052-056-2)**

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

The City Council determined on October 24, 2023, that, pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act, and after full consideration of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for project, and on the basis of the whole record before it, the Initial Study/Mitigated Negative Declaration for the East 18th Street East Warehouse Project should be certified.

SECTION 2:

At its regular meeting of August 16, 2023, Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property to Planned Development (PD-22-01) District for the East 18th Street East Warehouse Project.

SECTION 3:

The East Eighteenth Street Specific Plan, adopted by City Council Ordinance 986-C-S, passed on December 11, 2001, establishes the land plan to implement the proposed PD zoning. The real property description, attached hereto, is hereby rezoned to Planned Development (PD-22-01) District for the East 18th Street East Warehouse Project, and the City of Antioch Zoning Map is hereby amended accordingly.

SECTION 4:

The development standards, as defined below, for the subject property (**APN 051-052-056-2**), known as the East 18th Street East Warehouse Project, are herein incorporated into this ordinance, and are binding upon said property.

Development Standards for the Proposed East 18th Street East Warehouse Planned Development District (PD-22-01)

Development Standards	PD Zoning Standards for East 18th Street East Warehouse Project
Maximum height	45'
Maximum Lot Coverage	50%
Minimum Front Yard Landscaping Setback	20'
Minimum Street Side Yard Landscaping Setback	20'

Attachment A

Development Standards	PD Zoning Standards for East 18 th Street East Warehouse Project
Minimum Interior Side Setback	0'
Minimum Rear Yard Setback	0'
Minimum Lot Size	40,000 Square Feet
Parking	As shown on the approved Final Development plan and section 9-5.17 of the Antioch Municipal Code

SECTION 5

The allowed uses, as defined below, for the subject property (**APN 051-052-056**), known as the East 18th Street East Warehouse Project, are herein incorporated into this ordinance, and are binding upon said property.

Permitted uses shall be those identified and defined as appropriate land use types in the Eastern Waterfront Business Park section of Land Use Table 4.A of the City of Antioch General Plan and hereby listed below:

- Administrative and Professional Offices
- Light Manufacturing and Assembly
- Research and Development
- Storage and Distribution (Entirely within an enclosed building)

Permitted Ancillary Uses:

- Showrooms associated with permitted uses
- Truck and trailer parking in the parking area specifically designated for trailer stalls on the site plan

The following uses identified and defined as appropriate land use types in the Eastern Waterfront Business Park section of the Land Use Table 4.A of the City of Antioch General Plan are not permitted at the project site:

- Recreational Vehicle Park
- Personal Storage

Temporary outdoor storage uses shall be subject to the approval of an Administrative Use Permit. Any other Light Industrial/Business Park employment generating use not specifically listed here shall be subject to the review and approval of the Zoning Administrator.

SECTION 6:

The City Council finds that the that the proposed zone reclassification will allow uses more suitable for the site than the present classification; that the subject property is suitable to the use permitted in the proposed zone change; that said permitted uses are not detrimental to the public or surrounding properties; and that the proposed zone change is in conformance with the Antioch General Plan.

Attachment A

SECTION 7:

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

I HEREBY CERTIFY that the forgoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch, held on the 24th of October 2023, and passed and adopted at a regular meeting thereof, held on the 14th of November, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LAMAR A. THORPE
MAYOR OF THE CITY OF ANTIOCH

ATTEST:

ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 14, 2023

SUBMITTED BY: Kevin Valente, Contract Planner
Raney Planning & Management, Inc.

APPROVED BY: Kevin Scudero, Acting Community Development Director *K S*

SUBJECT: E. 18th Street West Warehouse Project

RECOMMENDED ACTION

It is recommended that the City Council waive the second reading and adopt the E. 18th Street West Warehouse Project Planned Development (PD) Rezone Ordinance.

FISCAL IMPACT

The development of the East 18th Street West Warehouse Project will be fully funded by the applicant, DECA Company. The City will incur no costs in the development.

DISCUSSION

The adoption of an ordinance requires two separate readings. The City Council introduced the subject ordinance at its October 24, 2023 regular meeting. This second reading will finalize the adoption of the ordinance. The ordinance will take effect 30 days after its final passage. (Gov. Code, § 36937).

On October 24, 2023 the Antioch City Council voted to approve the following entitlements for the project:

1. *The E. 18th Street West Warehouse Project Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.* Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP); were prepared to evaluate the potential impacts to the environment associated with implementation of the proposed project;
2. *Introducing and waiving the First Reading of the PD Rezone Ordinance.* The East Eighteenth Street Specific Plan requires all future development within the planning area to receive approval of a PD application. The proposed project includes a Rezone of the project site from Heavy Industrial District (M-2) and Regional Commercial District (C-3) to PD;
3. *Final Development Plan.* The Antioch Zoning Code requires that a Final Development Plan be approved for all proposed PD districts;
4. *Use Permit.* The Antioch Zoning Code Ordinance requires that a Use Permit be approved prior to the construction of any phase of an approved PD district;
5. *Design Review.* The proposed project required Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the project and to ensure consistency with the City of Antioch General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines; and
6. *Lot Merger.* Lot merger to merge the existing two lots into one property.

Environmental

In accordance with CEQA, the City has prepared an IS/MND, which determined all potentially significant environmental impacts for the potential ultimate buildout of the project would be mitigated to a less-than-significant level with incorporation of mitigation. As a result, an MMRP was prepared.

Copies of the 18th Street West Warehouse IS/MND were made available for review Monday through Friday, at the City of Antioch Community Development Department, between the hours of 8:00 AM and 5:00 PM. The IS/MND was also available online at: <https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>.

ATTACHMENT

- A. E. 18th Street West Warehouse Project Planned Development Ordinance

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE
22.65 ACRES TO PLANNED DEVELOPMENT (PD-22-02) DISTRICT
(APNs 051-052-072-9 & 051-072-086-9),**

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

The City Council determined on October 24, 2023, that, pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act, and after full consideration of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for project, and on the basis of the whole record before it, the Initial Study/Mitigated Negative Declaration for the East 18th Street West Warehouse Project should be certified.

SECTION 2:

At its regular meeting of August 16, 2023, Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property to Planned Development (PD-22-02) District for the East 18th Street West Warehouse Project.

SECTION 3:

The East Eighteenth Street Specific Plan, adopted by City Council Ordinance 986-C-S, passed on December 11, 2001, establishes the land plan to implement the proposed PD zoning. The real property description, attached hereto, is hereby rezoned to Planned Development (PD-22-02) District for the East 18th Street West Warehouse Project, and the City of Antioch Zoning Map is hereby amended accordingly.

SECTION 4:

The development standards, as defined below, for the subject property (**APNs 051-052-071 and -086**), known as the East 18th Street West Warehouse Project, are herein incorporated into this ordinance, and are binding upon said property.

Development Standards for the Proposed East 18th Street West Warehouse Planned Development District (PD-22-02)

Development Standards	PD Zoning Standards for East 18th Street West Warehouse Project
Maximum height	45'
Maximum Lot Coverage	50%
Minimum Front Yard Landscaping Setback	20'
Minimum Street Side Yard Landscaping Setback	20'
Minimum Interior Side Setback	0'

Attachment A

Development Standards	PD Zoning Standards for East 18 th Street West Warehouse Project
Minimum Rear Yard Setback	0'
Minimum Lot Size	40,000 Square Feet
Parking	As shown on the approved Final Development Plan and section 9-5.17 of the Antioch Municipal Code

SECTION 5

The allowed uses, as defined below, for the subject property (**APNs 051-052-071 and - 086**), known as the East 18th Street West Warehouse Project, are herein incorporated into this ordinance, and are binding upon said property.

Permitted uses shall be those identified and defined as appropriate land use types in the Eastern Waterfront Business Park section of Land Use Table 4.A of the City of Antioch General Plan and hereby listed below:

- Administrative and Professional Offices
- Light Manufacturing and Assembly
- Research and Development
- Storage and Distribution (Entirely within an enclosed building)

Permitted Ancillary Uses:

- Showrooms associated with permitted uses
- Truck and trailer parking in the parking area specifically designated for trailer stalls on the site plan

The following uses identified and defined as appropriate land use types in the Eastern Waterfront Business Park section of the Land Use Table 4.A of the City of Antioch General Plan are not permitted at the project site:

- Recreational Vehicle Park
- Personal Storage

Temporary outdoor storage uses shall be subject to the approval of an Administrative Use Permit. Any other Light Industrial/Business Park employment generating use not specifically listed here shall be subject to the review and approval of the Zoning Administrator.

SECTION 6:

The City Council finds that the that the proposed zone reclassification will allow uses more suitable for the site than the present classification; that the subject property is suitable to the use permitted in the proposed zone change; that said permitted uses are not detrimental to the public or surrounding properties; and that the proposed zone change is in conformance with the Antioch General Plan.

Attachment A

SECTION 7:

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

I HEREBY CERTIFY that the forgoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch, held on the 24th of October 2023, and passed and adopted at a regular meeting thereof, held on the 14th of November, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LAMAR A. THORPE
MAYOR OF THE CITY OF ANTIOCH

ATTEST:

ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 14, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Meredith Rupp, Partnership for the Bay's Future Fellow
Zoe Merideth, Acting Planning Manager

APPROVED BY: Kevin Scudero, Acting Community Development Director *K S*

SUBJECT: Innovative Housing (IH) Overlay District and Accessory Dwelling Units (LA2023-0003)

RECOMMENDED ACTION

It is recommended that the City Council take the following actions:

- 1) Introduce by title only and waive the further reading of the ordinance to amend Title 9 Chapter 5 of the Antioch Municipal Code to implement State legislation regarding Accessory Dwelling Units and to permit multiple Accessory Dwelling Units in the Innovative Housing (IH) Overlay District (Attachment A).
- 2) Introduce by title only and waive the further reading of the ordinance rezoning either 31 or 33 parcels to include an IH Overlay District.

FISCAL IMPACT

This work has been fully funded by a Partnership for the Bay's Future grant. There are no direct fiscal impacts incurred by the City for the approval of these ordinances. Should an application for a cottage community be submitted, the City would collect applicable application and building permit fees.

DISCUSSION

Background

Partnership for the Bay's Future Policy Grant

The City of Antioch, working in close partnership with two community organizations, Hope Solutions and Multi-Faith ACTION Coalition, was awarded a Partnership for the Bay's Future Policy Grant (also referred to as a Breakthrough Grant) in Summer 2022. The Policy Grant, managed by the San Francisco Foundation, provides jurisdictions a full-time Fellow, technical assistance, and other resources to help local governments create and

successfully implement policies to preserve and produce affordable homes. All eleven Policy Grant awardees are made up of a local government and at least one community organization with the intent of creating a more collaborative policy-making process that brings the voices of renters, low-income residents, and people of color more directly into conversation with government.

The Antioch team is using its Policy Grant to advance two affordable housing production strategies related to infill development of small footprint homes:

1. Enable **affordable housing production on faith-owned land**, including in cottage communities of micro-homes
2. Facilitate **Accessory Dwelling Unit (ADU)** production among low-income homeowners

This staff report focuses on the first objective. More information about the Policy Grant can be found at <https://www.multifaithactioncoalition.org/break/>.

Cottage Communities

The cottage communities envisioned by the Policy Grant team are high-quality, dignified homes. They are *not* tuff sheds or sanctioned encampments. Homes could be built in factories or on site and would be no more than 1,200 square feet. Each home would have its own bathroom and kitchen. Cottage communities would include shared amenities like community gardens or on-site supportive services. Figure 1 shows a rendering of a similar community made up of manufactured homes that Hope Solutions has proposed in Pittsburg.



Figure 1. Example cottage community rendering

Policy Context

As jurisdictions across California seek affordable housing solutions, faith institutions have emerged as a potential partner. Faith-based organizations (FBOs) like churches often own underutilized land or structures which could be used for affordable housing development. In addition, FBOs are relationship-rich and mission-driven; it may be easier to unlock political and community support for affordable housing when trusted faith leaders are involved. For FBOs, developing affordable housing can be a concrete way to put charitable missions into action and can produce revenue.

Recognizing this potential, the California State Legislature passed Senate Bill (SB) 4, the Affordable Housing on Faith and Higher Education Lands Act of 2023, on September 11 of this year and it was signed into law by Governor Newsom on October 11th. This law allows ministerial approval of 100 percent affordable housing on land owned by faith institutions and nonprofit colleges, even if local zoning prevents housing. The law opens up over 170,000 acres of land statewide for affordable housing that would have otherwise undergone lengthy and expensive processes involving rezoning, environmental analysis, and discretionary approval. SB 4 joins Assembly Bill (AB) 1851 (2020), which eliminated barriers related to parking, in facilitating affordable housing development on faith-owned land.

In addition to these State laws, the City of Antioch has been adopting its own local policies to unlock faith-owned land for residential uses. The 2023-2031 Housing Element identified and rezoned six sites for housing on land currently developed with houses of worship. It also includes Program 2.1.7 *Support Non-Profit Housing Sponsors*, which includes an action to work with local housing organizations on regulatory changes to facilitate housing development on the six sites. Program 2.1.7 includes specific language to “work with the Multi-Faith ACTION Coalition and Hope Solutions (Formerly Contra Costa Interfaith Housing (CCIH)) to rezone sites to allow housing on properties owned by religious institutions.”

Despite these State and local regulatory fixes, barriers to using these new regulations remain in place:

- The Housing Element addresses only six sites when there are over two dozen that the Community Development Department has identified as being suitable for development, and not all of these may meet the requirements to be eligible for housing production under SB 4.
- Hope Solutions, one of the primary organizations that would develop and manage affordable housing on faith-owned land in Antioch and a member of the Policy Grant Team, is interested in building communities of small-footprint cottages, which the City’s regulations do not currently allow but would be a creative solution well-suited to Antioch’s suburban character and the irregular shapes and sizes of unused land that faith institutions own.
- SB 4 requires all rental homes built on faith-owned land to carry a deed restriction to maintain the affordability of homes for at least 55 years, a length of time that is tied to many public funding requirements but that does not consider the unique needs of faith institutions or the funding reality in Antioch.

Community Engagement

Led by Hope Solutions, the Policy Grant Team conducted a listening campaign to determine whether cottage communities on faith-owned land would in fact be a viable and desirable housing solution in Antioch. In particular, the Policy Grant Team presented Hope Solutions' vision of developing cottage communities of permanent supportive housing that would house chronically homeless individuals and families and would include supportive services to help residents heal and thrive. The listening campaign primarily sought to hear from unhoused residents to learn whether they would choose to live in small footprint homes and how they would feel about living on faith-owned land. The Policy Grant Team also spoke with faith leaders, members of faith institutions, and community-based organizations to learn what they would need to see to be supportive of projects. We reached over 400 people with this listening campaign, the vast majority of whom made 30% or less than the Area Median Income (i.e., "extremely low-income households" under State law). A report on the listening campaign approach and results can be found at https://www.multifaithactioncoalition.org/pbf_antioch_year-1-report/.

The listening campaign found:

- There is **consistent, overwhelming support for cottage homes** among both well-housed and unhoused residents.
- Faith organizations are well-served to create a sense of belonging and support residents, and **faith leaders are eager and ready to build community**.
- The overwhelming majority of people saw benefits to faith institutions' involvement in affordable housing and would feel comfortable living on faith-owned land, although some sought confirmation that **housing would not be tied to religious participation**.
- **Supportive services and professional, on-site property management** were the most frequently cited components needed for a successful cottage community to serve unhoused residents.
- The Antioch community is enthusiastic about how **shared outdoor spaces and on-site services** could positively impact them and their community.

Planning Commission Meeting

At the October 18, 2023 Planning Commission meeting, there were five people who provided public comment, including a local faith leader, members of Hope Solutions, and Antioch residents. Comments were all supportive of the proposed zoning text and zoning map amendments. Speakers highlighted the collaborative approach to policy-making and the engagement with unhoused residents as particularly positive aspects of the project.

The Planning Commission unanimously voted 7-0 to recommend approval of the zoning text amendments. The Commission also recommended in a 5-2 vote to remove Cornerstone Christian Center (APNs 51140034 and 51140008) from the proposed Overlay due to concerns with its land capacity given modular classrooms currently on the site. The two dissenting Commissioners were supportive of the project but did not want Cornerstone Christian Center excluded. Draft Planning Commission meeting minutes are included as Attachment F.

There are two options for the City's Council's consideration that would approve the rezoning of the faith sites to include the IH overlay district: Ordinance Option 1 (Attachment B) omits Cornerstone Christian Center per the Planning Commission's recommendation whereas Ordinance Option 2 (Attachment C) includes Cornerstone Christian Center.

Environmental Review

The proposed Zoning Text and Zoning Map Amendments are exempt from the California Environmental Quality Act (CEQA) under 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 California ADU Law. The Zoning Map Amendment identifies areas where multiple ADUs are permitted and the Zoning Text Amendments implement State ADU law by updating Antioch's regulations to reflect State legislative updates and to meet the State's mandate to encourage affordable ADUs. The Zoning Map and Zoning Text Amendments are pursuant to California ADU Law and therefore are statutorily exempt from CEQA.

Moreover, the Zoning Text and Zoning Map Amendments are exempt from CEQA under Section 15061(b)(3), the "Common Sense" Exemption. This exemption can be used when it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. The ordinance merely amends the Antioch Municipal Code requirements for the applicability of objective design standards for ADUs. The zoning text amendments do not directly or indirectly authorize or approve any actual changes in the physical environment. When a specific development project occurs that is subject to the ordinance, it will be subject to environmental review pursuant to CEQA, if applicable. Similarly, the development standards provide standards that a housing developer must adhere to but does not authorize or approve any actual changes in the physical environment. Based on the above information, the Zoning Text and Zoning Map Amendments are exempt from CEQA under the "Common Sense" Exemption.

Analysis

The goals of this planning effort include the following:

- Increase Antioch's affordable housing development capacity by identifying sites currently developed with faith institutions that have vacant lots and/or large parking lots or other underutilized land.
- Expand the types of housing development currently permitted in Antioch in order to ensure a clear entitlement process for housing types with reduced construction costs and for which there is interest in the community.
- Allow for by-right development of affordable housing through a streamlined, ministerial review process using objective development standards.
- Eliminate other regulatory barriers to and provide incentives for affordable housing development on faith-owned land.
- Implement Housing Element Program 2.1.7 *Support Non-Profit Housing Sponsors* and achieve the goals of the Policy Grant.

These goals are consistent with State goals of streamlining housing approval, supporting housing affordability, and accelerating production.

During the policy-making process, there was an additional goal to ensure policies were shaped by those most directly affected by the policy – faith leaders, unhoused and low-income residents who could live in the new homes, and affordable housing developers and service providers who would build and manage the units. This goal is consistent with the Policy Grant goals of cross-sector collaboration and prioritizing community.

The project scope and proposed changes are comprised of two (2) components that establish new policy and development standards on specific sites.

1. **Zoning Text Amendments** to comply with State ADU legislation and to establish new development standards for clusters of ADUs in the Innovative Housing (IH) Overlay District.
2. **Zoning Map Amendments** applying the Innovative Housing (IH) Overlay District to specific parcels in the City.

Zoning Text Amendments

The proposed Zoning Text Amendments would amend the Antioch Municipal Code (AMC), also called the Zoning Code. The Zoning Text Amendments would establish a new Innovative Housing (IH) Overlay District to enable the development of multiple ADUs (or “cottage communities”) on faith-owned land. In addition, the Zoning Text Amendments would bring the City’s ADU regulations into compliance with State ADU law by implementing recent State ADU legislation.

Accessory Dwelling Unit (ADU) Legislative Updates

Since 2017, the State legislature has consistently produced robust legislation to address barriers to ADU and Junior ADU (JADU) construction, including laws that have streamlined the approval process, increased height allowances, decreased setbacks, reduced parking, and reduced or eliminated impact fees depending on ADU size. Given changes in California ADU Law (California Government Code Sections 65852.150, 65852.2, 65852.22, 65852.23, and 65852.26) since the City last amended its ADU Ordinance in March 2020, the following bills with implications on Antioch’s ADU standards have passed:

- **AB 345** (2021). Requires jurisdictions to allow ADUs to be sold or conveyed separately from the primary dwelling through tenancy in common agreements in certain situations.
- **AB 2221 and SB 897** (2022). ADU “cleanup” bills that clarify ADU law to reduce permitting hurdles. The bills prohibit front setbacks from precluding an ADU of at least 800 square feet with 4-foot side and rear setbacks, similar to previous requirements that jurisdictions reduce floor area ratio, lot coverage, minimum lot size, and open space requirements to accommodate an 800-square-foot ADU. The bills also require jurisdictions to “deny or approve” ADUs and JADUs within 60 days of receiving a complete application; prohibit jurisdictions from denying a permit for an unpermitted ADU except in certain circumstances related to health and safety or substandard buildings; and clarify and remove a wide range of

technical barriers that some cities have imposed on ADU development, such as regulations related to fire sprinklers, Group R Occupancy Changes, demolition permit review, objective standards, attached garages, and access to shared bathrooms for JADUs. Finally, SB 897 also increases the allowable height of ADUs as follows:

- Detached ADU within one-half-mile of a major transit stop or high-quality transit corridor on a lot with a single-family or multi-family dwelling: up to 18 feet in height. The ADU may be up to two feet taller (maximum of 20 feet) if needed to match the ADU roof pitch to the main house. The previous detached ADU height limit was 16 feet.
- Detached ADU on a lot with an existing or proposed multistory multi-family dwelling: up to 18 feet in height with no transit-adjacency requirements.
- Attached ADU: up to 25 feet high or as high as the primary dwelling may be under the underlying zone, whichever is lower. Jurisdiction may still limit the ADU to two stories.
- **AB 976** (2023). Prohibits local agencies from imposing owner-occupancy requirements on any ADU regardless of when the ADU was permitted.

The proposed amendments would implement these bills and bring the City's regulations into compliance with State law.

In addition, the proposed amendments would go beyond the statutory minimum to be more permissive than State ADU Law, consistent with Government Code Section 65852.2(g). The amendments would expand where ADUs are permitted. ADUs are currently allowed on lots with a proposed or existing primary residence. The proposed Zoning Text Amendments would expand the definition of ADU in AMC Section 9-5.3805 "Accessory Dwelling Units" to allow multiple ADUs in the IH Overlay (explained further below). This is consistent with Government Code Section 65583, which requires jurisdictions to encourage the development of affordable ADUs. ADUs built in the IH Overlay District would be subject to affordability requirements.

Per HCD's guidance, local jurisdictions may adopt ADU regulations that apply to ADUs that do not meet State requirements for ministerial review. ADUs in the IH Overlay would not meet the State's specified requirements and therefore, the City has created a separate review process and associated standards for ADUs in the IH Overlay, as detailed in the following section. Although ADUs in the IH Overlay would be subject to their own ministerial review process using different objective development standards, they would still be subject to State law in procedural matters, such as the calculation of impact fees, the requirement to approve or deny applications within specified time frames, and the prohibition on using an ADU as a short-term rental.

Innovative Housing (IH) Overlay District

The IH Overlay District, as codified into AMC Section 9-5.3850 by the Zoning Text Amendments, would create a new housing typology in Antioch: cottage communities. Cottage communities are clusters of at least three small residential structures. These structures, or cottages, may consist of one-unit dwellings (like a small-footprint single-

family home) or two-unit dwellings (like a small-footprint duplex). Each unit within a cottage community would be considered an ADU, would be less than 1,200 sf, and would be required to have a kitchen and bathroom. Consistent with ADU law, cottages could utilize off-site construction methods or could be built on site. Figure 2 illustrates how a cottage community that meets the three-cottage minimum may range from three to six units depending on whether detached or attached ADUs are used.

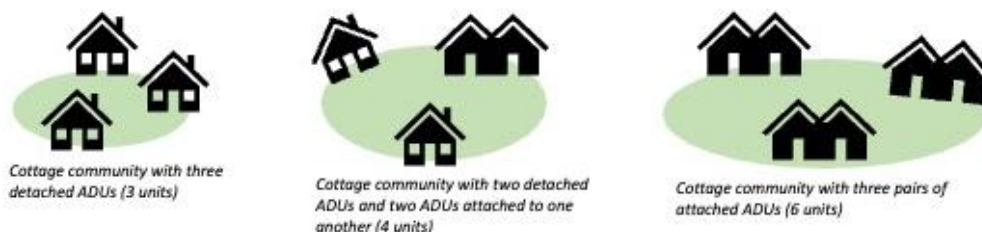


Figure 2. Cottage Community Configurations

Cottage communities would be permitted on the faith sites identified on the Zoning Map and listed in Table 2 of this report. The City of Antioch has created the cottage community typology to meet a number of objectives:

- Expand affordable housing development opportunities in new places while still being sensitive to the suburban context surrounding most faith institutions.
- Increase housing affordability by allowing creative housing types that may be built more quickly and cost effectively than traditional affordable housing units in apartment buildings.
- Comply with the State mandate (Government Code Section 65583(c)(7)) for jurisdictions to facilitate the development of ADUs that can be offered at an affordable rent.
- Create a streamlined entitlement path for a housing typology that is desired amongst Antioch residents, faith-based organizations, and affordable housing stakeholders.
- Serve as an example for other jurisdictions seeking affordable housing solutions, including those that may be interested in implementing SB 4 or exceeding statutory minimum on facilitating ADU development.
- Implement Housing Element Program 2.1.7 *Support Non-Profit Housing Sponsors*, which commits the City to working with Multi-Faith ACTION Coalition and Hope Solutions to rezone sites to allow housing on properties owned by religious institutions.

Cottage communities are considered their own category of residential facilities, separate from single-family or multiple-family dwellings. Detailed development regulations are proposed for cottage communities, as shown in the summary table below. Flexibility is built into key requirements to facilitate the development of deeply affordable units and to recognize the constrained shapes and small sizes of faith-owned land available for development. It is important to note that if an applicant were to propose a project that

does not comply with the by-right development standards, a Conditional Use Permit would be required and would be reviewed and acted on by the Planning Commission.

Development Standard	Regulation
Site Qualification	<p>Sites shown with the IH Overlay District on the Zoning Map are qualified for by-right development of infill housing in the form of ADUs and applicants may submit an application to the Planning Division for ministerial review.</p> <p>For sites outside of the IH Overlay District, a rezone to the IH Overlay District is required through City Council approval.</p>
Uses	<p>Cottage communities of multiple ADUs</p> <p>Accessory uses such as resident amenity areas or supportive services for permanent supportive housing would also be allowed</p>
Existing Uses Preserved	<p>Underlying/base zoning for overlay sites still applies</p> <p>Religious institutions may remain on site</p>
Affordability	<p>100% affordable housing (for households at or below 80% of AMI), except that:</p> <ul style="list-style-type: none"> Up to 20% of units <u>may</u> be moderate-income households (at or below 120% of AMI) and 5% of units <u>may</u> be reserved for staff of the religious institution that owns the property
Density Range	<p>By Right: up to 15 dwelling units per acre (based on site development area and not entire parcel acreage and with one ADU counting as one unit)</p> <p>Conditional Use Permit required for anything greater than 15 units/acre</p>
Height	<p>No more than two (2) stories (up to 18 ft), except that up to 25 ft allowed when the roof is pitched with at least a slope of 6 to 12 and all parts of the roof above 18 feet are pitched.</p>
Building Footprint	<p>Single cottages: Maximum 1,200 sq ft</p> <p>Duplex cottages: Maximum 2,400 sq ft</p>
Open Space	<p>Common open space required at a sliding scale ranging from 100-250 sq ft per unit as specified in §9-5.3850(F)(4), with certain exceptions.</p>

Development Standard	Regulation
	Developments greater than 10 units would provide at least one community amenity from a menu of six options (e.g., community garden, barbeque area).
Orientation	At least 50% of cottages abut open space. Communities with at least 15% of units affordable to extremely- or very low-income households may decrease this requirement to 40% of units.
Off-Street Parking	One space per unit Consistent with AB 1851, spaces may be shared between the religious institution and the residences for eligible projects, as codified in § 9-5.1704 "Parking Reductions."
Setbacks	The following setbacks would apply when the development site is adjacent to a property line. <ul style="list-style-type: none"> • Front: 15 ft on arterial and collector streets, 10 ft on local streets • Interior side: 5 ft • Street side (for corner lots): 15 ft on arterial and collector streets, 10 ft on local streets • Rear: 10 ft Setback requirements would not apply when development projects are internal to the parcel.
Architectural Standards	A cohesive architectural theme would be required across all cottages.
Other Site Design Standards	Requirements for pedestrian connectivity, building separation, and waste and recycling also apply.
Impact Fees	Consistent with California ADU Law, cottages under 750 sq ft would be exempt from development impact fees. Cottages that are 750 sq ft or more would be charged a fee proportional to a 1,940-square foot single-family home (i.e., the average home size in Antioch).
Fair Housing	Housing would be subject to State and federal fair housing requirements as applicable, including prohibitions on religion-based discrimination.
Review Process	Applications for cottage communities on qualified IH Overlay District sites shall be submitted to the Planning Division for ministerial processing and must include an application packet and design plans. Applications will be processed administratively by staff and reviewed for conformance with the development standards.

Table 1. Site Development Standards for the Innovative Housing (IH) Overlay District

Consistent with State legislation (SB 35, SB 330), the development criteria for cottage communities are written objectively to provide clear and straightforward design expectations and to make the application and approval process knowable and available to development applicants. Projects that comply with objective design standards are not subject to discretionary review.

Community-Driven Policy Development

Community feedback from the listening campaign has been directly incorporated in the development standards for cottage communities. Examples of this include:

- Requiring that projects be below-market-rate, affordable housing and prioritizing deeply affordable homes (i.e., providing more flexibility for projects with deeper affordability).
- Prioritizing the number of homes over other amenities while ensuring shared open spaces are used for building a sense of community (i.e., providing a smaller amount of required open space yet requiring amenities that will create touchpoints with neighbors, most of which were crowd-sourced from listening session attendees).
- Clarifying that homes will not be tied to religious practice (i.e., requiring compliance with Fair Housing laws as applicable).
- Removing barriers to development unique to faith institutions (i.e., allowing affordability covenants to be driven by development teams and their funding sources, allowing a small number of units to be reserved for staff of the religious institution, and allowing shared facilities with the faith institution for trash, parking, and recreation).
- Reducing governmental constraints to housing development (i.e., defining cottages as ADUs to ensure proportionality in impact fees and timely processing).
- Allowing “tiny homes” under 400 sq to allow greater options and a greater chance of more affordable units.

Zoning Map Amendment

As shown in Attachment D, there are thirty-three (33) parcels (representing 26 faith organizations) that are proposed to have the Innovative Housing (IH) Overlay designation. (If the City Council decides to remove Cornerstone Christian Center per the Planning Commission’s recommendation, then 31 parcels representing 25 faith organizations would be rezoned.) All sites are currently developed with faith institutions and have large parking lots or unused land that could accommodate residential uses in addition to the religious assembly use.

Out of Antioch’s approximately 48 faith institutions, the 26 sites were selected based on their ownership status, physical capacity to accommodate real estate development, and proximity to essential services. Most of the faith institutions that were not selected for the IH Overlay (64%) have lot sizes less than 0.5 acres and, consistent with Housing Element guidance related to affordable housing development feasibility, were considered too small for development. Many of these sites are in the Downtown area and do not have any

vacant or underutilized land. An additional five (5) sites ranging from 0.6 to 1 acre were also removed because, after an examination of their existing development, lot size, and parking configuration, they were also considered too small for development. The rest of the religious institutions were screened out because they are not owned by a faith institution or are located in industrial areas. As shown in Attachment E, most of the proposed IH Overlay sites are near schools, shopping centers, and bus stops, making them good locations for affordable housing.

In total, the 33 proposed IH Overlay parcels make up 90 acres of land, of which less than 15 percent is currently developed with buildings. The sites and their gross site acreage are shown in Table 2.

Map #	Faith Institution	Address	Accessor Parcel Number (APN)	Acreage
1	Cornerstone Christian Ctr.	E 18th St	51140034	2.6 acres
	Cornerstone Christian Ctr.	1715 E 18th St	51140008	1.1 acres
2	Grace Bible Fellowship	3415 Oakley Rd	51200065	9.2 acres
3	St. Johns Lutheran Church/ Antioch Christian Center	1360 E Tregallas Rd	52013015	2.4 acres
4	Antioch Seventh-day Adventist Church	2200 Country Hills Dr	55071105	4.7 acres
	Antioch Seventh-day Adventist Church	2200 Country Hills Dr	55071104	7.5 acres
5	Heritage Baptist	5200 Heidorn Ranch Rd	56130014	5.1 acres
6	Templo Santo Church	201 E 18th St	65164023	2.2 acres
7	Most Holy Rosary Catholic Church	1313 A St	65181018	1.6 acres
	Most Holy Rosary Catholic Church	1403 A St	65181014	0.9 acre
8	Jubilee Christian Center/ Pentecostal Holiness Church	11 Texas St	67283019	1 acre
9	Iglesia Ni Cristo	548 Texas St	67291026	1 acre
	Iglesia Ni Cristo	508 Texas St	67291046	0.1 acre
10	Wesleyan Church	2800 Sunset Ln	68161050	2.0 acres
11	Hillside Baptist Church	108 Hillside Rd	68181009	1.1 acres
	Hillside Baptist Church	108 Hillside Rd	68181010	1.2 acres
12	Antioch Family Church	330 Worrell Rd	68221068	1.3 acres
13	Kings Chapel of Antioch	320 Worrell Rd	68221069	2.6 acres
14	First Missionary Baptist Church	620 E Tregallas Rd	68251011	1.6 acres

15	The Landing Place (Acts Full Gospel East County) (formerly Salvation Army)	620 E Tregallas Rd	68251012	2.5 acres
16	Eastside Church of Christ	1020 E Tregallas Rd	68351003	3.6 acres
17	First Christian Church	2725 Minta Ln	71024013	1.2 acres
18	New Life Free Will Baptist/ Rivertown Community Church	11 Worrell Rd	71071021	0.8 acre
19	Antioch United Methodist Church on the Rock	50 Walton Ln	71080009	2.9 acres
20	First Family Church	3195 Contra Loma Blvd	71130026	4.3 acres
	First Family Church	3195 Contra Loma Blvd	71241001	2.0 acres
	First Family Church	3195 Contra Loma Blvd	71234001	0.7 acre
21	St. Ignatius of Antioch Church	3351 Contra Loma Blvd	71370026	8.0 acres
22	Palabra de Dios	501 Auto Center Dr	74130080	3.3 acres
23	Iglesia Nueva Esperanza/ Antioch Covenant Church	1919 Buchanan Rd	76231007	3.2 acres
24	The Church of Jesus Christ of Latter-day Saints	3015 Rio Grande Dr	76310001	4.3 acres
25	Journey Church	1200 Putnam St	76310003	3 acres
26	Antioch Church Family	55 E 18th St	65183036	1 acre

Table 2. List of Sites Proposed to have IH Overlay Designation

Most of the proposed IH Overlay sites are zoned R-6, which allows for the development of one single-family home on its own lot. The application of the IH Overlay would greatly increase the development potential on these sites.

Six sites (St. Ignatius of Antioch Church, Heritage Baptist, First Family Church, The Landing Place, Grace Bible Fellowship, and Iglesia Nueva Esperanza) are also identified in the Housing Element. These six sites could develop higher-density housing based on their Housing Element rezoning and in compliance with the City's Multi-Family Residential Objective Design Standards, or they could develop cottage communities under the proposed IH Overlay standards. Furthermore, any sites that qualify for streamlining under SB 4 could also use State law to develop traditional multi-family residences through the SB 4 ministerial process.

ATTACHMENTS

- A. ADU and IH Overlay Zoning Text Amendment Ordinance
Exhibit 1: Zoning Text Amendments
- B. IH Overlay Zoning Map Amendment Ordinance – Option 1 Without Cornerstone
Christian Center
Exhibit 1: Sites for Amended Zoning Map
- C. IH Overlay Zoning Map Amendment Ordinance – Option 2 With Cornerstone
Christian Center
Exhibit 1: Sites for Amended Zoning Map
- D. District Sites Map
- E. District Sites with Key Services
- F. Draft Meeting Minutes from the October 18, 2023 Planning Commission Meeting

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
TO AMEND TITLE 9 CHAPTER 5 OF THE MUNICIPAL CODE TO IMPLEMENT
STATE LEGISLATION REGARDING ACCESSORY DWELLING UNITS AND TO
PERMIT MULTIPLE ACCESSORY DWELLING UNITS IN THE INNOVATIVE
HOUSING (IH) OVERLAY DISTRICT
(LA2023-0003)**

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

The proposed amendments to the City's Municipal Code are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15282(h), which statutorily exempts the adoption of Accessory Dwelling Unit ordinances. Furthermore, the amendments are not considered a project under CEQA under the common sense exemption (CEQA Guidelines §15061(b)(3)) because the proposed amendments will not have a direct or reasonably foreseeable indirect physical change or effect on the environment.

SECTION 2:

At its regular meeting of October 18, 2023, the Planning Commission adopted Resolution 2023-29 recommending that the City Council adopt an ordinance amending sections of Title 9 Chapter 5 of the Antioch Municipal Code.

SECTION 3:

The City Council finds that adoption of this Ordinance would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, as the proposed Ordinance will comply with, implement, and adopt State Accessory Dwelling Unit Law.

SECTION 4:

The City Council has reviewed, considered, and evaluated all of the information prior to acting upon the Ordinance and finds that the Zoning Text Amendments will:

1. Implement State Accessory Dwelling Unit Law.
2. Implement the policies in the Housing Element and comply with State requirements, including the mandate to incentivize and promote the creation of Accessory Dwelling Units that can be offered at affordable rents (Gov. Code Section 65583).
3. Support implementation of Housing Element Programs and the required regional housing allocation of 3,016 housing units, including below-market rate units affordable to a range of income levels, and to affirmatively further fair housing in Antioch.

ATTACHMENT A

4. Conform with the General Plan and support Housing Element policies that support housing at a range of household income levels.

SECTION 5:

The Zoning Text Amendments shown in Exhibit 1, attached hereto, amend the following sections of Title 9 "Planning and Zoning" of the Antioch Municipal Code: Section 9-5.203 "Definitions," Section 9-5.301 "Districts Established And Defined," Section 9-5.601 "Height, Area & Setback Regulations For Primary Structure," Section 9-5.701 "Purpose and Applicability," Section 9-5.702 "Procedures," Section 9-5.1702 "Basic Requirements," Section 9-5.1703.1 "Off-Street Parking Requirements By Use," Section 9-5.1704 "Parking Requirements," Section 9-5.3801 "Summary Of Zoning Districts," Section 9-5.3803 "Table Of Land Use Regulations," Section 9-5.3805 "Accessory Dwelling Units," and 9-5.3850 "Innovative Housing Overlay District."

SECTION 6: Severability.

If any section, subsection, provision or part of this ordinance, or its application to any person or circumstance, is held to be unconstitutional or otherwise invalid, the remainder of this ordinance, and the application of such provision to other person or circumstances, shall not be affected thereby and shall remain in full force and effect and, to that end, the provisions of this ordinance are severable.

SECTION 7: Publication; Effective Date

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch, held on the 14th day of November 2023, and passed and adopted at a regular meeting thereof, held on the ____ day of ____ 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

LAMAR A. THORPE
MAYOR OF THE CITY OF ANTIOCH

ATTEST:

ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH

EXHIBIT 1

ZONING TEXT AMENDMENTS: ACCESSORY DWELLING UNITS AND INNOVATIVE HOUSING OVERLAY

§ 9-5.203 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ACCESSORY DWELLING UNIT (ADU). An attached or detached residential dwelling that provides complete independent living facilities for one or more persons and is either 1) located on a lot with a proposed or existing primary residence, or 2) located in the IH Overlay District. An accessory dwelling unit also includes the following:

(a) An efficiency unit, as defined by California Health and Safety Code Section 17958.1; and

(b) A manufactured home, as defined by California Health and Safety Code Section 18007.

ACCESSORY STRUCTURE. See “building, accessory.”

ACCESSORY USE. See “use, accessory.”

AFFORDABLE HOUSING. Ownership or rental housing that is restricted by recorded document to provide the housing at an affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or an affordable rent, as defined in Section 50053 of the California Health and Safety Code, as applicable.

AREA MEDIAN INCOME or AMI. The midpoint of a region's income distribution, meaning that half of the households in a region earn more than the median and half earn less than the median. As used in this Code, AMI refers to the median income for Contra Costa County, which is part of the Oakland Metropolitan Statistical Area.

ASSEMBLY USE. See “use, assembly.”

ASSUMED HOUSEHOLD SIZE. Generally, a household of one person in a studio apartment, two persons in a one-bedroom unit, three persons in a two bedroom unit, and one additional person for each additional bedroom thereafter. However, the assumed household size is subject to the requirements of different funding sources and may differ accordingly.

...

EFFICIENCY KITCHEN means a kitchen that includes each of the following:

- (a) A cooking facility with appliances.
- (b) A food preparation counter or counters that total at least 15 square feet in area.
- (c) Food storage cabinets that total at least 30 square feet of shelf space.

...

HOUSEHOLD, EXTREMELY LOW INCOME. Persons and households whose income does not exceed 30% of the area median income, adjusted for household size and revised annually.

HOUSEHOLD, LOW INCOME. Persons and ~~families~~ households whose income does not exceed 80% of the area median income, adjusted for ~~family~~ household size and revised annually.

HOUSEHOLD, MODERATE INCOME. Persons and households whose income does not exceed 120% of the area median income, adjusted for household size and revised annually.

HOUSEHOLD, VERY LOW INCOME. Persons and ~~families~~ households whose income does not exceed 50% of the area median income, adjusted for ~~family~~ household size and revised annually.

...

JUNIOR ACCESSORY DWELLING UNIT (JADU). A residential unit that satisfies all of the following:

- (a) Is no more than 500 square feet in size.
- (b) Is contained entirely within an existing or proposed single-family structure. An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family structure.
- (c) Includes its own separate sanitation facilities, or shares sanitation facilities with the existing or proposed single-family structure.
- (d) If the unit does not include its own separate bathroom, then it contains an interior entrance to the main living area of the existing or proposed single-family structure in addition to an exterior entrance that is separate from the main entrance to the primary dwelling.

(e) Includes an efficiency kitchen.

...

KITCHEN. Any room or space within a building designed to be used or maintained for the cooking and/or preparation of food. Kitchens shall contain at least 15 square feet of food preparation counter space, 30 square feet of food storage space, a sink, a refrigerator, and either a cooktop and oven or a range.

...

RELIGIOUS INSTITUTION. An organization owned, controlled, and operated and maintained by a bona fide church, religious denomination, or religious organization composed of multid denominational members of the same well-recognized religion, lawfully operating as a nonprofit religious corporation pursuant to Part 5 (commencing with Section 9110), or as a corporation sole pursuant to Part 6 (commencing with Section 10000), of Division 2 of Title 1 of the California Corporations Code.

...

USE. The purpose for which land or premises, or a building thereon, is designed, arranged, intended, occupied or maintained.

USE, ACCESSORY. A use incidental to the principal use of a lot or of a building located on the same lot.

USE, ASSEMBLY. Land or premises used to facilitate people coming together for a common purpose. Examples of assembly uses include religious assembly (i.e., houses of worship) and public assembly (e.g., entertainment, education).

ARTICLE 3: ESTABLISHMENT OF DISTRICTS

§ 9-5.301 DISTRICTS ESTABLISHED AND DEFINED.

(A) *RE Rural Estate Residential District.*

(1) This district is consistent with the General Plan Designation of Estate Residential, allowing up to one dwelling units per gross developable acre according to divisions (a) through (c), as well as within any Focused Planning Area designated by the General Plan that permits residential development allowing up to one dwelling unit per gross developable acre.

(a) A gross developable acre equals 43,560 square feet, exclusive of public and private rights-of-way existing at the time a development application for the subject property is deemed complete.

(b) New public or private rights-of-way to be created as part of the proposed development are counted as part of the gross developable acreage of the site.

(c) Where a park or school site is to be dedicated as part of a proposed application, the land subject to such dedication may be counted as part of the gross developable acreage of the site, and subsequently yield development density to the proposed project, only if there is no further compensation for the site.

(2) This district establishes areas for single-family homes on lots that average one-half acre or larger on land that is relatively uneven and constrained by geologic formations, a lack of urban services and unique environmental constraints. Where natural features dictate, clustering of units is appropriate.

(B) *RR Rural Residential District.* This district is consistent with the General Plan Designation of Estate Residential allowing up to one dwelling units per gross developable acre, as well as with any Focused Planning Area designated by the General Plan that permits residential development, allowing up to one unit per gross developable acre, allowing large custom-built homes on large lots. Typical lot sizes should conform to a minimum of one unit per half acre lot. Lot size and dimensions will depend on topography and surrounding land uses. The district provides areas in close proximity to urban services which may incorporate many characteristics of residential development on the urban fringe including deep front yards, maintenance of existing grade and vegetation.

(C) *R-4, R-6 Single-Family Residential Districts.* These districts are the standard single-family zones allowing a maximum of four (R-4 District) or six (R-6 District) dwelling units per gross acre respectively. The districts are consistent with the Low Density Residential General Plan Designation, of two to four dwelling units per gross developable acre, and with the Medium-Low Density Residential General Plan Designation of four to six dwelling units per gross developable acre. The R-4 district is also consistent with any Focused Planning Area designated by the General Plan

permitting single family residential development up to four dwelling units per gross developable acre. The R-6 district is also consistent with any Focused Planning Area designated by the General Plan permitting single family residential development up to six dwelling units per gross developable acre.

(D) *R-10 Medium Density Residential District.* This district allows residential densities for attached single-family and multiple-family units. This district is consistent with the Medium Density Residential General Plan Designation which allows six to 10 dwelling units per gross developable acre. Typical development would include attached and/or cluster-type, ownership, oriented units including some with private yards and common recreation areas.

(E) *R-20 Medium Density Residential District.* These districts allow multiple-family densities up to 20 dwelling units per gross developable acre respectively. The districts are consistent with the High Density Residential General Plan Designation of up to 35 dwelling units per gross developable acre and with any Focused Planning Area designated by the General Plan. Higher densities may be allowed where measurable community benefit is to be derived such as the provision of senior housing or low to moderate income housing units as specified within this chapter and pursuant to applicable requirements of state law.

(F) *R-25 High Density Residential District.* This district allows multiple-family development at a minimum density of 20 and a maximum density of 25 dwelling units per gross acre. This district is consistent with the High Density Residential General Plan Designation of up to 35 dwelling units per gross developable acre and with any Focused Planning Area designated by the General Plan. Higher densities may be allowed where measurable community benefit is to be derived, such as the provision of senior housing or low or moderate income housing units as specified in this chapter and pursuant to applicable requirements of state law. Typical development would include multiple-family dwellings on sites that create an attractive and high-quality living environment and include amenities such as usable open space.

(G) *R-35 High Density Residential District.* This district allows multiple-family development at a minimum of 25 and maximum of 35 dwelling units per gross acre. This district is consistent with the High Density Residential General Plan Designation of up to 35 dwelling units per gross developable acre and with any Focused Planning Area designated by the General Plan. Higher densities may be allowed where measurable community benefit is to be derived, such as the provision of senior housing or low to moderate income housing units as specified in this chapter and pursuant to applicable requirements of state law. Typical development would include multiple-family dwellings on sites that create an attractive and high-quality living environment and include amenities such as usable open space.

(H) *C-0 Professional Office District.* This district allows development of business office centers and institutional or professional buildings. This district is consistent with the Office, Neighborhood/Community Commercial, Regional Commercial, and Transit-

Oriented Development General Plan Designations, as well as with Focused Planning Areas permitting professional office uses.

(I) *C-1 Convenience Commercial District.* This district usually occupies one to four acres of area and contains a mix of retail uses that provide goods and services to the immediate residential neighborhood area. These uses typically have a service area of a one-mile radius or less.

(J) *C-2 Neighborhood/Community Commercial District.* This district allows limited commercial offices, retail stores and service establishments which are compatible with, and dependent upon residential developments. The neighborhood district may typically occupy four to 10 acres of area and be located at appropriate arterial and/or collector street intersections. The primary purpose of the Neighborhood Commercial District is to provide for the sale of convenience goods, food, drugs, sundries and personal necessities. It meets the daily needs of the neighborhood area of a one to three mile radius. Usually one supermarket is the primary anchor. The Community Commercial District provides for both neighborhood uses and adds a junior department store, large variety store, or discount store as an anchor. This district may occupy 10 acres or more and serves residents within three to five miles. This district is consistent with the Neighborhood/Community Commercial and Transit-Oriented Development General Plan Designations, as well as with Focused Planning Areas permitting commercial land use types.

(K) *C-3 Regional Commercial District.* This district provides for retail and service commercial uses of a regional nature, including those in and adjacent to large centers with one or more full-time department stores with a typical minimum of 75,000 square feet of floor area. Regional commercial uses typically serve a population residing within an eight to 20-mile radius and occupy 30 to 50 acres or more. This district also provides for highway or travel-oriented functions along freeways, major thoroughfares, and major roadways. This district is consistent with the Regional Commercial, and Transit-Oriented Development General Plan Designations, as well as with Somersville Road Corridor Focused Planning Area and other Focused Planning Areas permitting the types of commercial uses intended for this district.

(L) *M-1 Light Industrial District.* This district allows light industrial uses and excludes those heavy industrial uses with potentially hazardous or negative effects. This district is consistent with the Business Park, Light Industrial, and Rail-Served Industrial General Plan Designations, as well as with the Eastern Waterfront, SR-4/SR-160 Business Park, and East Lone Tree Focused Planning Areas. Uses include the fabrication, assembly, processing, treatment, or packaging of finished parts or products from previously prepared materials typically within an enclosed building.

(M) *M-2 Heavy Industrial District.* This district allows heavy industrial uses which may generate adverse impacts on health or safety. This zone applies primarily to existing heavy industrial uses. The district is consistent with the General and Rail-Served Industrial General Plan Designations. Uses include production of and extraction of metals or chemical products from raw materials, steel works and finishing mills,

chemical or fertilizer plants, petroleum and gas refiners, paper mills, lumber mills, asphalt, concrete and hot mix batch plants, power generation plants, glassworks, textile mills, concrete products manufacturing and similar uses.

(N) *PBC Planned Business Center*. This district provides sites in landscaped settings for office centers, research and development facilities, limited industrial activities (including production and assembly, but no raw materials processing or bulk handling), limited warehouse type retail and commercial activities, and small-scale warehousing distribution. Individual business centers would have a common architectural and landscape treatment, while architectural variation is encouraged between centers. The district is consistent with the Business Park and Light Industrial General Plan Designations, as well as with the Somersville Road Corridor, Eastern Waterfront, SR-4/SR-160 Business Park, and East Lone Tree Focused Planning Areas.

(O) *T Manufactured Housing Combining District*. This combining zone provides a district designation which shall be applied to land uses such as manufactured housing or trailer park uses, establish rules and regulations by which the city may regulate standards of lot, yard, and park area, landscaping, walls or enclosures, signs, access, and vehicle parking in relation to mobile home or trailer parks pursuant to the powers granted to the city under the California Health and Safety Code, and name the Commission as its agent for executing the provisions of this section. The provisions of this section shall apply to travel trailer parks, recreational trailer parks, and temporary trailer parks or tent camps, unless specifically exempted by Cal. Health and Safety Code Part 2 of Division 13 or by the provisions of this chapter. This combining zone is consistent with all principal zones to which it is attached.

(P) *P-D Planned Development District*. This district accommodates various types of development, such as neighborhood and district shopping centers, professional and administrative offices multiple housing developments, single-family residential developments, commercial service centers, and industrial parks, or any other use or combination of uses which are appropriately a part of a planned development. This district is intended to enable and encourage flexibility in the design and development of land so as to promote its most appropriate use; to allow diversification in the relationship of various uses, structures, and space; to facilitate the adequate and economical provision of streets and utilities; to preserve the natural and scenic qualities of open space; to offer recreational opportunities convenient to residents to enhance the appearance of neighborhoods through the preservation of natural green spaces; and to counteract the effects of urban congestion and monotony. The minimum area required for the establishment of a residential Planned Development shall be three contiguous acres of land and the minimum area for an exclusively non-residential Planned Development shall be one contiguous acre of land.

(Q) *HPD Hillside Planned Development District*. This district is similar to the Planned Development District. The purpose of this zone is to assure the preservation of the predominant hillsides, ridges, ridgelines, and other natural features and land forms by promoting a more harmonious visual and functional relationship between the existing natural environment and the needs of a growing community.

(R) *OS Open Space/Public Use District.* This district allows undeveloped public open space and areas for public use where shown on the General Plan and in Specific Plans. This zone also can apply to public utility easements for electrical lines, gas lines and canals to prevent encroachment by urban development. This district is consistent with the Public/Institutional and Open Space General Plan Designations, as well as within Focused Planning Areas.

(S) *MCR Mixed Commercial/Residential District.* This district allows retail, office, and residential uses to exist in a compatible manner through the use of special design standards. The intent is to allow uses that do not contribute to the furthering of a commercial strip pattern. This district is compatible with the Transit-Oriented Development, General Plan Designation, as well as with Focused Planning Areas that permit mixed use development.

(T) *DSP Downtown Specific Plan District.* This district applies to the area contained within the Downtown Specific Plan planning area, adopted by the City Council on February 13, 2018, as amended. Properties with this designation are subject to the land use regulations, development standards, and other policies contained within the Downtown Specific Plan. For general matters not specifically addressed in the Downtown Specific Plan, this code shall apply.

(U) *WF Urban Waterfront District.* This district applies specifically to the Rivertown/Urban Waterfront and Eastern Employment Area Focused Planning Areas shown on the General Plan. Uses could include a mix of commercial and industrial uses generally restricted to those which are thematically compatible with a waterfront setting. Water related uses include marinas, and boat sales, and maintenance in conjunction with a marina and compatible public uses. This district is consistent with the Urban Waterfront General Plan Designation. Retail uses could include restaurants commercial, recreation, and other water oriented uses. Public open space, walkways and other elements are also allowed to provide access to the river.

(V) *H Hospital/Medical Center Overlay District.* This overlay district is intended to protect the Delta Memorial Medical Center area of influence from potentially incompatible land uses to and allow for the expansion of medical services. Compatible uses include medical offices, medical supply and retail sales, laboratories and medical related housing (short and long term care). This overlay zone is consistent with the Delta Memorial Medical Center General Plan Overlay Designation.

(W) *MUMF Mixed Use Medical Facility District.* This district accommodates medical office buildings, hospitals/acute care facilities, ancillary medical and other complementary uses including professional office, retail (as support to the medical facilities, such as restaurants, convenience shops, and the like) residential (including congregate or convalescent care), parking structures and helicopter pads. Non-medical uses are not permitted unless they are compatible with medical uses, but are otherwise not required with medical uses. The minimum area required for the establishment of a Mixed-Use Medical Facility District shall be one contiguous acre of land.

(X) *SH Senior Housing Overlay District.*

(1) This overlay district provides additional densities beyond the minimum required by state law for senior housing projects that include increased percentages for elderly and/or affordable units.

(2) The Senior Housing Overlay District may be combined with any residential zoning district. The senior housing density bonus applies to housing developments consisting of five or more dwelling units.

(3) The Senior Housing Overlay District applies only to projects zoned with the overlay district prior to the effective date of this section.

(Y) *S Study District.* This district is intended as an interim designation which is utilized until all necessary detailed land use studies are completed for a given area. This district is most appropriately applied to properties at the time that they are prezoned prior to annexation by the city.

(Z) *SP Specific Plan District.* This district is intended to provide a base designation to further implement the goals, objectives, and policies of the General Plan with respect to specific areas and uses which, because of their unique character, require a more comprehensive and intense evaluation and planning effort. This district will apply to individual parcel(s) only after the adoption of a specific plan by the City Council, pursuant to Government Code § 65450 *et seq.* Within the SP zoning district, permitted uses and development standards shall be as specified in the adopted Specific Plan.

(AA) *TOD Transit-Oriented Development District.* This district is intended to provide for a mix of high-density uses that are oriented toward rail or bus transit stations within and adjacent to the city. This district thus accommodates development of an integrated mix of residential, commercial, and employment-generating uses as appropriate in both horizontal mixed-use (different types of uses located in adjacent buildings) and vertical mixed-use (different types of uses within the same building) patterns.

(BB) *RRMP Roddy Ranch Master Plan District.* This zoning designation applies to the Roddy Ranch Focus Area, as described and defined in the General Plan. This district accommodates various types of development, consistent with the General Plan, including residential, neighborhood and district shopping centers, visitor serving commercial uses as well as significant open space and recreational uses. This district is intended to enable and encourage flexibility in the design and development of the land, pursuant to a discretionary non-legislative final development plan prepared according to the regulatory zoning requirements described in this article, so as to promote its most appropriate use in the context of Roddy Ranch's unique natural qualities and existing recreational uses.

(CC) *ES Emergency Shelter Overlay District.* This overlay district provides sites suitable for the development of emergency shelters. It allows emergency shelters by right when they are developed in accordance with a set of standards and requirements.

The allowance for emergency shelters supersedes any land use regulation for shelters of the base zone; otherwise, all regulations of the base zone apply.

(DD) *CB Cannabis Business Overlay District*. This overlay district provides sites suitable for the establishment of a cannabis business when compatible with the underlying zoning designation and upon approval by the City Council.

(EE) *CIH Commercial Infill Housing Overlay District*. This overlay district provides sites suitable for the development of high-quality medium-and high- density residential mixed- use projects on infill sites in commercial areas of the city when compatible with the Commercial Infill Housing description in the Land Use Element of the Antioch General Plan. This overlay district allows residential development at a minimum of 12 dwelling units per gross acre. This overlay district is consistent with the Commercial Infill Housing General Plan description.

(FF) *IH Innovative Housing Overlay District*. This overlay district facilitates affordable housing development on sites currently developed with religious assembly uses.

ARTICLE 6: HEIGHT AND AREA REGULATIONS AND TABLE

§ 9-5.601 HEIGHT AND AREA REGULATIONS.

The following chart and text are adopted as the city's basic height and area regulations. First find the appropriate zoning district on the left hand side of the table. Read across the chart opposite the specific zone in question and the height or area requirement for that zone, or a letter, will appear in the appropriate column. If a letter appears in any cell, it refers to the, requirement listed in the footnotes following the table.

Table 9-5.601 Height, Area & Setback Regulations for Primary Structure

Table 9-5.601 Height, Area & Setback Regulations for Primary Structure

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE											
Zone	Maxim um Height Feet ^b	Minimum Building Site Sq. Ft.	Minimum Lot Width in Feet		Maximu m Lot Coverage	Minimum Density Allowed (Units per Gross Developable Acre)	Maximum Density Allowed Units Per Gross Developable Acre ^d	Front Yard Minimum , ^{ak}	Minimum Side Yard Required in Feet ^e		Minimum Rear Yard Required in Feet
			Corner	Interior					Corner	Interior	
RE	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
RR	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
CIH	IN COMPLIANCE WITH THE COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS DOCUMENT.										
IH	<u>IN COMPLIANCE WITH THE INNOVATIVE HOUSING OVERLAY DISTRICT OBJECTIVE STANDARDS IN §9-5.3850.</u>										
R-4	35	6,000	65	60	40%	NA	4 du/acre	f	f	5 ft.	20 ft.
R-6	35	6,000	65	60	40%	NA	6 du/acre	f	f	5 ft.	20 ft.
R-10	45	6,000	65	60	40%	NA	10 du/acre	f	f	5 ft.	10 ft.
R-20	45	20,000	70	70	40%	NA	20 du/acre	f	f	5 ft.	10 ft.
R-25	45	20,000	70	70	50%	20 du/acre	25 du/acre	f	f	5 ft.	10 ft. ^m
R-35	45	20,000	70	70	50%	25 du/acre	35 du/acre	f	f	5 ft.	10 ft. ^m
PBC	35	20,000	65	60	35%	NA	0	f	f	0 ft.	0 ft.
C-0	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
C-1	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE											
Zone	Maximum Height Feet ^b	Minimum Building Site Sq. Ft.	Minimum Lot Width in Feet		Maximum Lot Coverage	Minimum Density Allowed (Units per Gross Developable Acre)	Maximum Density Allowed Units Per Gross Developable Acre ^d	Front Yard Minimum	Minimum Side Yard Required in Feet ^e		Minimum Rear Yard Required in Feet
			Corner	Interior					Corner	Interior	
C-2	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
C-3	70	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
MCR ^j	45	6,500	65	60	50%	NA	20 du/acre	f	f	5 ft.	10 ft.
RTC ^j	50	2,500	25 ^g	25 ^g	100%	NA	20 ^h	0 ⁱ	0 ⁱ	0 ft.	0 ft.
RTR- 10	45	3,500	45	45	50%	NA	12	15	10	5 ft.	15 ft.
RTR- 20	45	20,000	100	100	50%	NA	20	15	10	5 ft.	10 ft.
WF	45	6,500	60	60	60%	NA	0	0	0	0 ft.	0 ft.
M-1	45	40,000	100	100	50%	NA	0	f	f	0 ft.	0 ft.
M-2	70	40,000	100	100	50%	NA	0	f	f	0 ft.	0 ft.
HPD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
PD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
RRMP	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS IN A MANNER CONSISTENT WITH ARTICLE 41 OF THE MUNICIPAL CODE										
TOD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
H	70	SAME AS C-0 ZONE ^k									

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE											
Zone	Maximum Height Feet ^b	Minimum Building Site Sq. Ft.	Minimum Lot Width in Feet		Maximum Lot Coverage	Minimum Density Allowed (Units per Gross Developable Acre)	Maximum Density Allowed Units Per Gross Developable Acre ^d	Front Yard Minimum	Minimum Side Yard Required in Feet ^e		Minimum Rear Yard Required in Feet
			Corner	Interior					Corner	Interior	
OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
SH	SAME AS UNDERLYING BASE ZONE										
T	SAME AS UNDERLYING BASE ZONE										

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE

- ^a Where 40% or more of the frontage (excluding reversed frontage lots) in a block has been improved with buildings, the minimum required front yard for main buildings shall be the average of the improved lots if less than the front yard requirements, but not less than six feet from the property line.
- ^b Height shall mean the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the structure, excluding below ground basements, to the topmost point of the roof. Exceptions to the specified height limitation shall include the spires, belfries, cupolas and domes of churches, monuments, water towers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, chimneys, smokestacks, flag poles, radio towers, excluding wireless communications facilities subject to § 9-5.3846, equipment penthouses encompassing less than 20% of total roof area and less than eight feet in height, and parapets less than 30 inches in height, unless otherwise governed by this chapter.
- ^c Minimum lot area in all zones shall not apply to the condominium parcelization of a larger project where land is being divided for individual building envelopes.
- ^d Maximum density allowed is defined in the city General Plan as per the maximum developable gross acreage definition found in this chapter.
- ^e For at least 25% of the lots in a given subdivision, one side yard of an interior lot shall be 10 feet in width and the other side yard can be five feet. The 10- foot side yard area shall remain as unrestricted open area. This shall also apply to all two-story single-family residential lots. On any parcel of land of an average width of less than 50 feet, which parcel was under one ownership or is shown as a lot on any subdivision map filed in the office of the County Recorder prior to April 11, 1950, when the owner thereof owns no adjoining land, the width of each side yard may be reduced to 10% of the width of such parcel, but in no case to less than three feet.
- ^f Front yard and street side setbacks shall be reserved for landscaping only, excluding access and egress driveways and shall be determined on a graduated scale based upon type of street and land use as follows:
- (1) Non-residential uses.
 - Arterial street: minimum 30-foot setback with 30-foot landscaping on all frontages.
 - Collector street: minimum 25-foot setback with 25-foot landscaping.
 - Local street: minimum 20-foot setback with 20-foot landscaping.
 - (2) Single-family detached and two-family dwelling uses.
 - Arterial street: minimum 30-foot setback with 30-foot landscaping on all frontages.
 - Collector street: minimum 25-foot setback and landscaping for front yard and 10-foot street side yard setback with landscaping
 - Local street: minimum 20-foot front yard setback with 20 foot of landscaping and 10-foot street side yard setback with landscaping.
 - (3) Multi-family dwelling uses.
 - Arterial street: minimum 15-foot setback with 15-foot landscaping on all frontages.
 - Collector street: minimum 15-foot setback with 15-foot landscaping.
 - Local street: minimum 10-foot setback with 10-foot landscaping.
- ^g New construction with frontage in excess of the minimum lot width shall reflect the pattern of building widths in facade design.

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE

^h	<p>Within the area bounded by the Burlington Northern Santa Fe Railroad, “I” Street, Second Street, and “E” Street, residential density may be increased to 45 dwelling units per acre provided:</p> <ul style="list-style-type: none">(1) The residential use is part of a mixed-use development with the entire first floor devoted to commercial use;(2) The proposed development provides public amenities as described in § 4 (relating to residential use in RTC); and(3) The project has received use permit approval from the Planning Commission.
ⁱ	<p>Buildings in the RTC district shall be placed on the property line except for:</p> <ul style="list-style-type: none">(1) Setbacks to accommodate outdoor dining and plazas, provided that such setbacks do not exceed a depth of one-third of the lot depth;(2) Courtyards, promenades, and plazas located on any portion of the site; and(3) Where a setback is necessary to maintain the uniform setback of building facades.
^j	<p>The first floor of a building shall extend from property line to property line except:</p> <ul style="list-style-type: none">(1) In setback areas for outdoor dining, plazas; and(2) For required vehicular or pedestrian access.
^k	<p>Notwithstanding any other provisions of this chapter for yard requirements, in any residential district the front of any garage shall be not less than 20 feet from the exterior property line on which such garage faces.</p>
^l	<p>For projects that consist of attached single-family dwellings (townhomes), in which each dwelling occupies its own lots, the minimum lot area is 1,800 square feet and the minimum required interior side setback is zero.</p>
^m	<p>Where a multi-family dwelling abuts a lot that is zoned RR, RE, R4 or R6, a minimum rear yard of 20 feet shall be provided.</p>

ARTICLE 7: MULTI-FAMILY RESIDENTIAL OBJECTIVE DESIGN STANDARDS

§ 9-5.701 PURPOSE AND APPLICABILITY.

Multi-family Residential Objective Design Standards apply to residential mixed use and multiple-family dwellings in any district in which they are permitted or conditionally permitted, except for projects in the CIH Overlay, which are subject to § 9-5.3848 Commercial Infill Housing Overlay District regulations, and cottage communities in the IH Overlay, which are subject to § 9-5.3850 Innovative Housing Overlay District regulations. Multi-family Residential Objective Design Standards shall be adopted by resolution and may be amended from time to time. The purpose of these regulations is to promote high-quality design and provide a pleasant residential environment within the context of higher-density development; ensure the provision of amenities for residents of multi-family developments; foster pedestrian access; and create visually attractive street frontages that offer architectural and landscape interest.

§ 9-5.702 PROCEDURES.

The Planning Commission may allow modifications to the dimensional requirements, design standards, and other requirements of the Multi-family Residential Objective Design Standards and IH Overlay District regulations when so doing is consistent with the purposes of the General Plan and the district and would, because of practical difficulties, topography, and similar physical conditions, result in better design, environmental protection, and land use planning. The Zoning Administrator may review and approve modifications that are requested because a lot is substandard. All other modifications shall require Planning Commission approval. All modifications under this section shall be processed as use permits pursuant to the procedures of Article 27 of this Code.

(A) Required findings for approval. In addition to any findings required by § 9-5.2703 of this Code, the Administrator or the Planning Commission may only approve a modification to the requirements of this article based on the following findings:

- (1) The project is consistent with the General Plan and any applicable area or specific plan.
- (2) The modification meets the intent and purpose of the applicable zone district and is in substantial compliance with the district regulations.
- (3) The modification is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance including the architectural or historical significance of the structure, and building or site features that will demonstrably reduce use of nonrenewable energy resources or greenhouse gas emissions.
- (4) There are no alternatives to the requested modification that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public.

(5) The granting of the requested modification will not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of this chapter.

(6) If the modification is requested because it will result in superior or more sustainable design, the review authority must also make the following findings:

(a) The proposed design is of superior quality or is intended to incorporate features that would demonstrably reduce use of nonrenewable energy resources or greenhouse gas emissions;

(b) The structure is an existing residential building and the alteration or addition is intended to increase the habitability and function of the structure, is compatible with the existing neighborhood character, will not substantially interfere with the privacy, sunlight, or air available to neighboring residential uses; and

(c) The proposed design has been reviewed and approved pursuant to Article 26: Design Review Duties and Responsibilities, of this chapter.

(B) Conditions of approval. In approving a modification, the Planning Commission may impose reasonable conditions deemed necessary to:

(1) Ensure that the proposal conforms in all significant respects with the General Plan and with any other applicable plans or policies adopted by the City Council;

(2) Achieve the general purposes of this chapter or the specific purposes of the zoning district in which the project is located;

(3) Achieve the findings for a modification granted; or

(4) Mitigate any potentially significant impacts identified as a result of review conducted in compliance with the California Environmental Quality Act.

(C) Appeals, expiration, extensions, and modifications.

(1) Appeals. The applicant or any other aggrieved party may appeal a decision on a modification in the same manner as a use permit as provided for in Article 27, Design Review, Use Permits, Administrative Use Permits and Variances.

(2) Expiration, extensions, and modifications. Modifications granted under this chapter are effective and may only be extended or modified as provided for in Article 27.

(D) Applicability. These procedures are not applicable to a project that is entitled to a density bonus concession or waiver pursuant to Article 34, Senior Housing Overlay District, or Article 35, Density Bonus Program, of this Code and may not be used to approve an increase in maximum density or reduction in required parking or to approve a use that is not permitted on the site proposed for development.

ARTICLE 17: PARKING REQUIREMENTS

§ 9-5.1701 PURPOSE.

The specific purposes of the off-street parking and loading regulations are to:

(A) Ensure that off-street parking and loading facilities are provided for new land uses and for enlargements of existing uses in proportion to the need for such facilities created by each use.

(B) Establish parking standards for commercial uses consistent with need and with the feasibility of providing parking on specific commercial sites.

(C) Ensure that off-street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public safety, and where appropriate, insulate surrounding land uses from adverse impacts.

(D) Contribute to a balanced transportation system with a choice of transit, bicycle, pedestrian, and private automobile modes.

(E) Encourage the use of bicycles by providing safe and convenient places to park bicycles.

(F) Facilitate the development of common parking area that serve multiple establishments or uses.

(G) Minimize the area of land consumed by parking by allowing reductions to the number of required spaces near major transit stations, for uses with lower parking demand characteristics, and for shared parking facilities serving uses with different peak demand times.

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 2089-C-S, passed 6-24-14)

§ 9-5.1702 BASIC REQUIREMENTS.

(A) At the time of initial occupancy of a site, construction of a structure, or alteration or enlargement of a site or structure, off-street parking facilities and off-street loading facilities shall be provided in accord with the regulations prescribed in this chapter. Any building or structure moved from one lot to another shall provide parking as required for a new building.

(B) The number of additional parking spaces or loading berths required for an alteration or enlargement of an existing use or structure, or for a change of occupancy, shall be provided before the alteration, enlargement, or change of occupancy is allowed.

(C) If more than one use is located on a site other than a shopping center, the number of off-street parking spaces and loading berths to be provided shall be equal to the sum of the required spaces prescribed for each use, with the following exception:

(1) Shared parking is permitted when residential land uses are added to sites

currently developed with religious assembly uses per § 9-5.1704(F).

(D) Off-street parking and loading facilities required by this article for any use shall not be considered as providing parking spaces or loading berths for any other use except where a shared parking arrangement applies or a joint facility exists, including shared parking for residential and religious assembly uses per § 9-5.1704(F). Such a facility shall contain not less than the total number of spaces or berths as required individually, or fewer spaces may be permitted where adjoining uses on the same site have different hours of operation and the same parking spaces or loading berths can serve both without conflict, according to the procedures and required findings of § 9-5.1704, Parking Reductions.

(E) Parking ratios for shopping center uses shall assume 90% of the available spaces are located at the front of a building. No more than 10% of the required parking is to be provided at the rear of a building and this parking should be designated and enforced as employee parking.

(F) If, in the application of the requirements of this chapter, a fractional number is obtained, one parking space or loading berth shall be required for a fraction of more than one-half, and no space or berth shall be required for a fraction of one-half or less.

(G) Any off-street parking specifically required for a given use shall be without charge.

(H) Off-street parking must be located on the same site as the use it serves, except where off-site parking has been approved according to the procedures and standards of § 9-5.1705, Off-Site Parking Facilities.

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 2089-C-S, passed 6-24-14) Penalty, see § 9-5.2904

§ 9-5.1703 [RESERVED].

§ 9-5.1703.1 OFF-STREET PARKING REQUIREMENTS BY USE

(A) Off-street motor vehicle parking spaces shall be provided according to the following table. Each land use shall be provided with at least the number of off-street parking spaces stated in the table.

(B) When the table does not list a proposed use, the Zoning Administrator shall determine the most appropriate equivalent use and the number of parking and loading spaces required. In order to make this determination, the Zoning Administrator may require the submission of survey data from the applicant or direct a study to be conducted at the applicant's expense. The Administrator's determination may be based on the most recent data published by the Institute of Transportation Engineers or comparable analyses.

<i>TABLE: 9-5.1703.1: OFF-STREET PARKING REQUIRED</i>	
<i>Use Classification</i>	<i>Off-Street Parking Spaces</i>

RESIDENTIAL	
Multi-family residential	1.5 spaces per unit up to 2 bedrooms; one space to be covered
	2 spaces per unit = 3 bedrooms; one space to be covered plus 1 space per 5 units for guest parking (Applies to all multi-family units)
Convalescent facilities	1 per 2 residents
Single-family residential (attached)	2 spaces per unit, one of which must be covered, plus 1 space per 5 units for guest parking
Single-family residential (detached)	2 spaces per unit in a garage, plus one guest parking space on the street within close proximity to the unit served
Elderly residential (Senior Housing Overlay) ^A	.75 covered space per unit, plus guest parking as determined during project review
<u>Accessory Dwelling Units and Junior Accessory Dwelling Units</u>	<u>See § 9-5.3805</u>
<u>Cottage Communities</u>	<u>1 space per unit. May be shared with religious assembly use</u>
PUBLIC AND SEMI-PUBLIC	
Clubs and lodges	1 per 100 sq. ft. of floor area which is used for assembly purposes

Emergency shelters	1 space per employee on the largest shift plus 0.30 spaces per bed
Day care, general and preschools	1 per employee on the largest shift plus 1 per 8 children
Government offices	1 per 250 sq. ft. of gross floor area
Hospitals	1 per bed, plus 1 space per employee on the largest shift
Maintenance and service facilities	1 per 400 sq. ft. of gross floor area
Park and Recreation Facilities	As specified by zoning permit or use permit for private facilities based upon I.T.E. studies
Public Safety Facilities	As specified by use permit
Religious assembly	1 per 4 fixed seats, and/or 1 per 50 sq. ft. of seating area if there are no fixed seats
Schools, public or private	As specified by use permit, as per I.T.E. studies
Utilities, major	As specified by use permit, as per I.T.E. studies
COMMERCIAL/RETAIL/OFFICE	
Ambulance services	1 per ambulance, plus 1 per employee on the largest shift
Animal sales and services:	
Animal boarding	1 per 400 sq. ft. of gross floor area
Animal grooming	1 per 400 sq. ft. of gross floor area

Animal hospitals (veterinary clinic)	1 per 250 sq. ft. of gross floor area
Artists' studios	1 per 1,000 sq. ft. of gross floor area
Banks and savings and loans:	1 per 250 sq. ft. of gross floor area
Drive-up service	Queue space for 5 cars per teller
Building materials and services; hardware	1 per 300 sq. ft. of sales floor area; plus 1 per 1,000 sq. ft. of outdoor storage and/or interior warehouse area
Chapels and mortuaries	1 per 3 seats and/or; 1 per 50 sq. ft. of seating area if no fixed seats
Commercial recreational and entertainment:	
Bowling alleys	6 per lane
Electronic game centers	1 per 2 machines
Golf courses	4 per each hole, plus 1 per 200 sq. ft. of floor area
Gymnasium	1 per 100 sq. ft. of floor area
Skating rinks	1 per 3 fixed seats, and/or 1 per 50 sq. ft. of seating area if there are no fixed seats; plus 1 per 75 sq. ft. of floor area for skating
Swimming pools	1 per 150 sq. ft. of pool area
Tennis and racquetball clubs	4 per court
Theaters	1 per 3 fixed seats, and/or 1 per 35 sq. ft. of seating area if there are no fixed seats

Other commercial recreation and entertainment	As specified by the Zoning Administrator, as per I.T.E. studies
Computer gaming and internet access business	As specified by use permit and required parking study (§ 9-5.3835)
Eating and drinking establishments:	1 per employee on the largest shift
General restaurant	1 per 3 seats
Cocktail lounge/bar	1 per 2.5 seats
Fast food	1 per 50 sq. ft. of gross floor area for public seating plus queue space for 6 cars if drive-up service provided
With outdoor seating	1 additional space per 3 seats
Take-out only/no seating	1 per employee on the largest shift plus additional spaces as determined by the Zoning Administrator
Gas station/ service station ^B	2 per service bay plus 1 per employee on the largest shift; with no less than 4 parking spaces provided
Gymnasium	1 per 100 sq. ft. of floor space
Health clubs	1 per 200 sq. ft. of floor space
Nurseries	1 per 1,000 sq. ft. of outside display and/or interior warehouse area, plus 1 per 300 sq. ft. of sales floor area
Offices, business, and professional	1 per 250 sq. ft. of gross floor area

Offices, medical and dental	1 per 225 sq. ft. of gross floor area
Music or dance studio, martial arts training or similar facility	1 per 250 sq. ft. of gross floor area
Mini-storage	1 per 100 rental units plus 1 per caretaker
Personal services (barber shop, beauty shop)	2 spaces per chair
Recycling facility:	
Large collection	6 spaces per facility minimum
Processing facility	10 spaces per facility minimum
Research and community development	1 per 250 sq. ft. of gross floor area
Retail sales not listed under another use classification	5 spaces/1000 sq. ft. of gross floor area
Shopping center	5 spaces/1000 sq. ft. of gross floor area
Furniture and appliance stores, households equipment, and furniture repair and warehouse sale	1 per 400 sq. ft. of gross floor area
Automobile rentals	1 per 4,000 sq. ft. of outdoor area plus 1 per rental vehicle
Automobile washing:	
Fully automated	7 spaces outside washing area
Coin-operated	1 queuing space per bay
Vehicle/equipment repair	4 per service bay or 1 per 225 sq. ft. of gross floor area whichever is greater

Vehicle/equipment sales and rentals, and other outdoor storage	1 per 4,000 sq. ft. of outdoor display area
Visitor accommodations:	
Bed and breakfast inns	1 per guest room; plus 2 spaces
Hotels, motels and time share facilities	1 per guest room; plus 1 per employee on the largest shift and one per 50 sq. ft. of banquet or conference seating area
Warehousing, distribution, storage	1 per 1,000 sq. ft. of gross floor area
INDUSTRIAL	
Light manufacturing	1 per 400 sq. ft. of gross floor area
Heavy manufacturing	1 per employee on the largest shift
^A Parking for senior housing projects may be reduced during project review to less than 0.75 space per unit based upon residents' ages and vehicle ownership patterns and must be documented by studies prepared by the project proponents, according to the procedure and findings in § 9-5.1704 , Parking Reductions.	
^B For a service station combined with a food mart, one space per 250 square feet of retail sales area shall be provided (office and bathroom areas may be excluded from calculations) in addition to the required employee parking, and service bay parking, if any. In no case shall there be less than four spaces provided for a service station or six spaces provided for a service station combined with a food mart. If combined with a towing service, in addition to the above requirements, one additional space per towing vehicle shall be provided at the rear of the site.	

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 930-C-S, passed 7-29-97; Am. Ord. 1064-C-S, passed 12-13-05; Am. Ord. 2075-C-S, passed 11-26-13; Am. Ord. 2089-C-S, passed 6-24-14) Penalty, see § [9-5.2904](#)

§ 9-5.1704 PARKING REDUCTIONS.

(A) *Purpose.* The purpose of this section is to establish procedures and criteria for allowing reductions to the number of required automobile parking spaces for projects that

are anticipated to generate lower-than-usual parking demand due to factors such as proximity to major transit stops and stations, the characteristics of the use, or implementation of transportation demand management measures, as well as for shared parking facilities serving uses with different peak demand times. These provisions are also intended to allow modifications to parking standards when necessary to preserve the architectural or historical character of a structure or property.

(B) *Qualifying projects.* Reduced parking requirements may be considered for the following types of projects:

(1) *Senior housing.* The required parking for a senior housing development may be reduced below the normally required 0.75 spaces per dwelling unit for projects anticipated to generate lower parking demand due to vehicle ownership patterns of the residents and/or characteristics of the project (e.g., proximity to commercial services, proximity to public transportation systems).

(2) *Shared (joint) parking facilities.* Parking facilities that are cooperatively established and operated to serve multiple uses and these uses generate parking demands primarily during hours when the remaining uses are not in operation.

(a) The addition of residential units to religious assembly sites shall be deemed an appropriate use case for shared parking facilities.

(3) *Transit-supportive development.* Residential or mixed-use projects that contain no more than 50 dwelling units and are located within one-half mile of a major transit stop.

(4) *Infill sites.* Residential or mixed-use projects that contain no more than 30 dwelling units and are located on infill sites.

(5) *Uses near public parking facilities.* Uses located within one-quarter mile of a publicly accessible parking facility, the use of which is not limited to a specific business or activity during the use's peak parking demand. Such parking facilities shall meet the requirements of § [9-5.1705](#), Parking Location/Off-Site Parking Facilities.

(6) *Projects incorporating TDM measures.* Projects for which the developer proposes a set of transportation demand management (TDM) measures-such as rideshare programs, shuttle services, bicycle trip-end facilities, staggered work shifts, and telecommuting programs-projected to reduce parking demand generated by the use. Such projects shall be required to document the implementation and impacts of such programs, as described in division (E), Monitoring of TDM Programs, below.

(7) *Historic structures.* Projects for which allowing a reduction in the number of required spaces (and/or modifications to dimensional requirements for parking areas) will facilitate the re-use of an existing building that is an historic resource as defined by the State Public Resources Code or is a designated historic building.

(C) *Procedure.* A request for a reduction to the number of parking spaces consistent with the requirements of this section shall be processed as a use permit, according to the procedures of Article 27-, except for residential development on religious assembly sites, which is regulated according to division (F). Any parking reduction that is not in

accordance with this section (i.e., is not a qualifying project pursuant to division s (B) or (F) or cannot meet the findings for approval in division (D)) shall require a variance.

(1) *Application materials.* In addition to other application materials required for the consideration of the use permit, the Zoning Administrator may require submission of a parking demand study prepared by an independent traffic engineering professional approved by the city that substantiates the basis for granting a reduction in required parking spaces.

(2) *Parking demand study.* In order to evaluate a proposed project's compliance with the required findings for approval, the Zoning Administrator may require submittal of a parking demand study that substantiates the basis for granting a reduced number of spaces and includes any of the following information:

(a) Total square footage of all uses within existing and proposed development and the square footage devoted to each type of use.

(b) A survey of existing on-street and on-site parking within 350 feet of the project site.

(c) Parking requirements for the net change in square footage and/or change in use, based on the requirements of § [9-5.1703.1](#), Off-Street Parking Requirements by Use.

(d) Estimated net change in parking demand between existing and proposed development, using any available existing parking generation studies from the Institute for Transportation Engineers (ITE) or other sources. If appropriate parking demand studies are not available, the city may require the applicant to conduct a parking demand survey of a development similar to the proposed project.

(e) Comparison of proposed parking supply with parking requirements and net change in parking demand.

(f) A shared parking analysis, as appropriate.

(g) A description of proposed transportation demand management measures, such as preferential carpool spaces, telecommuting or staggered work shifts, provision of transit passes or other transit incentives for residents or employees, incorporation of spaces for car share vehicles, bicycles, or other measures that will result in reduced parking demand.

(h) Other information as required by the city.

(D) *Required findings for approval.* Except as outlined in division (F), ~~in~~ addition to the required findings for approval of any use permit in § [9-5.2703](#), Required Findings, an application for a use permit for a parking reduction may only be approved if the Zoning Administrator or the Planning Commission makes all of the findings of this section that are applicable to the particular project, as stated.

(1) *All projects.* For any project for which a parking reduction is requested, the Zoning Administrator or the Planning Commission must make all of the following findings based on information in the record:

- (a) The use will adequately be served by the proposed parking;
- (b) Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area; and
- (c) If required, a parking demand study prepared by an independent traffic engineering professional approved by the city supports the proposed reduction.

(2) *Shared (joint) parking.* Where a shared parking facility serving more than one use is proposed, the Zoning Administrator or Planning Commission may only approve a parking reduction if it finds that:

- (a) The peak hours of use will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;
- (b) The proposed shared parking to be provided will be adequate to serve each use;
- (c) A written agreement between landowner(s) and the city, in a form satisfactory to the City Attorney, has been submitted to and approved by the Zoning Administrator. This agreement shall be in a form capable of and subject to being recorded to constitute a covenant running with the land and shall include:

1. A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking;
2. A guarantee among the landowner(s) for access to and use of the shared parking facilities;
3. A provision that the city may require parking facilities in addition to those originally approved upon a finding that adequate parking to serve the use(s) has not been provided; and
4. A provision stating that the agreement shall not be modified or terminated without the approval of the Community Development Director and City Attorney.

(3) *Other parking reductions.* For applications for a parking reduction that do not involve a shared parking facility, the Zoning Administrator or Planning Commission may only approve a use permit if it finds that special conditions-including, but not limited to, the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a transportation demand management program-will reduce parking demand at the site below the level of the normal requirement.

(E) *Monitoring of TDM programs.* Any project that is granted a parking reduction on the basis of TDM measures that will be incorporated to reduce parking demand shall submit an Annual Status Report to the city. The report shall be in a manner prescribed by the Zoning Administrator, and shall describe the implementation and maintenance of TDM measures and the parking demand generated by the project. Annual Status Reports will be reviewed to determine if property owners have implemented and/or maintained the TDM program. City staff may request auditable documentation to determine compliance.

(1) *Revocations.* A use permit issued to allow a parking reduction may be revoked by the Planning Commission according to the procedure in § [9-5.2707.1](#), Violation, Revocation, Fine.

(2) After holding a hearing, the Planning Commission may revoke or modify the use permit for a parking reduction if any one (or more) of the following findings are made:

(a) The use permit was obtained by misrepresentation or fraud.

(b) The land use for which the permit was granted has ceased or has been suspended for six or more consecutive calendar months.

(c) The conditions of the permit have not been met, or the permit granted is being or has recently been exercised contrary to the terms of the approval or in violation of a specific statute, ordinance, law or regulation.

(F) *Residential development on religious assembly sites.* Notwithstanding divisions (C) and (D), parking reductions and shared parking arrangements are permitted for religious assembly sites to accommodate residential development of four or more units as outlined below.

(1) *Qualification.*

(a) The proposed housing development must be located on or adjacent to the religious-use parking.

(b) A religious institution must own the site (whether directly, through a wholly owned company or corporation, or through an affiliated or associated nonprofit public benefit corporation), or the religious institution must have entered into an agreement or transaction (including a land sale) with a housing developer.

(c) The housing development project must meet at least one of the following - criteria:

1. Rent or sell at least 5 percent of units, excluding any density bonus, at amounts affordable to very low-income households for at least 20 years.

2. Rent or sell at least 10 percent of units, excluding any density bonus, at amounts affordable to low-income households for at least 20 years.

3. Meet one of the criteria in California Government Code Section 65915(b)(1)(C) through § 65915(b)(1)(G), inclusive, also known as State Density Bonus Law.

(c) Consistent with California Government Code Section 65915(c)(3), the housing development project must replace eligible on-site rental housing units that are demolished or removed.

(2) *Existing parking.* The curing or correcting of nonconforming religious assembly parking is not required unless there is a threat to public health and safety.

(3) *Parking reduction.* The number of existing religious assembly parking spaces on-site may be eliminated by up to 50 percent to accommodate the construction of the residential development. The remaining parking may be shared by the religious assembly use and residential use. If the post-construction parking accommodates at least one on-site parking space per residential unit, no parking studies are required and the City shall ministerially approve the parking reduction and shared parking agreement.

(a) A parking ratio of less than one parking space per residential unit may apply in certain cases, such as for sites are within one-half mile walking distance of a major transit stop, consistent with California Government Code Section 65913.6(f)(3).

(b) Development projects that remove more than 50 percent of the existing religious assembly parking are only permitted if the remaining parking meets the required off-street parking for religious assembly uses.

(4) *Shared (joint) parking.* Any shared parking agreements shall be shared in writing with the Zoning Administrator and shall include:

(a) A guarantee that there will be no substantial alteration beyond the approved uses that will create a greater demand for parking;

(b) A guarantee among the landowner(s) for access to and use of the shared parking facilities; and

(c) A provision stating that the agreement shall not be modified or terminated without the approval of the Community Development Director.

(5) *Additional reductions.* Eligible projects may request additional parking reductions to allow parking ratios less than one space per unit either:

(a) Pursuant to this article (e.g., senior housing, transit-supported development, projects incorporating TDM measures, etc.) and in adherence with the requirements and procedures of divisions (C) through (E), or

(b) Pursuant to State Density Bonus Law and in adherence with the requirements and procedures of Article 35.

(Ord. 2089-C-S, passed 6-24-14)

ARTICLE 38: LAND USE REGULATIONS

§ 9-5.3801 SUMMARY OF ZONING DISTRICTS.

The following is a summary of all zoning districts. (*Note: The Study District (S) is not included in the proceeding chart as the ultimate land uses for such a district are not determined until all necessary studies are completed and the appropriate land use designations can be applied.*)

RE	Rural Estate District: 0-2 du/acre
RR	Rural Residential District: 0-2 du/acre
R-4	Single-Family Low Density Residential District: 2-4 du/acre
R-6	Single-Family Low Density Residential District: 4-6 du/acre
R-10	Medium Density Residential District: 6-10 du/acre
R-20	Medium Density Residential District: 11-20 du/acre
R-25	High Density Residential District: 20-25 du/acre
R-35	High Density Residential District: 30-35 du/acre
PBC	Planned Business Center District
C-0	Professional Office District
C-1	Convenience Commercial District
C-2	Neighborhood/Community Commercial District
C-3	Regional Commercial District
SP	Specific Plan
MCR	Mixed Commercial/Residential District
WF	Urban Waterfront District
OS	Open Space/Public Use District
M-1	Light Industrial District
M-2	Heavy Industrial District
H	Hospital/Medical Center Overlay District
PD	Planned Development District

HPD Hillside Planned Development District
T Manufactured Housing Combining District
SH Senior Housing Overlay District
ES Emergency Shelter Overlay District
S Study District
MUMF Mixed Use Medical Facility District
P Exclusive Parking District
CB Cannabis Business Overlay District

CB 1: The area designated as the Cannabis Business Overlay District prior to August 1, 2021. CB 1 allows the broadest range of cannabis businesses.

CB 2 Downtown Antioch: The area designated as Mixed Use within the Downtown Specific Plan. CB 2 allows storefront retail only.

CB 3 Somersville District: The area bounded by Buchanan Rd., Delta Fair Blvd., and Fairview Dr. CB 3 allows storefront retail only.

TH Transitional Housing Overlay District

CIH Commercial Infill Housing Overlay District

IH Innovative Housing Overlay District

§ 9-5.3802 INTRODUCTION TO LAND USE REGULATIONS.

(A) The charts and text in § [9-5.3803](#) are adopted as the city's basic land use regulations. The uses shown in this chart are divided into five groups:

- (1) Residential;
- (2) Public and semi-public;
- (3) Commercial;
- (4) Industrial; and
- (5) Temporary uses.

(B) To determine in which zone a specific use is allowed:

- (1) Find the use on the left hand side of the table.

(2) Read across the chart until either a number or a letter appears in one of the columns.

(3) If a number appears, this means that the use is allowed in the zone represented by that column, but only if certain special requirements are met. The requirements applicable to that use are listed in this article. The number appearing in the zoning column corresponds to the number of the footnote.

(4) If a “P” appears in the column, the use is permitted in that zone by right. If a “U” appears in the column, a use permit is required. If an “A” appears, an administrative use permit is required which can be issued by the Zoning Administrator or designated staff. If no letter or number appears in the column, then the use is not allowed in that zone.

(5) The Planning Commission shall interpret the appropriate zone for any land use not specifically mentioned in this chart and not similar to any use listed.

(6) If a specific use does not appear in the chart, contact the Community Development Department for assistance.

(7) In the Hillside Planned Development (HPD), Planned Development (PD), Combining (B), Manufactured Housing Combining (T), and Senior Housing Overlay (SH) Districts use permit approval is required for all uses.

(8) In the Mixed Use Medical Facility (MUF) District, a final development plan and use permit approval is required for all uses. Processing of final development plans and use permits in the MUMF District shall be as outlined in the Planned Development District (PD) section of this chapter.

(C) Legend.

P Permitted by right

U Use permit

A Administrative use permit

(—) Not allowed

(*) Regulations of base zoning district apply

(1 to 29) - See Land Use Footnotes

§ 9-5.3803 TABLE OF LAND USE REGULATIONS.

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14	<u>IH</u>
RESIDENTIAL USES																						
Day-care centers (§ 9-5.3832)	U	U	U	U	U	U	U	U	U	U	U	U	—	—	U	—	U	*	—	—	—	<u>—</u> ¹⁸
Day-care: large family (§ 9-5.3818)	A	A	A	A	A	A	—	—	—	—	—	—	—	—	—	—	—	*	—	—	A	<u>—</u>
Day-care: small family (§ 9-5.3817)	P	P	P	P	P	P	—	—	—	—	—	—	—	—	—	—	—	*	—	—	P	<u>—</u>
Senior Group Housing	U	U	U	U	U	U	—	—	—	—	—	U	—	—	—	—	U	*	—	—	—	<u>P</u>
Family care home	P	P	P	P			—	—	—	—	—	U	—	—	—	—	—		—	—	—	<u>P</u>
Fraternity-sorority house/dormitory	U	U	U	U	U	U	—	—	—	—	—	U	—	—	—	—	—	*	—	—	—	<u>—</u>
Home occupations	A	A	A	A	A	A						A	—	—	—	—	—	*	—	—	P	<u>P</u>
Hospice ¹⁰	—	—	U	U	U	U	—	U	U	—	—	U	—	—	—	—	U ₂	*	—	—	—	<u>—</u>

	RE RR	R-4 R-6	R-10	R-2 0	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ₁₄	<u>IH</u>
Low Barrier Navigation Center												P					P	P		P	P	<u>P</u>
Manufactured, modular home; mobile home (§9-5.3804)	P	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—	
Mobile homepark	—	—	U	U	U	U	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—	<u>—</u>
Multiple-family: condominium, apartment, town-house (§9-5.3820)	—	—	P ¹¹	P ¹¹	P ₁₁	P ₁₁	—	—	—	—	—	P ¹¹	—	—	—	—	U ₂	*	—	—	P ¹⁵ U ¹⁶	<u>—</u> ¹⁹
Recreational vehicle park (§9-5.3830)	—	—	—	—	—	—	—	—	—	—	U	—	U	—	—	U	—	*	—	—	—	<u>—</u>
Residential care facility ¹⁰	—	—	U	U	U	U	—	U	U	—	—	U	—	—	—	—	U	*	—	—	—	<u>—</u>
Supportive Housing			P ^{11, 17}	P ^{11, 17}	P ^{11, 17}	P ^{11, 17}						P ^{11, 17}					U	P ¹⁷		P ¹⁷	P ^{15, 17}	<u>P¹⁷</u>
Residential hotel	—	—	U	U	U	U	—	U	U	U	U	U	—	—	—	—	—	*	—	—	—	<u>—</u>

	RE RR	R-4 R-6	R-10	R-2 0	R-2 5	R-35	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ₁₄	<u>IH</u>
Room & boarding house	—	—	U	U	U	U	—	U	U	U	U	U	—	—	—	—	—	*	—	—	—	==
Second residential unit (§9-5.3805)	A	A	A	A	A	A	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—	==
<u>Cottage Community</u>	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	<u>P</u>
Single-family dwelling	P	P	U	P ¹	P ¹	P ¹	—	—	—	—	—	U	U	—	—	—	—	*	—	—	—	==
Tobacco and paraphernalia retailers (§9-5.3843)	—	—	—	—	—	—	—	—	—	—	U	—	—	—	—	—	—	—	—	—	—	==
Two-family dwelling	—	—	P	P	P	P	—	—	—	—	—	U	—	—	—	—	—	*	—	—	—	==
Transitional Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	<u>P</u>
PUBLIC AND SEMI-PUBLIC USES																						
Bus & transit maintenance facility	—	—	—	—	—	—	—	—	—	—	—	—	U	—	U	U	—	*	—	—	—	==
Bus & train terminal	—	—	—	—	—	—	—	—	—	—	—	—	U	—	U	U	—	*	—	—	—	==
Clubs & Lodges(private & public)	—	U	U	U	U	U	U	U	U	U	U	U	U	—	—	—	U	*	—	—	—	

	R E R R	R-4 R-6	R-10	R-2 0	R-2 5	R-35	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ₁₄	IH
Convalescent and Extended Care	—	—	U	U	U	U	—	—	—	—	—	U	—	—	—	—	U	—	—	—	—	—
Correctional facility ¹²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	—
Cultural institutions	—	—	—	—	—	—	U	U	—	U	U	U	U	—	U	—	U	*	—	—	—	—
Government offices	—	—	—	—	—	—	U	P	P	P	P	U	—	—	U	U	—	*	—	—	—	—
Heliport (§9-5.3806)	—	—	—	—	—	—	U	—	—	—	—	—	U	—	U	U	U	*	—	—	—	—
Emergency shelter	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	P	—	—	—	—

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14	IH
Hospitals (§ 9-5.3827):																						
Acute care	—	—	—	—	—	—	U	U	—	—	—	U	—	—	U	—	U	*	—	—	—	==
Rehabilitation	—	—	—	—	—	—	U	U	—	—	—	U	—	—	U	—	U	*	—	—	—	==
Psychiatric/ chemical dependency	—	—	—	—	—	—	U	U	—	—	—	U	—	—	U	—	U	*	—	—	—	==
Medical care—urgent	—	—	—	—	—	—	U	U	—	—	—	U	—	—	P	U	P	*	—	—	—	==
Parks	P	P	P	P	P	P	P	P	—	U	U	U	P	P	U	U	—	*	—	—	—	==
Public assembly	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*	—	—	—	== ¹⁸
Public safety facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*	—	—	—	==
Public utility yard	—	—	—	—	—	—	—	—	—	—	—	—	U	—	U	U	—	*	—	—	—	==
Religious assembly ³ (§9- 5.3832)	—	U	U	U	U	U	U	U	U	U	U	U	U	—	—	—	U	*	—	—	—	==
Satellite antenna(§ 9-5.3807)	A	A	A	A	A	A	A	A	A	A	A	A	A	—	A	A	A	*	—	—	—	==
Schools, private and preschools	U	U	U	U	U	U	U	U	U	U	—	U	—	—	U	—	U	*	—	—	—	== ¹⁸

	RE RR	R-4 R-6	R-10	R-20	R-2 5	R-35	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14	IH
Utility substations	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*	—	—	—	==
COMMERCIAL USES																						
Adult book stores, motion picture arcades, and model studios (§ 9-5.3808)	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	—	*	—	—	—	==
Adult entertainment, other (§ 9-5.3808)	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	—	*	—	—	—	==
Agricultural uses (§ 9-5.3809)	P	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	*	—	—	—	==
Appliance maintenance & repair services:																						
Major	—	—	—	—	—	—	—	—	—	P	P	P	—	—	P	P	—	*	—	—	—	==
Minor	—	—	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	*	—	—	—	==
Amusement center (§ 9-5.3813)	—	—	—	—	—	—	—	—	U	U	U	U	U	—	—	—	—	*	—	—	—	==

	RE R R	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14	IH
Animal hospital veterinary clinics	—	—	—	—	—	—	U	—	U	U	U	U	—	—	U	U	—	*	—	—	—	—
Antique store	—	—	—	—	—	—	—	—	—	P	P	A	U	—	U	—	—	*	—	—	—	—
Auto sales, rental	—	—	—	—	—	—	U	—	—	U	U	U	—	—	—	—	—	*	—	—	—	—
Auto storage	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	—
Auto service station (§ 9-5.3815)	—	—	—	—	—	—	—	—	U	U	U	U	—	—	U	U	—	*	—	—	—	—
Auto repair:																						
Major	—	—	—	—	—	—	U	—	—	—	U	U	—	—	U	P	—	*	—	—	—	—
Minor	—	—	—	—	—	—	U	—	U	U	U	U	—	—	P	P	—	*	—	—	—	—
Bakeries-retail	—	—	—	—	—	—	—	—	P	P	P	P	U	—	P	P	—	*	—	—	—	—
Bank or savings & loan	—	—	—	—	—	—	P	P	P	P	P	P	—	—	—	—	—	*	—	—	—	—
Bar (§ 9-5.3831)	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—	—
Barber & beauty shop	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	*	—	—	—	—

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14	IH
Bed and breakfast inns (§9-5.3819)	U	U	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	*	—	—	—	—
Boat repair																						
Major	—	—	—	—	—	—	U	—	—	—	U	U	U	—	U	P	—	*	—	—	—	—
Minor	—	—	—	—	—	—	U	—	U	U	U	U	U	—	P	P	—	*	—	—	—	—
Boat, RV— storage facility (§ 9-5.3810)	—	—	—	—	—	—	—	—	—	—	U	U	U	—	U	P	—	*	—	—	—	—
Bowling alleys (§9-5.3831)	—	—	—	—	—	—	—	—	—	U	U	U	—	—	—	—	—	*	—	—	—	—
Cannabis business (§ 9-5.3845)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U ¹³	—	—	—
Car and vehicle wash	—	—	—	—	—	—	—	—	—	U	U	U	U	—	U	U	—	*	—	—	—	—
Card room	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	—	*	—	—	—	—
Catering services	—	—	—	—	—	—	—	—	—	P	P	P	A	—	U	—	—	*	—	—	—	—
Clothing store	—	—	—	—	—	—	—	—	—	P	P	P	A	—	—	—	—	*	—	—	—	—

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14	<u>IH</u>
Combined residential/comm ercial structure	—	—	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	*	—	—	—	==
Computer gaming and internet access business	—	—	—	—			—	—	—	—	U	—	—	—	—	—	—	—	—	—	—	==
Confectionery stores	—	—	—	—	—	—	—	—	P	P	P	P	A	—	—	—	—	*	—	—	—	==
Dance hall	—	—	—	—	—	—	—	—	—	U	U	U	—	—	U	—	—	*	—	—	—	==

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14	IH
Drive-up window (all uses)	—	—	—	—	—	—	U	U	U	U	U	U	—	—	U	U	U	*	—	—	—	—
Dry cleaning agencies; pick-up and self-serve	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	*	—	—	—	—
Florist shop	—	—	—	—	—	—	P	—	P	P	P	P	—	—	—	—	P	*	—	—	—	—
Food stores (§9- 5.3831):																						
Convenience store	—	—	—	—	—	—	—	—	U	U	U	U	U	—	—	—	U	*	—	—	—	—
Supermarket	—	—	—	—	—	—	—	—	U	P	P	U	—	—	—	—	—	*	—	—	—	—
Fortune-teller's	—	—	—	—	—	—	—	—	—	U	U	U	—	—	—	—	—	*	—	—	—	—
Funeral parlor & mortuary	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	—	*	—	—	—	—
Furniture stores	—	—	—	—	—	—	—	—	—	P	P	U	—	—	—	—	—	*	—	—	—	—
Gift shop	—	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	*	—	—	—	—
Gun sales (§ 9-5.3833)	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—	—
Hardware store	—	—	—	—	—	—	—	—	U	P	P	U	U	—	—	—	—	*	—	—	—	—
Health club/fitness center	—	—	—	—	—	—	U	—	U	P	P	U	—	—	U	—	U	*	—	—	—	—

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S⁹	CB	TH	CIH₁₄	IH
Hotel & motels	—	—	—	—	—	—	U ⁵	U	—	P	P	P	U	—	U5	—	U	*	—	—	—	==
Jewelry store	—	—	—	—	—	—	—	—	—	P	P	P	U	—	—	—	—	*	—	—	—	==
Kennels	—	—	—	—	—	—	—	—	—	U	U	—	—	—	U	U	—	*	—	—	—	==
Laboratories; medical, dental, optical	—	—	—	—	—	—	P	P	U	U	U	U	—	—	U	—	P	*	—	—	—	==

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14	IH
Launderette	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	*	—	—	—	==
Liquor stores (§9-5.3831)	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	—	*	—	—	—	==
Live entertainment	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—	==
Marina	—	—	—	—	—	—	—	—	—	—	—	—	U	—	—	—	—	*	—	—	—	==
Miniature golf courses	—	—	—	—	—	—	—	—	—	U	U ⁶	U	—	—	U	—	—	*	—	—	—	==
Mini-storage	—	—	—	—	—	—	—	—	—	—	—	U	U	—	U	P	—	*	—	—	—	==
Nurseries (horticulture) (§9-5.3824)	—	—	—	—	—	—	—	—	—	P	P	U	U	—	P	P	—	*	—	—	—	==
Offices:																						
Business & professional	—	—	—	—	—	—	P	P	U	P	P	P	U	—	—	—	P	*	—	—	—	== ¹⁸
Medical (includes clinics)	—	—	—	—	—	—	P	P	U	P	P	P	U	—	—	—	P	*	—	—	—	==
Paint store	—	—	—	—	—	—	—	—	—	P	P	U	—	—	U	—	—	*	—	—	—	==
Parking lot (commercial) (§9-5.3837)	—	—	—	—	—	—	A	A	A	A	A	A	A	A	P	P	A	*	—	—	—	==

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH ₁₄	IH
Pawn shops	—	—	—	—	—	—	—	—	—	U	U	U	—	—	—	—	—	*	—	—	—	==
Pet shop	—	—	—	—	—	—	—	—	P	P	P	P	U	—	—	—	—	*	—	—	—	==
Pharmacy	—	—	—	—	—	—	U	P	P	P	P	P	A	—	P	P	P	*	—	—	—	==
Photographer	—	—	—	—	—	—	—	P	P	P	P	P	A	—	U	—	—	*	—	—	—	==

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14	<u>II</u>
Printing & blue printing	—	—	—	—	—	—	—	P	P	U	U	U	—	—	P	P	—	*	—	—	—	—
Radio & TV sales & repair	—	—	—	—	—	—	—	—	U	P	P	P	—	—	—	—	—	*	—	—	—	—
Recycling facilities:																						
Reverse vending machines (§ 9-5.3811)	—	—	—	—	—	—	—	—	P	P	P	P	—	—	P	P	—	*	—	—	—	—
Small collection facility (§ 9-5.3812)	—	—	—	—	—	—	—	—	A	A	A	A	—	—	A	A	—	*	—	—	—	—
Large collection facility (§ 9-5.3813)	—	—	—	—	—	—	—	—	A	A	A	A	—	—	A	A	—	*	—	—	—	—
Light processing facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	—
Heavy processing facility (§ 9-5.3815)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	—
Repair service	—	—	—	—	—	—	—	—	—	—	U	U	U ⁷	—	P	P	—	*	—	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14	<u>IH</u>
Restaurants (§§ 9-5.3823 and 9-5.3831):																						
General	—	—	—	—	—	—	P	P	P	P	P	P	P	—	U ⁵	—	—	*	—	—	—	<u>—</u>
Fast food	—	—	—	—	—	—	U	—	—	U	U	U	U	—	U ⁵	—	—	*	—	—	—	<u>—</u>
Outdoor seating & food service	—	—	—	—	—	—	U	U	U	U	U	U	U	—	U ⁵	U	—	*	—	—	—	<u>—</u>
Take out/delivery	—	—	—	—	—	—	P	U	P	P	P	P	U	—	U ⁵	—	—	*	—	—	—	<u>—</u>

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14	<u>II</u>
With bar & live entertainment	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—	—
Retail; general and specialty	—	—	—	—	—	—	—	—	P	P	P	P	A	—	—	—	—	*	—	—	—	—
Secondhand sales	—	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	*	—	—	—	—
Shoe repair shop	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	*	—	—	—	—
Sign shop	—	—	—	—	—	—	—	—	—	U	U	—	—	—	U	—	—	*	—	—	—	—
Studios (e.g., dance, martial arts)	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—	—	*	—	—	—	—
Tailor shop	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—	—	*	—	—	—	—
Tattoo studio	—	—	—	—	—	—	—	—	—	U	U	U	—	—	—	—	—	*	—	—	—	—
Theaters	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—	—
Upholstery shop	—	—	—	—	—	—	—	—	—	U	U	U	—	—	U	P	—	*	—	—	—	—
Wireless Communications Facilities (§ 9-5.3846)	As subject to § 9-5.3846																					
Variety store	—	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	*	—	—	—	—

	RE RR	R-4 R-6	R-10	R-2 0	R-2 5	R-35	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14	<u>III</u>
Vehicle/boat/ equipment sales& rental (§ 9-5.3825)	—	—	—	—	—	—	U ⁸	—	—	U	U	U	U	—	U	U	—	*	—	—	—	—
INDUSTRIAL USES																						
Animal rendering	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	—
Bakery- commercial	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	*	—	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	M C R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14	IH
Beverage bottling plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—	==
Boat building	—	—	—	—	—	—	—	—	—	—	—	—	U	—	U	P	—	*	—	—	—	==
Cement or clay products manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	==
Concrete batch plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	==
Contractor's storage yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—	==
Dairy products processing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—	==
Dry cleaners processing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	==
Exterminator	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—	==
Finished paper production	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	==
Food processing plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—	==
Fuel yard; bulk petroleum storage	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	==

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	M C R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14	<u>IH</u>
Garment manufacture	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	—
Hazardous waste facilities (§ 9-5.3826):	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	—
Small generator (§ 9-5.3826)	—	—	—	—	—	—	—	—	U	U	U	U	—	—	U	U	—	*	—	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	M CR	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14	<u>III</u>
Large generator (§ 9-5.3826)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	==
Processor (§ 9-5.3826)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	==
Household hazardous waste facility (§ 9-5.3826)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	==
Junk yard/auto wrecking yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	==
Lumber yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	==
Machine shop	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—	==
Manufacturing or storage of explosives, acid, cement, fertilizer, gas, inflammable fluids, glue, gypsum, lime, plaster of paris	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	==
Mining & quarry; resource extraction	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	==
Oil & gas drilling	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	==

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	M C R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14	<u>III</u>
Oil & gas production	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	==
Photographic plants	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	==
Plastic fabrication	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	==
Research & development	—	—	—	—	—	—	U	—	—	—	—	U	—	—	U	U	—	*	—	—	—	==

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14	<u>IH</u>
Residual repository (§ 9-5.3826)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	==
Salvage/war surplus yards	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	==
Solid waste transfer station	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	==
Smelting or processing of iron, tin zinc or other ore	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	==
Stockyards/slaughterhouses	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—	==
Stone monument works	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—	==
Truck terminal yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—	==
Truck & tractor repair	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—	==
Warehousing & wholesaling	—	—	—	—	—	—	U	—	—	—	—	—	—	—	U	P	—	*	—	—	—	==
TEMPORARY USES																						

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H ES 9	CB	TH	CIH 14	<u>IH</u>	
Removal of earth (§ 9-5.3822)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	—	—	—	==
Temporary construction building and uses (§ 9-5.3821)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	—	—	—	<u>A</u>
Outdoor display of merchandise (in conjunction with a non-residential use)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	—	—	—	==
Special outdoor events (§§ 9-5.3828 and 9-5.3831)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	—	—	—	==
Christmas tree and pumpkin sale lots (§ 9-5.3829)	—	—	—	—	—	—	A	A	A	A	A	A	—	—	A	A	—	*	—	—	—	==

1. Single-family dwellings existing prior to the effective date of this section are permitted uses, conforming to the R-20 zone; however, development of new single-family dwelling units, other than replacement of existing single-family dwellings, are prohibited within the R-20, R-25, and R-35 zones.
2. Use may be permitted as an ancillary use if it is incidental to an otherwise permitted or conditionally permitted use within this zoning district.
3. Legally established churches existing prior to the effective date of this section are permitted uses, conforming to the PBC, C-O, C-1, C-2, and C-3 zone; however, development of new religious assembly uses, other than replacement of existing uses, is prohibited within these zoning districts.

4. Funeral services are limited to “J” Street, Fourth Street, and the area between Fourth and Fifth Streets.
5. May be located only on sites adjacent to freeway interchanges.
6. May be located along Somersville Road north of the SR-4 freeway.
7. Marine repair only. Permitted as an ancillary service for waterfront activities.
8. Boat sales and repair only.
9. In the case of the Emergency Shelter Overlay District, where no letter or number is included in the table for a particular landuse, the regulations of the base zone apply. Emergency shelters are permitted by right in the Emergency Shelter Overlay District if they meet all standards of § 9-5.3835, Emergency Shelters, of this article.
10. Hospices and residential care facilities providing care for up to six patients are a permitted use in any district where residential uses are allowed.
11. Permitted by right subject to compliance with all other applicable standards and design review pursuant to Article 26 and 27.
12. Subject to a conditional use permit on a site at least one quarter mile from any type of residential care facility, social service institution, welfare institution, or a similar type of facility; at least one mile from another correctional facility; and at least 1,000 feet from a school, library, public park, recreation area or any property zoned or used for residential development. See § 9-5.3838, Correctional Facilities, for additional requirements.
13. Cannabis business requires approval of a use permit by the City Council upon recommendation by the Planning Commission.
See § 9-5.3845.
(Am. Ord. 930-C-S, passed 7-29-97; Am. Ord. 1080-C-S, passed 10-24-06; Am. Ord. 2072-C-S, passed 10-22-13; Am. Ord. 2075-C-S, passed 11-26-13; Am. Ord. 2077-C-S, passed 12-10-13; Am. Ord. 2089-C-S, passed 6-24-14; Am. Ord. 2096-C-S, passed 2-24-15; Am. Ord. 2143-C-S, passed 6-26-18; Am. Ord. 2158-C-S, passed 12-11-18; Am. Ord. 2169-C-S, passed 6-25-19)
14. In the Commercial Infill Housing Overlay District, allowable commercial uses and standards remain as determined by the underlying zoning.
15. Up to 35 units/acre and building height of four stories or 45 feet permitted by right subject to compliance with all other applicable standards.
16. 35 to 50 units/acre and building height above 45 feet permitted with approval of a use permit.
17. Supportive housing developments must meet the requirements of Government Code Section 65651.0(a) to be permitted by right and reviewed consistent with Government Code Section 65653(a) and (b). Developments which do not meet such requirements shall require approval of a use permit, except that cottage community supportive housing developments may be deed restricted for 20 years instead of 55 years.
18. Permitted as supportive services/community spaces that are accessory to residential land uses in a cottage community.
19. The IH Overlay does not preclude the development of multiple-family residential where otherwise allowed. When multiple-family residential uses are permitted per the underlying zoning, such as with sites identified in the Housing Element, the site may develop in compliance with Articles 26 and 27.

§ 9-5.3805 ACCESSORY DWELLING UNITS.

(A) *Purpose.* The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with ~~Cal. Gov't~~ California Government Code §§ Sections 65852.2 and 65852.22.

(B) *Effect of conforming.* An ADU or JADU that conforms to the standards in this section will not be:

(1) Deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.

(2) Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.

(3) Considered in the application of any local ordinance, policy, or program to limit residential growth.

(4) Required to correct a nonconforming zoning condition, as defined in subsection (C)(7) below.

(C) *Definitions.* As used in this section, terms are defined as follows:

(1) **ACCESSORY DWELLING UNIT** or **ADU** means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is either 1) located on a lot with a proposed or existing primary residence, or 2) located in the IH Overlay District. An accessory dwelling unit also includes the following:

(a) An efficiency unit, as defined by ~~California-~~ Health and Safety Code §Section 17958.1; and

(b) A manufactured home, as defined by ~~California-~~ Health and Safety Code §Section 18007.

(2) **ACCESSORY STRUCTURE** means a structure that is accessory and incidental to a dwelling located on the same lot.

(3) **COMPLETE INDEPENDENT LIVING FACILITIES** means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

(4) **COTTAGE** means a small detached residential structure. A cottage may be one detached accessory dwelling unit or two accessory dwelling units attached to one another (i.e., creating a duplex or two-family dwelling).

(5) **COTTAGE COMMUNITY** means a cluster of no fewer than three cottages (which can range from three units if each cottage is a single ADU to six units if each cottage is a two-family dwelling) that interact together as a small community and are designed with a coherent concept. Cottage communities are their own category of residential facilities and are not considered single-family or multiple-family dwellings. An existing or proposed single-family or multiple-family dwelling is not required in order to develop a cottage community.

(46) **EFFICIENCY KITCHEN** means a kitchen that includes each of the following:

- (a) A cooking facility with appliances.
- (b) A food preparation counter or counters that total at least 15 square feet in area.
- (c) Food storage cabinets that total at least 30 square feet of shelf space.

(57) **JUNIOR ACCESSORY DWELLING UNIT** or **JADU** means a residential unit that satisfies all of the following:

- (a) Is no more than 500 square feet in size;.
- (b) Is contained entirely within an existing or proposed single-family structure;.
An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family structure.
- (c) Includes its own separate sanitation facilities, or shares sanitation facilities with the existing or proposed single-family structure.
- (d) If the unit does not include its own separate bathroom, then it contains an interior entrance to the main living area of the existing or proposed single-family structure in addition to an exterior entrance that is separate from the main entrance to the primary dwelling.
- (e) Includes an efficiency kitchen, as defined in subsection (C)(46) above.

(8) **KITCHEN** means any room or space within a building designed to be used or maintained for the cooking and/or preparation of food. Kitchens shall contain at least 15 square feet of food preparation counter space, 30 square feet of food storage space, a sink, a refrigerator, and either a cooktop and oven or a range.

(69) **LIVING AREA** means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

(710) **NONCONFORMING ZONING CONDITION** means a physical improvement on a property that does not conform with current zoning standards.

(811) **PASSAGEWAY** means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.

(912) **PROPOSED DWELLING** means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

(4013) **PUBLIC TRANSIT** means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

(14) **QUALIFIED NONPROFIT CORPORATION** means an entity organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

(4415) **TANDEM PARKING** means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

(16) **TENANCY IN COMMON** means a legal arrangement in which two or more parties, known as tenants in common, share ownership of real estate property or land. Each owner may control an equal or different percentages of the total property.

(D) *Approvals.* The following approvals apply to ADUs and JADUs under this section:

(1) *Building-permit only.* If an ADU or JADU complies with each of the general requirements in subsection division (E) below, it is allowed with only a building permit in the following scenarios:

(a) *Converted on single-family lot:* ~~Only one~~ One ADU or and one JADU on a per lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:

1. Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress.

2. Has exterior access that is independent of that for the single-family dwelling.

3. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

4. The JADU complies with the requirements of Government Code Section 65852.22.

(b) *Small detached on single-family lot:* One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any ADU or JADU

that might otherwise be established on the lot under subsection (D)(1)(a) above), if the detached ADU satisfies the following limitations:

1. The side- and rear-yard setbacks are at least four feet.
2. The total floor area is 800 square feet or smaller.
3. The maximum height above grade ~~is 16 feet.~~ does not exceed the applicable height limit in subsection (E)(2) below.
4. ADUs in the front yard shall not obstruct the clear vision zones required in § 9-5.1101 unless the only physically feasible location for the ADU requires obstructing the clear vision zone.

(c) *Converted on multifamily lot:* Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, and up to 25 percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph. ~~The ADU shall satisfy the following limitation:~~

(d) *Detached on multifamily lot:* No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:

1. The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the city will not require any modification to the multifamily dwelling as a condition of approving the ADU.
2. The maximum height above grade ~~is 16 feet~~ does not exceed the applicable height limit in subsection (E)(2) below.

(2) *ADU permit.*

(a) Except as allowed under subsection (1) above, no ADU, including a new-construction, detached ADU over 800 square feet or a new-construction attached ADU, may be created without a building permit and an ADU permit in compliance with the standards set forth in ~~subsections~~ divisions (E) and (F) below.

(b) The ADU permit processing fee is determined by the Community Development Director and approved by the City Council by resolution.

(3) *Cottage community permit.*

(a) Multiple ADUs are allowed as cottage communities in the IH Overlay District. See § 9-5.3850, Innovative Housing Overlay District, for the applicable standards and procedures.

~~(34)~~ *Process and timing.*

(a) ~~An~~ ADU permits, including cottage community permits, isare considered and approved ministerially, without discretionary review or a hearing.

(b) The city must ~~act on deny or approve~~ an application to create an ADU, ~~or JADU, or cottage community~~ within 60 days from the date that the city receives a completed application, and in the absence of a denial or approval within 60 days, the applications will be deemed approved, unless either:

1. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay; or

2. In the case of an ADU or JADU and the application to create an ADU or JADU is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

(c) If the city denies an application to create an ADU or JADU, the city must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection (D)(4)(b) above.

(d) Demolition permits for a detached garage that is to be replaced with an ADU shall be reviewed concurrently with the ADU application and issued at the same time as the ADU permit. No written notices or signs for demolition of the detached garage are required, unless the property is located within an architecturally and historically significant historic district.

(E) *General ADU and JADU requirements.* The following requirements apply to all ADUs and JADUs that are approved under subsections (D)(1) or (D)(2) above:

(1) *Zoning.*

(a) An ADU or JADU subject only to a building permit under subsection (D)(1) above may be created on a lot in a residential or mixed-use zone.

(b) An ADU or JADU subject to an ADU permit under subsection (D)(2) above may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

(2) Height. For the purposes of this section (E)(2), height is measured above existing legal grade to the peak of the structure.

(a) Except as otherwise provided by subsections (E)(2)(b) and (E)(2)(c) below, a detached ADU created on a lot with an existing or proposed single-family or multifamily dwelling unit may not exceed 16 feet in height.

(b) A detached ADU may be up to 18 feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or a high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 20 feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

(c) A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed 18 feet in height.

(d) An ADU that is attached to the primary dwelling may not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (E)(2)(d) may not exceed two stories.

(23) Fire sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(34) Rental term. No ADU or JADU may be rented for a term that is shorter than 30 days.

(45) ~~No s~~Separate conveyance. An ADU or JADU may be rented, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot), except as allowed below.

(a) ADUs may be sold or separately conveyed to low- or moderate-income persons and families when the ADU or primary dwelling was developed or built by a qualified nonprofit corporation and the property is part of a recorded tenancy in common agreement, pursuant to Government Code Section 65852.26.

(56) Owner occupancy.

(a) All ADUs created before January 1, 2020 are subject to the owner-occupancy requirement that was in place when the ADU was created.

(b) An ADU that is created after that date ~~but before January 1, 2025~~, is not subject to any owner-occupancy requirement.

~~——(c) All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.~~

(dc) All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.

~~——(6) *Deed restriction.* Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Community Development Director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:~~

~~——(a) The ADU or JADU may not be sold separately from the primary dwelling.~~

~~——(b) The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.~~

~~——(c) The deed restriction runs with the land and may be enforced against future property owners.~~

~~——(d) JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.~~

~~——(e) The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the Director, providing evidence that the ADU or JADU has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the Director's determination consistent with other provisions of this Code. If the ADU or JADU is not entirely physically removed but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this Code.~~

~~——(f) The deed restriction is enforceable by the Director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an~~

~~injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.~~

(7) Building and safety.

(a) Must comply with building code. Subject to subsection (E)(7)(b) below, all ADUs and JADUs must comply with all local building code requirements.

(b) No change of occupancy. Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the building official or a code enforcement officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection (E)(7)(b) prevents the city from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

~~(78)~~ Parking. No parking is required for an ADU or JADU unless an ADU permit is required under subsection (D)(2) above and the ADU requires parking as described in subsection (F)(~~6~~5) below.

(F) *Specific ADU requirements for ADU permits.* The following requirements apply only to ADUs that require an ADU permit under subsection (D)(2) above.

(1) *Maximum size.*

(a) The maximum size of a detached or attached ADU subject to this ~~subsection~~ division (F) is 850 square feet for a studio or one-bedroom unit and 1,000 square feet for a unit with two bedrooms. ~~No more than two bedrooms are allowed.~~

(b) An attached ADU that is created on a lot with an existing primary dwelling is further limited to 50 percent of the floor area of the existing primary dwelling.

(c) Application of other development standards in this ~~subsection~~ division (F), ~~such as lot coverage~~, might further limit the size of the ADU, but no application of lot coverage limits or front setback requirements may require the ADU to be less than 800 square feet.

(2) *Lot coverage.* No ADU subject to this ~~subsection~~ division (F) may cause the total lot coverage of the lot to exceed 60 percent, subject to subsection (F)(1)(c) above.

(3) *Setbacks.* The ADU must be at least four feet from rear and side property lines, at least 30 feet from the front property line, and at least 20 feet from a street-facing property line, if different from the front property line, subject to subsection (F)(1)(c) above.

(a) No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU or to a portion of an ADU.

~~—(4) *Height.* No ADU subject to this subsection (F) may exceed 16 feet in height above grade~~

(54) *Passageway.* No passageway, as defined by subsection (C)(811) above, is required for an ADU.

(65) *Parking.*

(a) *Generally.* One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined by subsection (C)(4415) above.

(b) *Exceptions.* No parking under subsection (F)(65)(a) is required in the following situations:

1. The ADU is located within one-half mile walking distance of public transit, as defined in subsection (C)(4013) above.

2. The ADU is located within an architecturally and historically significant historic district.

3. The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (D)(1)(a) above.

4. When on-street parking permits are required but not offered to the occupant of the ADU.

5. When there is an established car share vehicle stop located within one block of the ADU.

6. When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections (F)(5)(b)(1-5) above.

(c) *No replacement.* When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

(d) Each unenclosed parking space shall be at least eight and a half feet wide and 18 feet long.

(e) Each parking space that is provided in an enclosed garage shall be at least 10 feet wide and 20 feet long and have at least seven and a half feet vertical clearance.

~~(76)~~ *Architectural requirements.*

(a) The materials and colors of the exterior walls, roof, and windows and doors must match the appearance and architectural design of those of the primary dwelling.

(b) The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.

(c) Fencing, landscaping, or privacy glass in the windows shall be used to provide screening between the ADU and an adjoining residential property.

(d) All windows and doors in an ADU that are less than 30 feet from a property line that is not a right-of-way line must either be (for windows) clerestory with the bottom of the glass at least six feet above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.

(G) Specific requirements for cottage communities. See § 9-5.3850, Innovative Housing Overlay District, for standards regarding ADUs in cottage communities.

~~(GH)~~ *Fees.* The following requirements apply to all ADUs and JADUs that are approved under subsections (D)(1), ~~or~~ (D)(2), or D(3) above.

(1) *Impact fees.*

(a) No impact fee is required for an ADU or JADU, including an ADU in a cottage community, that is less than 750 square feet in size.

(b) Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. ~~(E.g., the floor area of the primary dwelling, divided by the floor area of the ADU, the typical fee amount charged for a new dwelling.)~~ per the requirements of § 9-3.60 **IMPACT FEE** here does not include any connection fee or capacity charge for water or sewer service.

1. In the case of cottage communities, proportionality is defined in § 9-5.3850(K).

(2) *Utility fees.*

(a) If an ADU is constructed with a new single-family home, a separate utility connection directly between the ADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling are required.

(b) Except as described in subsection (H)(2)(a), ~~G~~converted ADUs and JADUs on a single-family lot, created under subsection (D)(1)(a) above, are not required to

have a new or separate utility connection directly between the ADU or JADU and the utility. ~~nor is a connection fee or capacity charge required unless the ADU or JADU is constructed with a new single-family home.~~

(c) Except as described in subsection (H)(2)(a), all ADUs that are not covered by subsection (H)(2)(b) require a new, separate utility connection directly between the ADU and the utility.

1. The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU based on either the floor area or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system.

2. The portion of the fee or charge that is charged by the city may not exceed the reasonable cost of providing this service.

(I) *Nonconforming zoning code conditions, building code violations, and unpermitted structures.*

(1) *Generally.* The city will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

(2) *Unpermitted ADUs constructed before 2018.*

(a) *Permit to legalize.* As required by state law, the city may not deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if denial is based on either of the following grounds:

1. The ADU violates application building standards, or

2. The ADU does not comply with the state ADU law (Government Code section 65852.2) or this ADU ordinance (section 9-5.3805).

(b) *Exceptions.*

1. Notwithstanding subsection (I)(2)(a) above, the city may deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if the city makes a finding that correcting a violation is necessary to protect the health and safety of the public or of occupants of the structure.

2. Subsection (I)(2)(a) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code section 17920.3.

~~—(H!) *Nonconforming ADUs and discretionary approval.* Any proposed ADU or JADU that does not conform to the objective standards set forth in subsections divisions (A)~~

~~through (GH)(2) of this section may be allowed by the city with a conditional use permit, in accordance with the other provisions of this title.~~

(Ord. 2180-C-S, passed 3-10-20) Penalty, see § [9-5.2904](#)

§ 9-5.3850 INNOVATIVE HOUSING OVERLAY DISTRICT.

(A) *Purpose.* The purpose of the Innovative Housing (IH) Overlay District is to regulate and encourage affordable housing production in new and novel ways, including expanding where residential development is permitted and the forms it may take. The IH Overlay applies to sites currently developed with religious assembly uses with unused or underutilized land. In compliance with Government Code Section 65583(c)(7), the IH Overlay District also facilitates the development of accessory dwelling units that can be offered at affordable rent.

(B) *Definitions.* As used in this section, terms are defined as follows:

(1) **ACCESSORY DWELLING UNIT** or **ADU** means a residential dwelling unit that provides complete independent living facilities for one or more persons. An accessory dwelling unit also includes the following:

(a) An efficiency unit, as defined by California Health and Safety Code Section 17958.1; and

(b) A manufactured home, as defined by California Health and Safety Code Section 18007.

(2) **AFFORDABLE HOUSING** means rental housing that is restricted by recorded document to provide the housing at an affordable rent, as defined in Section 50053 of the California Health and Safety Code.

(3) **ASSUMED HOUSEHOLD SIZE** means generally, a household of one person in a studio apartment, two persons in a one bedroom unit, three persons in a two bedroom unit, and one additional person for each additional bedroom thereafter. However, the assumed household size is subject to the requirements of different funding sources and may differ accordingly.

(4) **COTTAGE** means a small detached residential structure. A cottage may be one detached accessory dwelling unit or two accessory dwelling units attached to one another (i.e., creating a duplex or two-family dwelling).

(5) **COTTAGE COMMUNITY** means a cluster of no fewer than three cottages (which can range from three units if each cottage is a single ADU to six units if each cottage is a two-family dwelling) that interact together as a small community and are designed with a coherent concept. Cottage communities are their own category of

residential facilities and are not considered single-family or multiple-family dwellings. An existing or proposed single-family or multiple-family dwelling is not required in order to develop a cottage community.

(6) **PUBLIC TRANSIT** means either a high-quality transit corridor as defined in Section 21155(b) of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code.

(7) **RELIGIOUS ASSEMBLY USE** means land or premises to gather together for common religious purposes, including worship, religious study, and related religious, philanthropic, or social activities. Churches, chapels, mosques, synagogues, and temples, are examples of properties developed with religious assembly uses.

(8) **SITE DEVELOPMENT AREA** means the portion of a parcel identified for housing development, including the associated setbacks, usable open space, and on-site parking and circulation. For example, a religious institution may own a 2-acre site and plan to develop only half the site, making the site development area 1 acre.

(C) **Review process.** Sites shown within the IH Overlay District on the Antioch Zoning Map are qualified by-right for development of cottage communities and can submit an application to the Planning Department for ministerial review. For sites outside of the IH Overlay District, a rezone of the site to be included in the IH Overlay District is required with approval from City Council prior to submitting an application to the Planning Division.

(1) Sites within the IH Overlay District may be developed pursuant to their underlying zoning instead of the IH Overlay District regulations. In this case, development shall be regulated and approved according to the underlying zoning district regulations and its associated standards, such as the Multi-family Residential Objective Design Standards.

(D) **Affordability.** Consistent with Government Code Sections 65583(c)(7) and 65852.2(g), the IH Overlay District goes beyond the statutory minimum to further the creation of ADUs offered at affordable rate. Housing development in the IH Overlay District is subject to the following affordability requirements:

(1) One hundred percent of the development project's total units, exclusive of a manager's unit or units, are for lower income households, except that up to 20 percent of the total units in the development may be for moderate-income households and up to 5 percent of the total units in the development may be for staff of the religious institution on site. Calculations resulting in fractional units may be rounded to the next whole number.

(2) All affordable units shall be subject to a recorded deed restriction of 20 years, unless a local ordinance or the terms of a federal, state, or local grant, tax credit, or other project financing requires, as a condition of the development of residential units, that the development include a certain percentage of units that are affordable to, and

occupied by, low-income, lower income, very low income, or extremely low income households for a term that exceeds 20 years.

(a) This requirement does not apply to any manger's unit or units or any unit or units reserved for staff of the on-site religious institution.

(E) *Density.* Cottage communities shall contain a minimum of three cottages on a site. The density of a cottage community shall not exceed 15 dwelling units per acre, where the site development area is used to calculate the site acreage and each ADU counts as one unit. A cottage community with a density greater than 15 dwelling units per acre requires the approval of a use permit.

(1) ADUs may be attached to one another in sets of two; no more than two units shall be contained within one building footprint. There is no limit on the total number of attached structures (e.g., duplexes) in one cottage community, subject to the density requirements of division (E).

(F) *Development standards.* Cottage communities are not subject to the multi-family design standards and shall comply with the standards below.

(1) *Building footprint.* All units shall be self-contained and include their own kitchen and bathroom facilities. No unit shall be smaller than 150 square feet and no greater than 1,200 square feet; a cottage with two attached units must then be at least 300 square feet and no more than 2,400 square feet. The building footprint shall be measured by calculating the total square foot area of a building that covers a portion of a lot, when viewed directly from above, except for the following structures or parts of structures:

(a) Any part of the structure without a roof.

(b) Roof eaves.

(c) Carports, porches, and balconies that are open at least 50 percent of their respective perimeter.

(d) Detached garages or sheds.

(2) *Height.* Cottages shall have a maximum height of 18 feet and no structure shall exceed two stories.

(a) *Exception.* Where the ridge of a roof is pitched with at least a slope of 6 to 12, the maximum roof height may extend up to 25 feet. All parts of the roof above 18 feet must be pitched.

(3) *Cottage orientation.* Cottages shall generally be oriented towards common open space, with at least 50 percent of cottages abutting common open space.

(a) Exception. This standard may be reduced to 40 percent of cottages abutting common open space for cottage communities that include at least 15 percent of units, exclusive of a manager unit or units, for extremely or very low income households.

(4) Usable open space.

(a) Common open space open to all residents shall be provided and maintained for cottage communities as follows:

<u>Total Number of Units</u>	<u>Amount of Common Open Space Per Unit</u>
<u>3-9</u>	<u>100 square feet per dwelling unit if all cottages are separated by at least 10 feet. 150 square feet per dwelling unit if any of the cottages are separated by less than 10 feet.^A</u>
<u>10-20</u>	<u>200 square feet per dwelling unit, of which up to 60 square feet may be private open space.</u>
<u>More than 20</u>	<u>250 square feet per dwelling unit, of which up to 70 square feet may be private open space.</u>
<u>A. Duplexes separated from other duplexes (or ADUs) by ten feet may utilize the 100 square foot/unit requirement.</u>	

1. Exception. Sites that are within one-half mile walking distance of a public park are not required to provide common open space if there is unobstructed access to the park from the development.

(b) Cottage communities that include 10 or more units shall be required to include and maintain at least one of the following features in the required common open space:

1. Children's play area with play equipment (not an option for senior housing developments)

2. Community garden

3. Dog park

4. Sports court

5. Barbeque/grill area or fire pit

6. Outdoor seating area with gazebo, arbor, or similar shade structure

(c) Usable open space shall include a mix of landscaping and greenery, including but not limited to trees, shrubs, gardens, and green spaces. Off-street parking and

loading areas, driveways, and service areas shall not be counted as usable open space. Pedestrian and bicycles paths or trails may not be counted as usable open space.

(d) On-site recreational facilities for the religious assembly use may count towards open space requirements for the cottage community if a written agreement is provided that allows shared use of the facilities between the cottage community and religious institution.

(5) Setbacks.

(a) When the development site area is adjacent to a property line, the following standards apply:

1. Minimum front yard setback of 15 feet on arterial and collector streets and 10 feet on local streets.

2. Minimum interior side yard setback of five feet.

3. Minimum street side yard setbacks (for corner lots) of 15 feet on arterial and collector streets and 10 feet on local streets.

4. Minimum rear yard setback of ten feet.

5. Front and street side setbacks shall be reserved for landscaping only, excluding access and egress driveways.

(b) When the development site area is internal to the religious assembly use and not adjacent to a property line, there are no setback requirements.

(6) Building separation. Cottages shall be separated from other cottages by at least 5 feet. The minimum distance between all other structures shall be in accordance with fire and building code requirements.

(7) Architectural standards. Cottage communities shall have a cohesive architectural theme across all cottages. This could be conveyed through consistent buildings materials and colors; consistent roof pitch wherein each cottage's roof pitch is within 10 degrees of all adjacent cottages; horizontal articulation such as siding, cladding, and floor separation that is parallel across cottages; and/or consistent window proportions and window spacing dimensions.

(8) Community buildings. Cottage communities may include community buildings for the shared use of residents that provide space for accessory uses and/or supportive services, such as community centers, case manager offices, and childcare centers for the residents.

(a) Parking shall be provided for employees of community buildings at a rate of at least 1 space per employee on the largest shift, or according to the rates in Table 9-5.17031.1, whichever is less.

(9) *Pedestrian connectivity.* A hard-surfaced, all-weather (e.g., concrete, asphalt, pavers) pedestrian path of at least four feet wide must be provided that connects the main entrance of each cottage to the following:

(a) Any common usable open space or recreational facilities on site or to any public park facilities located on an adjacent lot.

(b) The parking area that serves it.

(c) Community buildings.

(d) Sidewalks and public rights-of-way (including pathways or trails) abutting the site.

(10) *Waste and recycling.* Cottage communities must subscribe to the city's three-container collections services for trash, recyclable materials, and organics and comply with all requirements of Antioch Municipal Code § 9-5.1401.

(a) *Exception.* Cottage communities may share an existing trash enclosure with the on-site religious institution if the existing trash enclosure has enough capacity to meet the additional demand from the cottage communities per State and local regulations.

(11) *Nonconforming cottage communities and discretionary approval.* Any proposed cottage community that does not conform to the objective standards set forth in division (F) may be allowed by the city with a conditional use permit.

(G) *Fire protection.* Cottage communities must meet fire code requirements and fire sprinklers are required in cottages when required by building code.

(H) *Rental term.* No unit in a cottage community may be rented for a term that is shorter than 30 days.

(I) *Parking.* Parking shall be provided consistent with § 9-5.1704(F) and § 9-5.3850(F)(8)(a) of this Municipal Code.

(J) *Nonconformity of existing use.* The development of affordable housing pursuant to this section shall not require the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the new residential development.

(K) *Impact fees.* Cottage communities are subject to the impact fee provisions of § 9-3.60 and no impact fee is required for a unit that is less than 750 square feet in size. Units that are 750 square feet or larger in size shall be charged proportionately in relation to a 1,940-square foot single-family home, which is the average size of a detached, single-family home in Antioch (e.g., the floor area of the cottage, divided by 1,940 square feet, times the typical fee amount charged for a new dwelling).

(L) *Fair housing.* Housing built in the IH Overlay is required to comply with all applicable state and federal fair housing requirements, including the California Fair Employment and Housing Act, Unruh Civil Rights Acts, and federal Fair Housing Act. This includes but is not limited to religion-based discrimination.

ATTACHMENT B –
Option 1 Without Cornerstone Christian Center

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING THE ANTIOCH ZONING MAP TO INCLUDE THE INNOVATIVE
HOUSING (IH) OVERLAY DISTRICT
(LA2023-0003)**

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

The City Council determined on November 14, 2023 pursuant to the California Environmental Quality Act (CEQA) Guidelines §15061(b)(3), the “Common Sense” Exemption and CEQA Guidelines §15282(h), which statutorily exempts the adoption of Accessory Dwelling Unit ordinances, there is no possibility that this rezone will have a significant impact on the physical environment. The rezoning complies with, implements, and adopts State Accessory Dwelling Unit Law. The rezoning does not directly or indirectly authorize or approve any actual changes in the physical environment. When a specific development project occurs on a project site, it will be subject to environmental review pursuant to CEQA, if applicable.

SECTION 2:

At its regular meeting of October 18, 2023, the Planning Commission recommended that the City Council adopt the Ordinance to amend the City’s Zoning Map to include an Innovative Housing (IH) Overlay District for the following properties. The Planning Commission motion removed Cornerstone Christian Center from the list of properties to be rezoned with the IH Overlay District.

Map #	Faith Institution	Address	Accessor Parcel Number (APN)	Acreage
1	Grace Bible Fellowship	3415 Oakley Rd	51200065	9.2 acres
2	St. Johns Lutheran Church/ Antioch Christian Center	1360 E Tregallas Rd	52013015	2.4 acres
3	Antioch Seventh-day Adventist Church	2200 Country Hills Dr	55071105	4.7 acres
	Antioch Seventh-day Adventist Church	2200 Country Hills Dr	55071104	7.5 acres
4	Heritage Baptist	5200 Heidorn Ranch Rd	56130014	5.1 acres
5	Templo Santo Church	201 E 18th St	65164023	2.2 acres
6	Most Holy Rosary Catholic Church	1313 A St	65181018	1.6 acres
	Most Holy Rosary Catholic Church	1403 A St	65181014	0.9 acre

Map #	Faith Institution	Address	Accessor Parcel Number (APN)	Acreage
7	Jubilee Christian Center/ Pentecostal Holiness Church	11 Texas St	67283019	1 acre
8	Iglesia Ni Cristo	548 Texas St	67291026	1 acre
	Iglesia Ni Cristo	508 Texas St	67291046	0.1 acre
9	Wesleyan Church	2800 Sunset Ln	68161050	2.0 acres
10	Hillside Baptist Church	108 Hillside Rd	68181009	1.1 acres
	Hillside Baptist Church	108 Hillside Rd	68181010	1.2 acres
11	Antioch Family Church	330 Worrell Rd	68221068	1.3 acres
12	Kings Chapel of Antioch	320 Worrell Rd	68221069	2.6 acres
13	First Missionary Baptist Church	620 E Tregallas Rd	68251011	1.6 acres
14	The Landing Place (Acts Full Gospel East County) (formerly Salvation Army)	620 E Tregallas Rd	68251012	2.5 acres
15	Eastside Church of Christ	1020 E Tregallas Rd	68351003	3.6 acres
16	First Christian Church	2725 Minta Ln	71024013	1.2 acres
17	New Life Free Will Baptist/ Rivertown Community Church	11 Worrell Rd	71071021	0.8 acre
18	Antioch United Methodist Church on the Rock	50 Walton Ln	71080009	2.9 acres
19	First Family Church	3195 Contra Loma Blvd	71130026	4.3 acres
	First Family Church	3195 Contra Loma Blvd	71241001	2.0 acres
	First Family Church	3195 Contra Loma Blvd	71234001	0.7 acre
20	St. Ignatius of Antioch Church	3351 Contra Loma Blvd	71370026	8.0 acres
21	Palabra de Dios	501 Auto Center Dr	74130080	3.3 acres
22	Iglesia Nueva Esperanza/ Antioch Covenant Church	1919 Buchanan Rd	76231007	3.2 acres
23	The Church of Jesus Christ of Latter-day Saints	3015 Rio Grande Dr	76310001	4.3 acres
24	Journey Church	1200 Putnam St	76310003	3 acres
25	Antioch Church Family	55 E 18th St	65183036	1 acre

SECTION 3:

The City Council makes the following findings pursuant to Section 9-5.2802 "FINDINGS REQUIRED" of the Antioch Municipal Code for 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 a gentle way to add needed affordable housing without disrupting neighbors. Development standards related to setbacks, separation between buildings, required 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 and City Council meetings.

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.

SECTION 4:

The real property shown in Exhibit 1, attached hereto, is hereby rezoned to include the IH Overlay District, and the zoning map is hereby amended accordingly.

SECTION 5: Publication; Effective Date

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch, held on the 14th day of November 2023, and passed and adopted at a regular meeting thereof, held on the ____ day of ____ 2023, by the following vote:

AYES:

NOES:

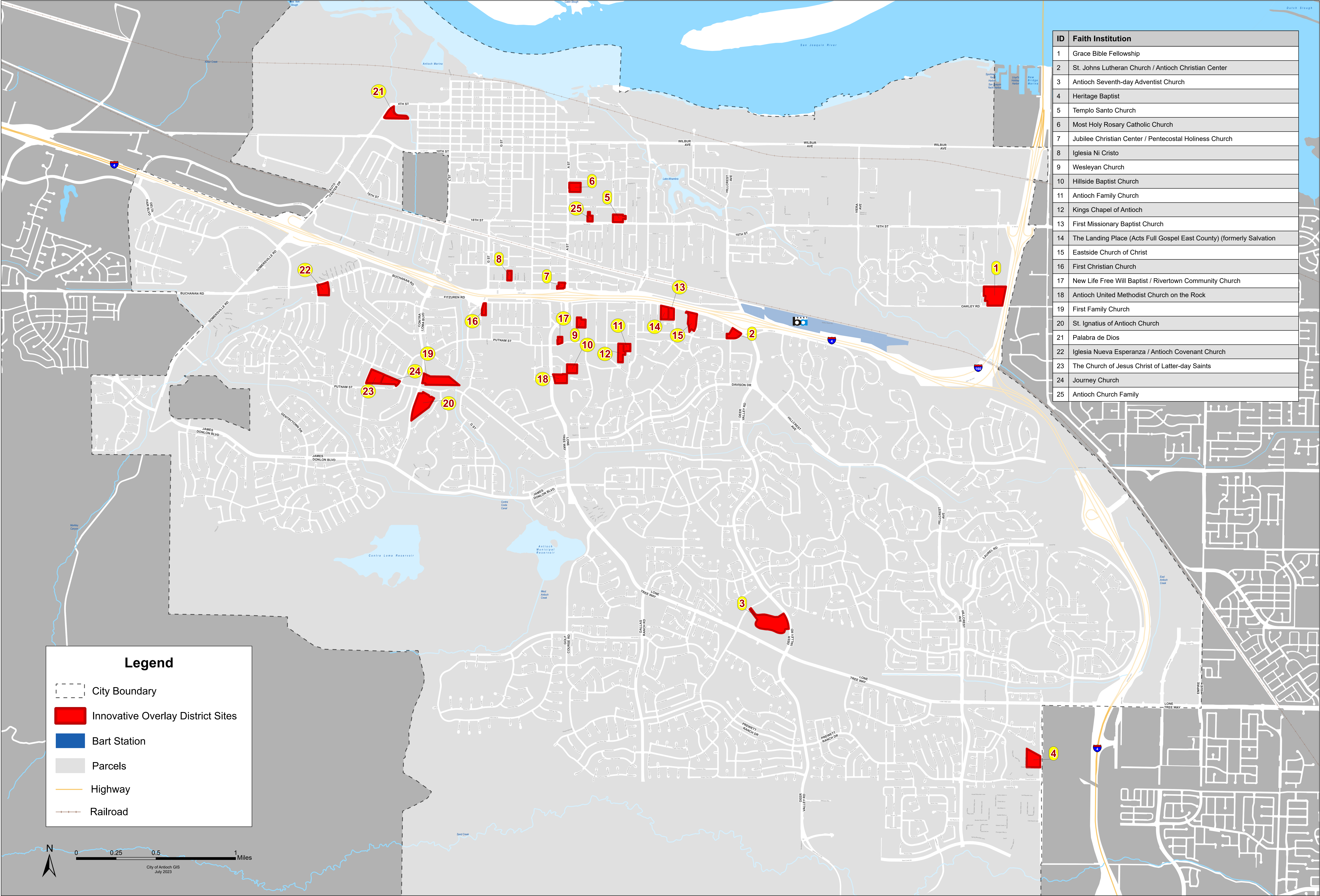
ABSTAINED:

ABSENT:

LAMAR A. THORPE
MAYOR OF THE CITY OF ANTIOCH

ATTEST:

ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH



ATTACHMENT C –
Option 2 With Cornerstone Christian Center

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING THE ANTIOCH ZONING MAP TO INCLUDE THE INNOVATIVE
HOUSING (IH) OVERLAY DISTRICT
(LA2023-0003)**

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

The City Council determined on November 14, 2023 pursuant to the California Environmental Quality Act (CEQA) Guidelines §15061(b)(3), the “Common Sense” Exemption and CEQA Guidelines §15282(h), which statutorily exempts the adoption of Accessory Dwelling Unit ordinances, there is no possibility that this rezone will have a significant impact on the physical environment. The rezoning complies with, implements, and adopts State Accessory Dwelling Unit Law. The rezoning does not directly or indirectly authorize or approve any actual changes in the physical environment. When a specific development project occurs on a project site, it will be subject to environmental review pursuant to CEQA, if applicable.

SECTION 2:

At its regular meeting of October 18, 2023, the Planning Commission recommended that the City Council adopt the Ordinance to amend the City’s Zoning Map to include an Innovative Housing (IH) Overlay District for 25 sites; the Planning Commission motion removed Cornerstone Christian Center from the list of properties to be rezoned with the IH Overlay District. The City Council has reviewed and rejected this recommendation given the desire to provide greater flexibility for Cornerstone Christian Center and therefore includes 26 sites as listed below.

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

Map #	Faith Institution	Address	Accessor Parcel Number (APN)
	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
	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

SECTION 3:

The City Council makes the following findings pursuant to Section 9-5.2802 "FINDINGS REQUIRED" of the Antioch Municipal Code for 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 a gentle way to add needed affordable housing without disrupting neighbors. Development standards related to setbacks, separation between buildings, required 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 and City Council meetings.
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.

SECTION 4:

The real property shown in Exhibit 1, attached hereto, is hereby rezoned to include the IH Overlay District, and the zoning map is hereby amended accordingly.

SECTION 5: Publication; Effective Date

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the 14th day of November 2023, and passed and adopted at a regular meeting thereof, held on the ____ day of ____ 2023, by the following vote:

AYES:

NOES:

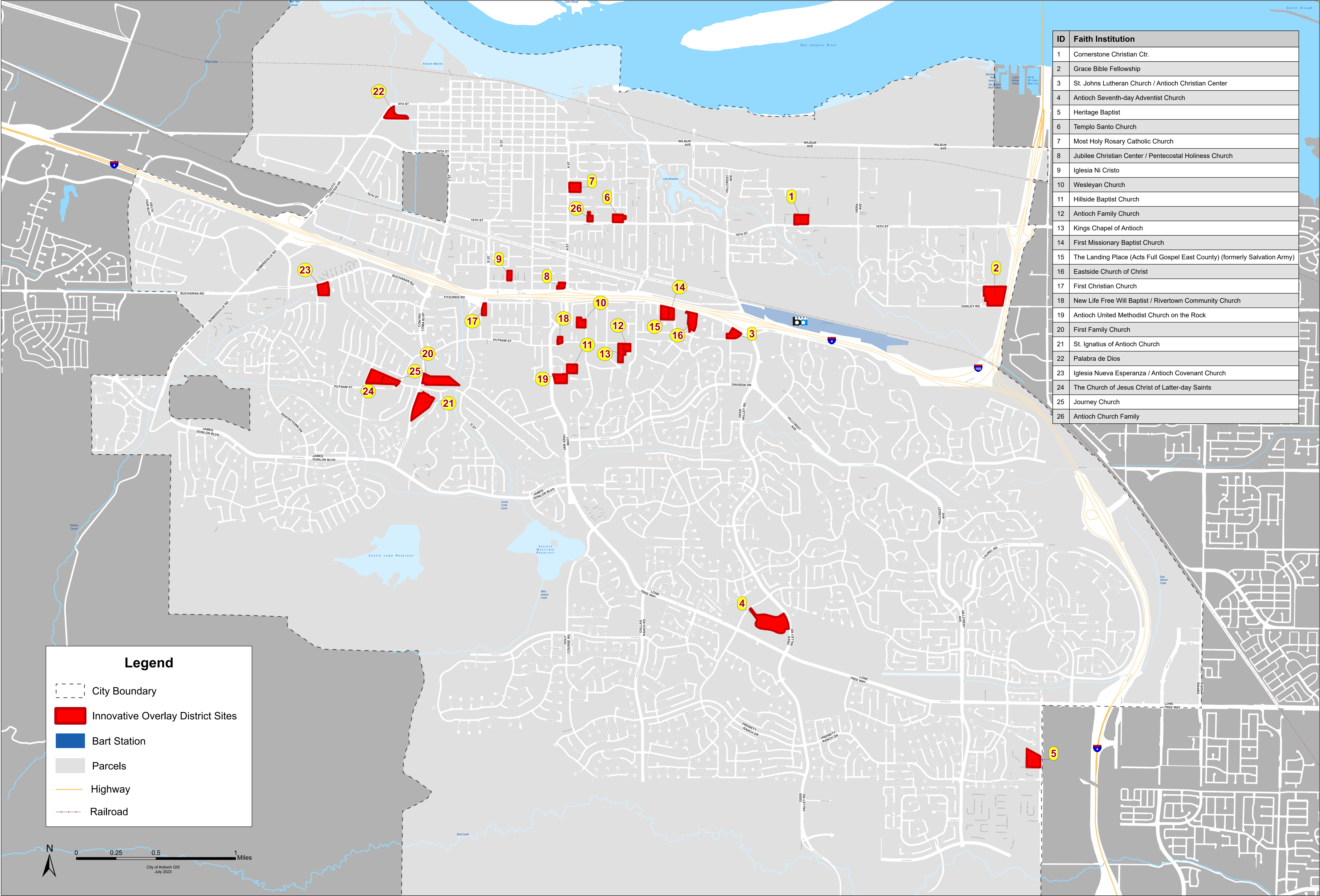
ABSTAINED:

ABSENT:

LAMAR A. THORPE
MAYOR OF THE CITY OF ANTIOCH

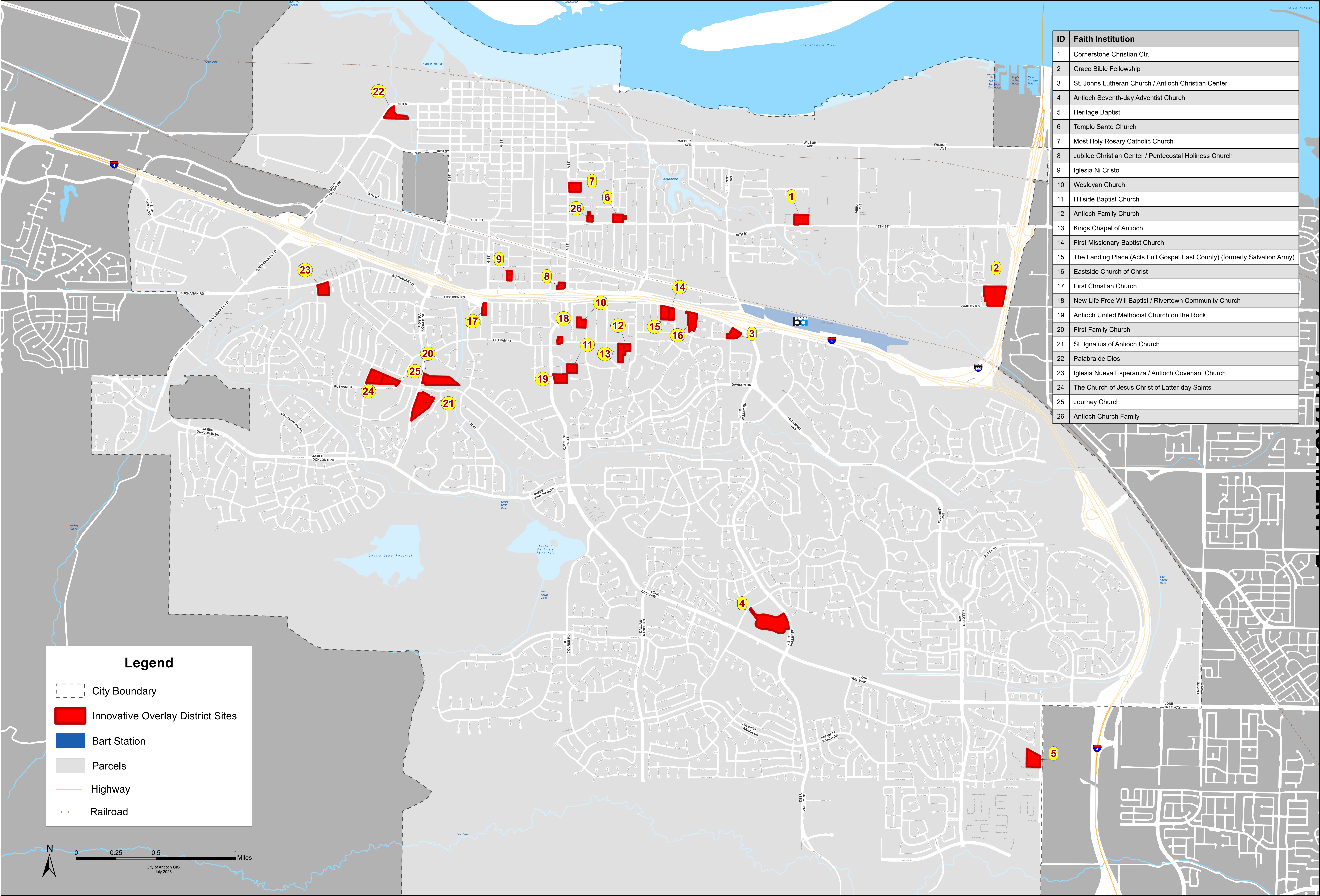
ATTEST:

ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH

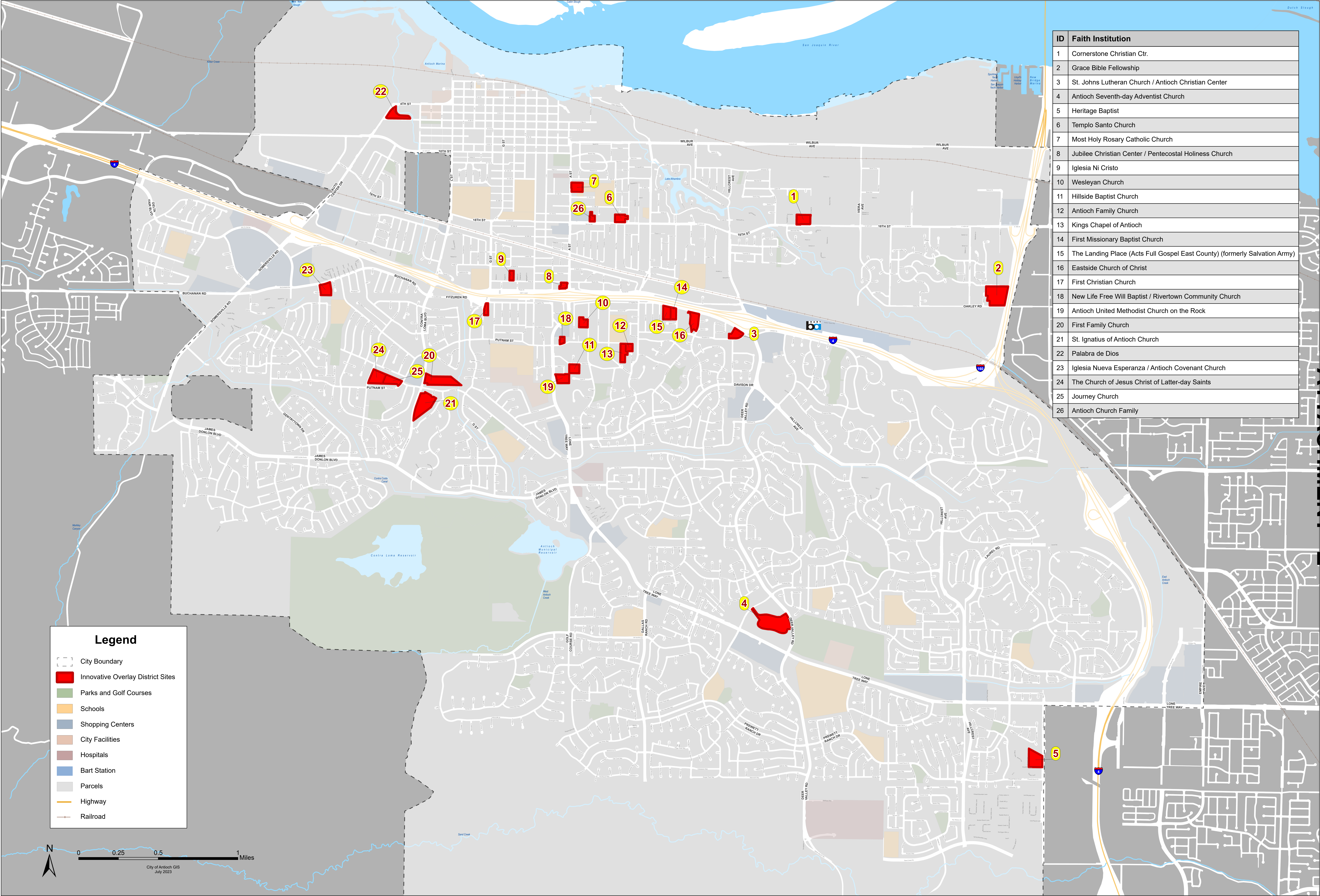


ID	Faith Institution
1	Cornerstone Christian Ctr.
2	Grace Bible Fellowship
3	St. Johns Lutheran Church / Antioch Christian Center
4	Antioch Seventh-day Adventist Church
5	Heritage Baptist
6	Templo Santo Church
7	Most Holy Rosary Catholic Church
8	Jubilee Christian Center / Pentecostal Holiness Church
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

EXHIBIT 1



ATTACHMENT "D"



ID	Faith Institution
1	Cornerstone 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
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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

Parks and Golf Courses

Schools

Shopping Centers

City Facilities

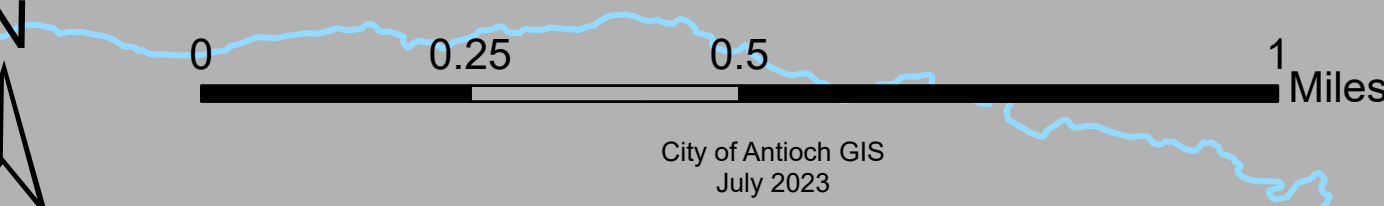
Hospitals

Bart Station

Parcels

Highway

Railroad



Innovative Housing Overlay District and Key Services

ATTACHMENT "E"

ATTACHMENT F

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**October 18, 2023
City Council Chambers**

1. CALL TO ORDER

Chair Gutilla called the meeting to order at 6:31 P.M. on Wednesday, October 18, 2023, in the City Council Chambers.

2. ROLL CALL

Present: Commissioners Schneiderman, Martin, Motts, Lutz, and Chair Gutilla
Absent: Commissioner Hills (arrived at 7:00 P.M.) and Vice Chair Riley (arrived at 6:38 P.M.)
Staff: Acting Director of Community Development, Kevin Scudero
Acting Planning Manager, Zoe Merideth
Partnership for the Bay's Future Fellow, Meredith Rupp
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Chair Gutilla led the Pledge of Allegiance.

4. EX-PARTE COMMUNICATIONS - None

5. PUBLIC COMMENT – None

6. CONSENT CALENDAR

6-1. Planning Commission Meeting Minutes August 16, 2023

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission approved the Minutes of August 16, 2023. The motion carried the following vote:

AYES: Schneiderman, Motts, Martin, Gutilla
NOES: None
ABSTAIN: Lutz
ABSENT: Hills, Riley

7. NEW PUBLIC HEARING

- 7-1. Innovative Housing (IH) Overlay District and Accessory Dwelling Units (LA2023-0003)** The City of Antioch is requesting Zoning Text Amendments to Antioch Municipal Code (Title 9 Chapter 5) Article 2: Definitions; Article 3: Establishment of Districts; Article 6: Height and Area Regulations; Article 7: Multi-Family Residential Objective Design Standards; Article 17: Parking Requirements; and Article 38: Land Use Regulations to adopt State ADU law and establish the Innovative Housing (IH) Overlay District, which would allow the development of multiple ADUs as "cottage communities" on certain sites currently developed with faith assembly uses. The City of Antioch is also requesting the adoption of a Zoning Map Amendment to add the IH Overlay District to specific parcels.

Acting Planning Manager Merideth introduced Partnership for the Bay's Future Fellow Meredith Rupp who presented the staff report dated October 18, 2023 recommending the Planning Commission review and adopt the following Resolutions: 1) Adopt a resolution recommending the City Council adopt text amendments to Title 9 Chapter 5 of the Antioch Municipal Code to implement State legislation regarding Accessory Dwelling Units and to permit multiple Accessory Dwelling Units in the Innovative Housing (IH) Overlay District (LA2023-0003). 2) Adopt a resolution recommending the City Council rezone 33 parcels to include an "Innovative Housing (IH) Overlay District."

Vice Chair Riley arrived at 6:38 P.M.

Chair Gutilla opened the public hearing.

Jasmine Tarkoff, Lead on Partnership for the Bay's Future Antioch Breakthrough Grant, and William Goodwin, Housing Policy Consultant / Hope Solutions, representing the Multifaith Action Coalition, announced their team was excited to pursue a new housing category of cottage communities on faith owned land to spur housing production and add to housing capacity. They reviewed their outreach efforts and the community's input reflected in the policy recommendations. They urged the Planning Commission to recommend adoption of the recommendations to the City Council.

Andrew Becker spoke in support of implementing state legislation regarding Accessory Dwelling Units and adopting the resolutions this evening. He discussed a property that he believed should receive consideration for rezoning in downtown Antioch. He suggested the IH overlay indicate that the zoning opportunity would remain, should the religious institution vacate the property.

Deborah Carney discussed the increase in the unsheltered and stated she believed they should be housed and have access to resources. She reported she had attended the listening sessions which were very successful at gathering information to help accommodate the unsheltered. She supported the proposed zoning code and map

amendments and urged the Planning Commission to recommend adoption to the City Council.

Pastor Ruben Herrera stated their area was included in the proposed amendments and he was in full support. He reviewed their community outreach efforts and urged the Planning Commission to recommend approval to the City Council.

Chair Gutilla closed the public hearing.

In response to Commissioner Motts, Ms. Rupp clarified that each property would have its own overlay and applications meeting the objective design standards would be approved at a staff level.

Commissioner Hills arrived at 7:00 P.M.

In response to Commissioner Schneiderman, Ms. Rupp explained that there was a faith-based development coaching program with a small grant attached. She noted tenant selection would be determined by who the religious institutions wanted to serve. She further noted if public funding was used then fair housing rules would apply. She commented that many faith institutions had indicated they would be motivated to serve unsheltered or those with the greatest need.

In response to Commissioner Martin, Ms. Rupp explained that SB4 was for apartment style projects. She noted that smaller plots of land were more conducive to smaller cottage projects. She further noted there were also administrative requirements with SB4 that might make some developments unfeasible; however, they would be feasible under the IH Overlay. She explained the 20-year deed restriction was aligned with feedback they received and the federal funding sources. She clarified that since they were going beyond state law, they had discretion to apply the setbacks in the table of development standards related to cottage communities. She confirmed that all properties proposed for the overlay were faith-based owned.

Acting Director of Community Development Scudero added that if the property sold the underlying zoning and overlay would remain. He noted if the zoning action was approved by Council it would remain in effect so the resolution would not need additional language regarding this matter.

Ms. Rupp clarified that acreage was based on parcel size. She explained if all the land not occupied by a church was to be developed, at maximum density approximately 1000 homes could be built.

Acting Planning Manager Merideth confirmed that if a project were to come in, staff would verify that it met all the Innovative Housing (IH) standards.

Acting Director of Community Development Scudero stated it would be incumbent upon the property owner to decide how to handle the utilities; however, all California building codes would apply.

In response to Commissioner Motts, Ms. Rupp clarified that the setbacks in the development standards would only apply to IH projects.

Vice Chair Riley thanked staff for bringing the overlay housing item forward and stated it was great to match faith-based communities with the lack of housing.

In response to Commissioner Lutz, Ms. Rupp gave an overview of their outreach efforts, and noted that they were working on a report to identify the results. She commented there was infrastructure to ensure tenants were not displaced and units would remain affordable if property ownership changed. She noted that they needed to make sure faith partners understood their responsibilities during orientation. She further noted they were currently being funded by grants; however, Measure X may be a source of funding. She reported only 5% of the units could be used for staff of the faith institution. She commented that it would be a good idea to include fair housing laws in the public guide.

Acting Director of Community Development Scudero confirmed that all housing laws would apply to these institutions and reported that Council had passed a tenant protection ordinance.

Ms. Rupp stated state law required the City to allow a 50% reduction in parking to accommodate construction of the residential use. She confirmed that all ADUs require that they be leased for a minimum of 30-days; however, it would be very difficult to rent units out to new tenants monthly.

Commissioner Martin questioned if they could require a parking analysis for organizations wanting to reduce their parking.

Ms. Rupp responded that no parking studies were required for ADUs.

Acting Program Manager Merideth added they were codifying existing state law in terms of the 50% parking reductions.

Commissioner Martin expressed concern that Cornerstone Christian Center had utilized most of their parking lot for portable units, and he did not believe that church should have an overlay on it with the way it was currently being utilized.

Chair Gutilla stated she believed this was exciting and innovative. She thanked those responsible for using their talents to develop reasonable solutions.

RESOLUTION NO. 2023-

On motion by Commissioner Martin, seconded by Commissioner Schneiderman, the Planning Commission unanimously adopted a resolution recommending the City Council adopt text amendments to Title 9 Chapter 5 of the Antioch Municipal Code to implement State legislation regarding Accessory Dwelling Units and to permit multiple Accessory Dwelling Units in the Innovative Housing (IH) Overlay District (LA2023-0003). The motion carried the following vote:

AYES: *Hills, Lutz, Schneiderman, Motts, Martin, Riley, Gutilla*
NOES: *None*
ABSTAIN: *None*
ABSENT: *None*

Vice Chair Riley and Chair Gutilla spoke in opposition to the following motion, noting that they believed Cornerstone Christian Center should not be eliminated.

RESOLUTION NO. 2023-

On motion by Commissioner Martin, seconded by Commissioner Lutz, the Planning Commission adopted a resolution recommending the City Council rezone 32 parcels to include an “Innovative Housing (IH) Overlay District.” removing map Item #1 Cornerstone Christian Center.

AYES: *Hills, Lutz, Schneiderman, Motts, Martin*
NOES: *Riley, Gutilla*
ABSTAIN: *None*
ABSENT: *None*

- 7-2 Zoning Text Amendments (LA2023-0004)** The City of Antioch is requesting Zoning Text Amendments to Antioch Municipal Code (Title 9 Chapter 5) Article 2: Definitions; Article 6: Height and Area Regulations; Article 16: Fences, Walls, Hedges and Screen Plantings; Article 17: Parking Requirements; and Article 38: Land Use Regulations to implement Housing Element programs, codify State and federal laws, and provide minor corrections and clarifications.

Partnership for the Bay's Future Fellow Meredith Rupp presented the staff report dated October 18, 2023, recommending the Planning Commission adopt a resolution recommending the City Council adopt text amendments to Title 9 Chapter 5 of the Municipal Code to implement Housing Element programs, codify legislation, and clarify existing regulations (LA2023-0004).

Chair Gutilla opened the public hearing.

Andrew Becker reported that the City eliminated the Amtrak station so they would no longer have a major transit stop. He announced that he was developing an affordable

housing project downtown and expressed concern that super density bonus law was contingent upon a major transit stop.

Chair Gutilla closed the public hearing.

In response to Commissioner Martin, Acting Director of Community Development Scudero explained that any structure built under previous code would become legal non-conforming. Acting Planning Manager Merideth explained that under the government code they could not apply separate standards to manufactured homes, so they were removed as distinct residential uses to come into compliance. Additionally, she noted mobile home parks were regulated through the state.

Acting Director of Community Development Scudero added all manufactured homes that complied with the objective design standards would be treated the same.

Speaking to the Parking Demand Study, Commissioner Martin suggested wording be changed from “may include” to “must include at least one”.

Acting Planning Manager Merideth suggested leaving the language as stated because it allowed flexibility for the traffic engineers.

Acting Community Development Director Scudero added the Zoning Administrator through analysis would provide guidance as to what needed to be submitted for the parking study.

Commissioner Martin stated he believed the term “may” would allow the applicant the flexibility to provide whatever they deemed necessary.

Acting Community Development Director Scudero stated he was comfortable with the language as stated; however, if the Commission had a recommendation, language could be amended. He added that if a developer chose to participate in a traffic demand study, it would be in their best interest to provide a study that would justify the reduction in parking spaces.

RESOLUTION NO. 2023-

On motion by Commissioner Motts, seconded by Commissioner Martin, the Planning Commission unanimously adopted a resolution recommending the City Council adopt text amendments to Title 9 Chapter 5 of the Municipal Code to implement Housing Element programs, codify legislation, and clarify existing regulations (LA2023-0004).

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

NOES: ***None***

ABSTAIN: ***None***

ABSENT: ***None***

8. NEW ITEM

- 8-1 Walmart Online Pickup Expansion (AR-22-12)** The applicant, Teresa Jones, re-requests approval of a Design Review application to allow a 7,250 square foot expansion of Walmart at 4893 Lone Tree Way (056-011-030). The Design Review includes a review of the project's architecture, site design and landscaping.

Acting Planning Manager Merideth presented the staff report dated October 18, 2023, recommending the Planning Commission adopt a resolution approving the Design Review application subject to attached conditions of approval (AR-22-12).

Chair Gutilla opened the public comment period.

Kevin Loscutoff, Public Affairs Director for Walmart, thanked the Commission for their time and consideration of their application. He also thanked staff for their work on this project. He gave a history of their store and noted they hired many Antioch residents as employees. He stated they were updating their facilities to better serve their customers by expanding their online pick-up area.

Chair Gutilla closed the public comment period.

Commissioner Lutz questioned how this project would affect parking on the west side of Walmart and what impact construction would have in the area.

A representative from Walmart clarified that construction would begin in early spring, take approximately four months, and be contained to the northwest corner of the building. They explained the reduction in parking stalls were along the back corner, so parking overflow may go toward the front of the store on Sunday. She noted there would be a higher turnover for online grocery pickup users.

Commissioner Lutz stated he liked the additional trees in the landscape plan.

In response to Commissioner Martin, a representative from Walmart explained the photo lab and fitting rooms would be relocated.

Acting Director of Community Development Scudero explained outdoor sales were subject to an administrative use permit and at that time they would evaluate if there was sufficient parking to allow that use.

In response to Commissioner Schneiderman, Mr. Loscutoff reported that approximately 300-400 people daily use pick up service now.

Mr. Loscutoff stated he had verified the trees in the landscaping plan.

In response to Vice Chair Riley, Mr. Loscutoff stated this project would increase capacity to just over double.

Chair Gutilla encouraged the developer to maintain their parking lot and landscaped planters. She stated she was pleased with the construction hours.

Mr. Loscutoff mentioned that they are planning to update and remodel the store and he would add landscaping as an emphasis.

In response to Chair Gutilla, a representative from Walmart confirmed that they were relocating the bale and pallet storage to accommodate truck turnaround.

Chair Gutilla thanked Walmart for expanding to accommodate the community.

Commissioner Motts stated he believed the upgrade was a good idea.

In response to Commissioner Motts, Mr. Loscutoff stated the upgrades were to respond to current market trends.

RESOLUTION NO. 2023-

On motion by Commissioner Martin, seconded by Commissioner Schneiderman, the Planning Commission unanimously adopted a resolution approving the Design Review application for the Walmart Expansion at 4893 Lone Tree Way (AR-22-12) (APN 056-011-030). The motion carried the following vote:

AYES:	<i>Hills, Lutz, Schneiderman, Motts, Martin, Riley, Gutilla</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>None</i>

9. ORAL/WRITTEN COMMUNICATIONS

Acting Director of Community Development Scudero announced that Acting Planning Manager Merideth had been appointed as Acting Planning Manager.

Acting Planning Manager Merideth announced HCD certified Antioch's Housing Element and the Antioch Commercial Infill Housing 2023 Comprehensive Plan received an Award of Merit.

Acting Director of Community Development Scudero recognized the Planning Commission for their input into the HCD process.

Acting Planning Manager Merideth introduced Monique Villagrana, Community Development Technician / Planning Division.

Acting Director of Community Development Scudero announced two Commissioners terms expired this evening and he recognized Commissioner Schneiderman and Commissioner Motts for their service. He stated he was unsure if new Commissioners would be appointed prior to the next meeting.

Chair Gutilla thanked Commissioners Schneiderman and Motts for their service.

Commissioner Motts thanked the City for appointing him and allowing him to serve. He provided departing words and stated he would continue to work at community efforts.

Commissioner Schneiderman thanked the City, staff and Commissioners and stated it had been a pleasure to serve.

10. COMMITTEE REPORTS

Commissioner Motts reported that the TRANSPLAN meeting had been cancelled.

11. NEXT MEETING: November 1, 2023

Chair Gutilla announced the next Planning Commission meeting was scheduled for November 1, 2023.

Minutes Clerk Eiden stated for the record that Commissioner Hills had arrived this evening at 7:00 P.M. and Vice Chair Riley had arrived at 6:38 P.M.

12. ADJOURNMENT

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission unanimously adjourned the meeting at 8:22 P.M. The motion carried the following vote:

AYES:	<i>Hills, Lutz, Schneiderman, Motts, Martin, Riley, Gutilla</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>None</i>

Respectfully submitted:
KITTY EIDEN, Minutes Clerk

CITY COUNCIL STAFF REPORT

Accessory Dwelling Units and the Innovative Housing (IH) Overlay

November 14, 2023



For Review this Evening. . .

- **Staff Presentation**
- Public Comment
- Council discussion/questions for staff
- Council Action

Background

- **Partnership for the Bay's Future (PBF) Policy Grant**
 - Affordable housing on faith-owned land
 - ADU reforms
 - Community collaboration



Key Components

1. Zoning Text Amendments

- a. ADU Ordinance Updates
- b. Innovative Housing (IH Overlay)

2. Zoning Map Amendments

ADU Amendments - AMC § 9-5.3805

- Implements **State law**
- **Goes above and beyond**
 - Allows multiple ADUs in the Innovative Housing (IH) Overlay Zone

Background – Innovative Housing (IH) Overlay

- **PBF Policy Grant**
- **SB 4 - The Affordable Housing on Faith and Higher Education Lands Act of 2023**
- **Listening Campaign**



IH Overlay

The purpose of the Innovative Housing (IH) Overlay District is to **regulate and encourage affordable housing production in new and novel ways**, including expanding **where** residential development is permitted and the **forms** it may take...

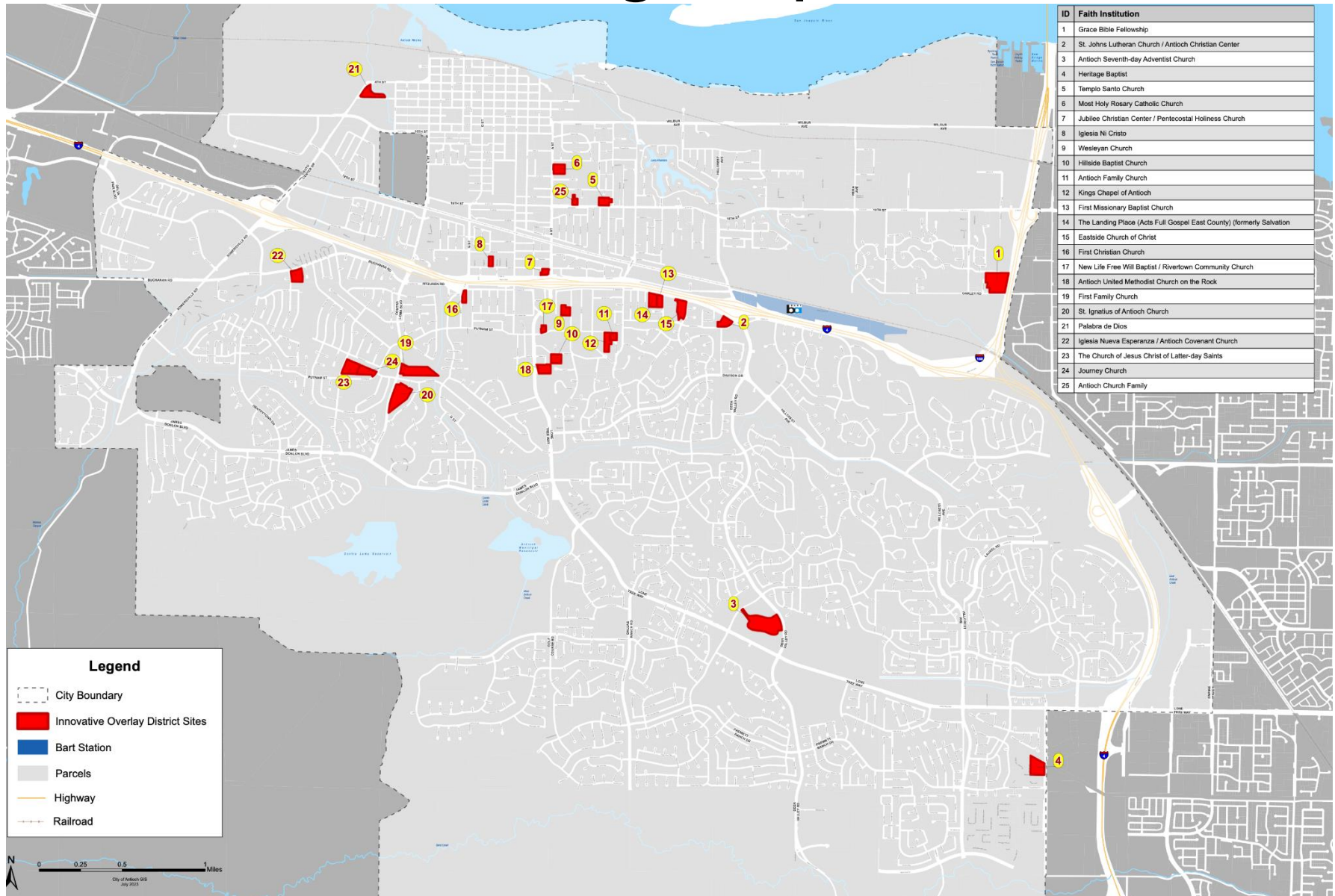
Where

25 church sites
with land capacity

Forms

“Cottage
communities”

Where – Zoning Map Amendment



Form – Cottage Communities



Form – Cottage Communities

- **At least three cottages**
- **Affordability requirement**
- **Development standards**



Cottage community with three detached ADUs (3 units)



Cottage community with two detached ADUs and two ADUs attached to one another (4 units)



Cottage community with three pairs of attached ADUs (6 units)

Development Standards

- Building footprint
- Two stories maximum
- Oriented around common open space
- Cohesive architectural theme
- Pedestrian connectivity



Cottage Communities

- Review Process
- Relationship to ADUs
- Fair housing



IH Overlay

- **Codified in AMC Section 9-5.3850**
“Innovative Housing Overlay District”
- **Minor zoning text amendments**
 - Article 2 “Definitions”
 - Article 3 “Establishment of Districts”
 - Article 6 “Height and Area Regulations”
 - Article 7 “Multi-Family Residential Objective Design Standards”
 - Article 17 “Parking Requirements”
 - Article 38 “Land Use Regulations”

CEQA

- **Statutorily exempt from CEQA – Section 15282(h)**
 - Exempts updates to ordinances implementing State ADU Law
- **Also exempt under "Common Sense" Exemption – Section 15061(b)(3)**

Recommendation

Staff recommends that City Council review and adopt:

1. Ordinance adopting **text amendments** to Title 9, Chapter 5 of the Municipal Code to implement State legislation regarding Accessory Dwelling Units and to permit multiple Accessory Dwelling Units in the Innovative Housing (IH) Overlay District
2. Ordinance to **rezone 31 parcels** to include an Innovative Housing (IH) Overlay District

Reference Slides



	RE RR	R-4 R-6	R-10	R-20	R-2 5	R-35	PB C	C-0	C-1	C-2	C-3	MCR	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ₁₄	<u>IH</u>
RESIDENTIAL USES																						
Day-care centers (§ 9-5.3832)	U	U	U	U	U	U	U	U	U	U	U	U	—	—	U	—	U	*	—	—	—	<u>—</u> ¹⁸
Day-care: large family (§ 9-5.3818)	A	A	A	A	A	A	—	—	—	—	—	—	—	—	—	—	—	*	—	—	A	<u>—</u>
Day-care: small family (§ 9-5.3817)	P	P	P	P	P	P	—	—	—	—	—	—	—	—	—	—	—	*	—	—	P	<u>—</u>
Senior Group Housing ¹⁰	<u>U</u> <u>P</u>	<u>U</u> <u>P</u>	U	U	U	U	—	—	—	—	—	U	<u>—</u> <u>U</u>	—	—	—	U	*	—	—	—	<u>P</u>
Family care home ¹⁰	P	P	P	P	<u>—</u> <u>—</u>	<u>—</u> <u>—</u>	—	—	—	—	—	U	<u>—</u> <u>U</u>	—	—	—	<u>—</u> <u>U</u>		—	—	—	<u>P</u>
Fraternity-sorority house/dormitory	U	U	U	U	U	U	—	—	—	—	—	U	—	—	—	—	—	*	—	—	—	<u>—</u>
Home occupations	A	A	A	A	A	A						A	—	—	—	—	—	*	—	—	P	<u>P</u>
Hospice ¹⁰	—	—	U	U	U	U	—	U	U	—	—	U	—	—	—	—	U 2	*	—	—	—	<u>—</u>

	RE RR	R-4 R-6	R-10	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH 14	<u>IH</u>
Low Barrier Navigation Center												P					P	P		P	P	<u>P</u>
Manufactured, modular home; mobile home (§ 9-5.3804)	P	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—	
Mobile homepark	—	—	U	U	U	U	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—	<u>—</u> -
Multiple- family: condominium , apartment, town-house (§9-5.3820)	—	—	p ¹¹	p ¹¹	P 11	P 11	—	—	—	—	—	p ¹¹	—	—	—	—	U 2	*	—	—	p ¹⁵ U ¹⁶	<u>—</u> ¹⁹
Recreational vehicle park (§9-5.3830)	—	—	—	—	—	—	—	—	—	—	U	—	U	—	—	U	—	*	—	—	—	<u>—</u>
Residential carefacility ¹⁰	—	—	U	U	U	U	—	U	U	—	—	U	—	—	—	—	U	*	—	—	—	<u>—</u>
Supportive Housing			p ^{11, 17}	p ^{11, 17}	p ^{11, 17}	p ^{11, 17}						p ^{11, 17}					U	p ¹⁷		p ¹⁷	p ^{15, 17}	<u>p¹⁷</u>
Residential hotel	—	—	U	U	U	U	—	U	U	U	U	U	—	—	—	—	—	*	—	—	—	<u>—</u>

	RE RR	R-4 R-6	R-10	R-20	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MCR	WF	OS	M-1	M-2	H	ES ⁹	CB	H	CIH ¹⁴	<u>IH</u>
Room & boarding house	—	—	U	U	U	U	—	U	U	U	U	U	—	—	—	—	—	*	—	—	—	<u>—</u>
Second residential unit <u>Accessory Dwelling Unit</u> (§ 9-5.3805)	A	A	A	A	A	A	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—	<u>—</u>
<u>Cottage Community</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>P</u>
Single-family dwelling	P	P	U	P ₁	P ₁	P ₁	—	—	—	—	—	U	U	—	—	—	—	*	—	—	—	<u>—</u>
Tobacco and paraphernalia retailers (§9-5.3843)	—	—	—	—	—	—	—	—	—	—	U	—	—	—	—	—	—	—	—	—	—	<u>—</u>
Two-family dwelling	—	—	P	P	P	P	—	—	—	—	—	U	—	—	—	—	—	*	—	—	—	<u>—</u>
Transitional Housing	—	—	<u>—</u> <u>P</u>	<u>—</u> <u>P</u>	<u>—</u> <u>P</u>	<u>—</u> <u>P</u>	—	—	—	—	—	<u>—</u> <u>P</u>	—	—	—	—	<u>—</u> <u>U</u>	<u>—</u> <u>P</u>	—	U	<u>—</u> <u>P¹⁵</u> <u>U¹⁶</u>	<u>P</u>

1. Single-family dwellings existing prior to the effective date of this section are permitted uses, conforming to the R-20 zone; however, development of new single-family dwelling units, other than replacement of existing single-family dwellings, are prohibited within the R-20, R-25, and R-35 zones.
2. Use may be permitted as an ancillary use if it is incidental to an otherwise permitted or conditionally permitted use within this zoning district.

...

9. In the case of the Emergency Shelter Overlay District, where no letter or number is included in the table for a particular land use, the regulations of the base zone apply. Emergency shelters are permitted by right in the Emergency Shelter Overlay District if they meet all standards of § 9-5.3835, Emergency Shelters, of this article.
10. Hospices and residential care facilities providing care for up to six patients are a permitted use in any district where residential uses are allowed.
11. Permitted by right subject to compliance with all other applicable standards and design review pursuant to Article 26 and 27.

...

14. In the Commercial Infill Housing Overlay District, allowable commercial uses and standards remain as determined by the underlying zoning.
15. Up to 35 units/acre and building height of four stories or 45 feet permitted by right subject to compliance with all other applicable standards.
16. 35 to 50 units/acre and building height above 45 feet permitted with approval of a use permit.
17. Supportive housing developments must meet the requirements of Government Code Section 65651-0(a) to be permitted by right and reviewed consistent with Government Code Sections 65651 and 65653. Developments which do not meet such requirements shall require approval of a use permit, except that cottage community supportive housing developments may be deed restricted for 20 years instead of 55 years.
18. Permitted as supportive services/community spaces that are accessory to residential land uses in a cottage community.
19. The IH Overlay does not preclude the development of multiple-family residential where otherwise allowed. When multiple-family residential uses are permitted per the underlying zoning, such as with sites identified in the Housing Element, the site may develop in compliance with Articles 26 and 27.



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 14, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Meredith Rupp, Partnership for the Bay's Future Fellow
Zoe Merideth, Acting Planning Manager

APPROVED BY: Kevin Scudero, Acting Community Development Director *K S*

SUBJECT: Zoning Text Amendments (LA2023-0004)

RECOMMENDED ACTION

It is recommended that the City Council introduce by title only and waive the further reading of the ordinance to make zoning text amendments to Title 9 Chapter 5 of the Municipal Code to implement Housing Element programs, codify legislation, and clarify existing regulations.

FISCAL IMPACT

This work has been fully funded by a Partnership for the Bay's Future grant. There are no direct fiscal impacts incurred by the City for the approval of this ordinance.

DISCUSSION

Background

As part of the Partnership for the Bay's Future Policy Grant work (see agenda item on zoning text and map amendments related to Accessory Dwelling Units and the Innovative Housing Overlay District), staff comprehensively reviewed the Antioch Municipal Code (AMC) while establishing a new zoning district. This exercise presented an opportunity to also do general updates on the AMC to codify State and federal legislation, implement Housing Element programs, and provide clean up and clarification.

Planning Commission Meeting

At the October 18, 2023 Planning Commission meeting, there was one resident who provided public comment. The speaker expressed disappointment that Antioch was losing

the Amtrak station, which decreases the number of properties that are subject to a proposed text amendment related to parking minimums near transit. The Planning Commission voted 7-0 to recommend approval of the zoning text amendments. Draft Planning Commission meeting minutes are included as Attachment C.

Environmental Review

The proposed Zoning Text Amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3), the “Common Sense” Exemption. This exemption can be used when it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. The ordinance merely amends the Antioch Municipal Code requirements to implement Housing Element programs, codify State and federal law, and add clarification and correction of small typos. The zoning text amendments do not directly or indirectly authorize or approve any actual changes in the physical environment. When a specific development project occurs that is subject to the ordinance, it will be subject to environmental review pursuant to CEQA, if applicable. Based on the above information, the Zoning Text Amendments are exempt from CEQA under the “Common Sense” Exemption.

Analysis

The goal of this planning effort is to implement Housing Element programs, codify State and federal law, and provide clarification and upkeep of the AMC. The project scope consists of Zoning Text Amendments to various Articles in Title 9, Chapter 5 of the AMC.

Table 1 summarizes the proposed Zoning Text Amendments and the mechanism or impetus for creating them. The policies triggering the Zoning Text Amendments are explained more thoroughly below the table.

AMC Section	Summary of Amendment(s)	Reason for Amendment(s)
9-5.203 Definitions	Adds the definition of a major transit stop, consistent with State law. A major transit stop is defined as any of the following: <ul style="list-style-type: none">• An existing rail or bus rapid transit station• A ferry terminal served by either a bus or rail transit service• The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods	This definition is needed to implement Housing Element Program 4.1.6, related to Assembly Bill (AB) 2097. See also: updates to AMC Section 9-5.1703.1 “Parking Requirements by Use.”
9-5.601 Height, Area	Revises Note B in Table 9-5.601 <i>Height, Area & Setback</i>	Allows for more inclusive language to be used.

AMC Section	Summary of Amendment(s)	Reason for Amendment(s)
& Setback Regulations for Primary Structure	<i>Regulations for Primary Structure</i> to apply to all religious facilities, not just churches.	
9-5.603 Accessory Buildings	Requires 5-foot side and rear yard setbacks for accessory structures (previously zero setback was required). Exempts portable storage sheds in rear yards from the new 5-foot setback requirements. Front and street side yard setbacks would still apply.	Planning staff is requesting this change to bring the accessory buildings zoning section into line with the California Building Code and to minimize impacts to next door neighbors when a resident builds a large accessory building.
9-5.1703.1 Parking Requirements by Use	Exempts development within one half-mile of major transit stops from City parking requirements. Certain exceptions to this rule are also codified by reference to State law.	Implements Housing Element Program 4.1.6, <i>Review and Revise Residential Parking Requirements</i> , which commits the City to codify new parking requirements pursuant to AB 2097. Per AB 2097, parking minimums are now prohibited within a half-mile of major transit stops.
	Removes the per-bed parking stall requirement for emergency shelters. With the revision, emergency shelters would be required to provide one off-street parking space per employee on the largest shift.	Implements Housing Element Program 3.1.5, <i>Emergency Shelters and Transitional Housing</i> , which commits the City to comply with Government Code Section 65583. Per State law, parking for emergency shelters must have sufficient parking to accommodate staff and shall not require more parking for emergency shelters than other residential uses.
9-5.1602 Height Restrictions	Adds “inches” as the unit of measure for fences, walls, and plantings in the front yard.	Corrects a typo.
9-5.1704 Parking Requirements	Combines 9-5.1704(C)(1), which listed application materials for parking reduction requests and 9-5.1704(C)(2), which listed required components of parking demand studies, into one subsection.	Removes redundancies.

AMC Section	Summary of Amendment(s)	Reason for Amendment(s)
9-5.3803 Table of Land Use Regulations	Removes large- and small-family day cares as regulated residential land uses.	Implements State law (Health and Safety Code Section 1597.40), which prohibits local jurisdictions from restricting the use of a facility as a family daycare home.
	Amends where senior group housing and family care homes are permitted to ensure they are permitted by-right no differently than single-family homes when serving six or fewer residents and to generally allow facilities in more zones: <ul style="list-style-type: none"> • Senior group housing would be permitted by-right (instead of conditionally) in RE, RR, R-4, and R-6 zones and conditionally permitted (instead of prohibited) in WF zone • Family care homes would be conditionally permitted (instead of prohibited) in WF and H zones 	Implements Housing Element Program 3.1.1, <i>Housing Opportunities for Special Needs Groups</i> and State law, as codified in State Health and Safety Code Sections 1267.8 and 1566.3, to remove barriers to the development of residential care facilities and group housing.
	Removes manufactured, modular and mobile homes as distinct residential uses.	Implements State law (California Government Code Section 65852.3) requiring jurisdictions to subject manufactured homes only to the same regulations as conventional single-family residential dwellings.
	Changes “second residential unit” to “Accessory Dwelling Unit.”	Makes the land use table consistent with terminology used in the rest of the AMC.
	Permits transitional housing in all zones where multi-family residential is conditionally permitted or permitted (i.e., the R-10, R-20, R-25, R-30, MCR, H, ES, and CIH zones).	Implements Housing Element Program 3.1.5, <i>Emergency Shelters and Transitional Housing</i> , which commits the City to implement State legislation (AB 2162) to remove barriers related to where and how transitional housing is permitted.
	Permits religious assembly uses to the same level allowed for public assembly uses; religious	Codifies the federal Religious Land Use and Institutionalized Persons Act to ensure religious

AMC Section	Summary of Amendment(s)	Reason for Amendment(s)
	assembly uses would be conditionally permitted (instead of prohibited) in the RE, RR, OS, M-1, and M-2 zones.	assembly uses are not any more restricted than nonreligious assembly or institution uses.
	Corrects which California Government Code sections are cited in Note 17 related to by-right approval of supportive housing.	Implements feedback from HCD on the Housing Element and clarifies the applicability of State law.
9-5.3804 Manufactured Home	Entirely removes regulations that would apply to manufactured homes.	Implements State law (California Government Code Section 65852.3), which requires the City to subject manufactured homes only to the same development standards as a conventional single-family residential dwelling.

Table 1. Proposed Zoning Text Amendments Summary

Housing Element Implementation

The Housing Element includes several programs to update the AMC to implement State laws intended to accelerate housing production, streamline housing approval, and support housing affordability. In particular, Housing Element Programs 3.1.1, 3.1.5, and 4.1.6 call for updates to the AMC by September 30, 2023 to amend parking regulations and allowable land uses for various residential developments.

Attachment B contains the full text of these Housing Element Programs with the actions applicable to the proposed Zoning Text Amendments underlined.

State and Federal Law

In addition to the laws mentioned in Housing Element Programs 3.1.1, 3.1.5, and 4.1.6, there are other State and Federal laws which need to be incorporated into the AMC:

- **California Health and Safety Code Section 1597.40**, which states that “local laws regulations, or rules shall not directly or indirectly prohibit or restrict the use of a facility as a family daycare home, including, but not limited to, precluding the operation of a family daycare home.”
- **California Government Code Section 65852.3**, which requires the City to subject manufactured homes only to the same development standards as a conventional single-family residential dwelling.
- **Federal Religious Land Use and Institutionalized Persons Act** (42 U.S. Code Section 2000cc), which prohibits jurisdictions from imposing any regulations that restrict religious assembly uses any more than nonreligious assembly or institution uses.

The City has been acting in compliance with these laws when specific development proposals are submitted, but the proposed Zoning Text Amendments would codify these laws and more clearly bring the City into compliance.

ATTACHMENTS

- A. Zoning Text Amendments Ordinance
Exhibit 1: Zoning Amendments
- B. Select Housing Element Programs
- C. Draft Meeting Minutes from the October 18, 2023 Planning Commission Meeting

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING TITLE 9 CHAPTER 5 OF THE MUNICIPAL CODE TO IMPLEMENT
HOUSING ELEMENT PROGRAMS, CODIFY LEGISLATION, AND CLARIFY
EXISTING REGULATIONS
(LA2023-0004)**

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

The City Council is committed to taking the steps necessary to promote and protect the public health, safety and general welfare. The City of Antioch has the authority to make and enforce within its limits all ordinances and regulations not in conflict with general laws (Cal. Const. art. XI § 7) including, but not limited to, all rights and powers that are expressly granted and necessarily or fairly implied by state law.

SECTION 2:

The City Council has reviewed, considered, and evaluated all of the information prior to acting upon the Ordinance and finds that the Zoning Text Amendments will:

1. Support implementation of Housing Element Program 3.1.1 “Housing Opportunities for Extremely Low-Income Households and Special Needs,” Program 3.1.5 “Emergency Shelters, Supportive, and Transitional Housing,” and Program 4.1.6 “Review and Revise Residential Parking Requirements.”
2. Implement State and federal legislation related to family daycare homes (California Health and Safety Code Section 1597.40), religious assembly uses (42 US Code Section 2000cc), and manufactured homes (California Government Code Section 65852.3).
3. Improve clarity and consistency across the Municipal Code and conform with the General Plan.

SECTION 3:

At its regular meeting of October 18, 2023, the Planning Commission adopted Resolution 2023-31 recommending that the City Council adopt an ordinance amending sections of Title 9 Chapter 5 of the Antioch Municipal Code.

SECTION 4:

The Zoning Text Amendments shown in Exhibit 1, attached hereto, amend the following sections of Title 9 “Planning and Zoning” of the Antioch Municipal Code: Section 9-5.203 “Definitions,” Section 9-5.601 “Height, Area & Setback Regulations For Primary Structure,” Section 9-5.603 “Accessory Buildings,” Section 9-5.1602 “Height Restrictions,” Section 9-5.1703.1 “Off-Street Parking Requirements By Use,” Section 9-

ATTACHMENT A

5.1704 "Parking Requirements," Section 9-5.3803 "Table Of Land Use Regulations," and Section 9-5.3804 "Manufactured Home."

SECTION 5: Severability.

If any section, subsection, provision or part of this ordinance, or its application to any person or circumstance, is held to be unconstitutional or otherwise invalid, the remainder of this ordinance, and the application of such provision to other person or circumstances, shall not be affected thereby and shall remain in full force and effect and, to that end, the provisions of this ordinance are severable.

SECTION 6. CEQA.

The amendments to the City's Municipal Code are not considered a project under the California Environmental Quality Act (CEQA) under the common sense exemption (CEQA Guidelines §15061(b)(3)) because the proposed amendments will not have a direct or reasonably foreseeable indirect physical change or effect on the environment.

SECTION 7: Publication; Effective Date

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch, held on the 14th day of November 2023, and passed and adopted at a regular meeting thereof, held on the ____ day of ____ 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

LAMAR A. THORPE
MAYOR OF THE CITY OF ANTIOCH

ATTEST:

ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH

EXHIBIT 1
PROPOSED ZONING TEXT AMENDMENTS

§ 9-5.203 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

...

MAJOR TRANST STOP. Consistent with California Public Resources Code Section 21064.3, a site containing any of the following:

(a) An existing rail or bus rapid transit station

(b) A ferry terminal served by either a bus or rail transit service

(c) The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

...

ARTICLE 6: HEIGHT AND AREA REGULATIONS AND TABLE

§ 9-5.601 HEIGHT AND AREA REGULATIONS.

The following chart and text are adopted as the city's basic height and area regulations. First find the appropriate zoning district on the left hand side of the table. Read across the chart opposite the specific zone in question and the height or area requirement for that zone, or a letter, will appear in the appropriate column. If a letter appears in any cell, it refers to the, requirement listed in the footnotes following the table.

Table 9-5.601 Height, Area & Setback Regulations for Primary Structure

Table 9-5.601 Height, Area & Setback Regulations for Primary Structure

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE											
Zone	Maxim um Height Feet ^b	Minimum Building Site Sq. Ft.	Minimum Lot Width in Feet		Maximu m Lot Coverage	Minimum Density Allowed (Units per Gross Developable Acre)	Maximum Density Allowed Units Per Gross Developable Acre ^d	Front Yard Minimum , ^{ak}	Minimum Side Yard Required in Feet ^e		Minimum Rear Yard Required in Feet
			Corner	Interior					Corner	Interior	
RE	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
RR	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
CIH	IN COMPLIANCE WITH THE COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS DOCUMENT.										
R-4	35	6,000	65	60	40%	NA	4 du/acre	f	f	5 ft.	20 ft.
R-6	35	6,000	65	60	40%	NA	6 du/acre	f	f	5 ft.	20 ft.
R-10	45	6,000	65	60	40%	NA	10 du/acre	f	f	5 ft.	10 ft.
R-20	45	20,000	70	70	40%	NA	20 du/acre	f	f	5 ft.	10 ft.
R-25	45	20,000	70	70	50%	20 du/acre	25 du/acre	f	f	5 ft.	10 ft. ^m
R-35	45	20,000	70	70	50%	25 du/acre	35 du/acre	f	f	5 ft.	10 ft. ^m
PBC	35	20,000	65	60	35%	NA	0	f	f	0 ft.	0 ft.
C-0	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
C-1	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE

Zone	Maximum Height Feet ^b	Minimum Building Site Sq. Ft.	Minimum Lot Width in Feet		Maximum Lot Coverage ^e	Minimum Density Allowed (Units per Gross Developable Acre)	Maximum Density Allowed Units Per Gross Developable Acre ^d	Front Yard Minimum	Minimum Side Yard Required in Feet ^c		Minimum Rear Yard Required in Feet
			Corner	Interior					Corner	Interior	
C-2	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
C-3	70	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
MCR ^j	45	6,500	65	60	50%	NA	20 du/acre	f	f	5 ft.	10 ft.
RTC ^j	50	2,500	25 ^g	25 ^g	100%	NA	20 ^h	0 ⁱ	0 ⁱ	0 ft.	0 ft.
RTR- 10	45	3,500	45	45	50%	NA	12	15	10	5 ft.	15 ft.
RTR- 20	45	20,000	100	100	50%	NA	20	15	10	5 ft.	10 ft.
WF	45	6,500	60	60	60%	NA	0	0	0	0 ft.	0 ft.
M-1	45	40,000	100	100	50%	NA	0	f	f	0 ft.	0 ft.
M-2	70	40,000	100	100	50%	NA	0	f	f	0 ft.	0 ft.
HPD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
PD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
RRMP	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS IN A MANNER CONSISTENT WITH ARTICLE 41 OF THE MUNICIPAL CODE										
TOD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
H	70	SAME AS C-0 ZONE ^k									

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE											
Zone	Maximum Height Feet ^b	Minimum Building Site Sq. Ft.	Minimum Lot Width in Feet		Maximum Lot Coverage	Minimum Density Allowed (Units per Gross Developable Acre)	Maximum Density Allowed Units Per Gross Developable Acre ^d	Front Yard Minimum	Minimum Side Yard Required in Feet ^e		Minimum Rear Yard Required in Feet
			Corner	Interior					Corner	Interior	
OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
SH	SAME AS UNDERLYING BASE ZONE										
T	SAME AS UNDERLYING BASE ZONE										

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE

- ^a Where 40% or more of the frontage (excluding reversed frontage lots) in a block has been improved with buildings, the minimum required front yard for main buildings shall be the average of the improved lots if less than the front yard requirements, but not less than six feet from the property line.
- ^b Height shall mean the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the structure, excluding below ground basements, to the topmost point of the roof. Exceptions to the specified height limitation shall include the spires, belfries, cupolas and domes of ~~churches~~ religious facilities (e.g., churches, mosques, temples), monuments, water towers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, chimneys, smokestacks, flag poles, radio towers, excluding wireless communications facilities subject to § 9-5.3846, equipment penthouses encompassing less than 20% of total roof area and less than eight feet in height, and parapets less than 30 inches in height, unless otherwise governed by this chapter.
- ^c Minimum lot area in all zones shall not apply to the condominium parcelization of a larger project where land is being divided for individual building envelopes.
- ^d Maximum density allowed is defined in the city General Plan as per the maximum developable gross acreage definition found in this chapter.
- ^e For at least 25% of the lots in a given subdivision, one side yard of an interior lot shall be 10 feet in width and the other side yard can be five feet. The 10- foot side yard area shall remain as unrestricted open area. This shall also apply to all two-story single-family residential lots. On any parcel of land of an average width of less than 50 feet, which parcel was under one ownership or is shown as a lot on any subdivision map filed in the office of the County Recorder prior to April 11, 1950, when the owner thereof owns no adjoining land, the width of each side yard may be reduced to 10% of the width of such parcel, but in no case to less than three feet.
- ^f Front yard and street side setbacks shall be reserved for landscaping only, excluding access and egress driveways and shall be determined on a graduated scale based upon type of street and land use as follows:
- (1) Non-residential uses.
 - Arterial street: minimum 30-foot setback with 30-foot landscaping on all frontages.
 - Collector street: minimum 25-foot setback with 25-foot landscaping.
 - Local street: minimum 20-foot setback with 20-foot landscaping.
 - (2) Single-family detached and two-family dwelling uses.
 - Arterial street: minimum 30-foot setback with 30-foot landscaping on all frontages.
 - Collector street: minimum 25-foot setback and landscaping for front yard and 10-foot street side yard setback with landscaping
 - Local street: minimum 20-foot front yard setback with 20 foot of landscaping and 10-foot street side yard setback with landscaping.
 - (3) Multi-family dwelling uses.
 - Arterial street: minimum 15-foot setback with 15-foot landscaping on all frontages.
 - Collector street: minimum 15-foot setback with 15-foot landscaping.
 - Local street: minimum 10-foot setback with 10-foot landscaping.
- ^g New construction with frontage in excess of the minimum lot width shall reflect the pattern of building widths in facade design.

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE

^h	<p>Within the area bounded by the Burlington Northern Santa Fe Railroad, “I” Street, Second Street, and “E” Street, residential density may be increased to 45 dwelling units per acre provided:</p> <ul style="list-style-type: none">(1) The residential use is part of a mixed use development with the entire first floor devoted to commercial use;(2) The proposed development provides public amenities as described in § 4 (relating to residential use in RTC); and(3) The project has received use permit approval from the Planning Commission.
ⁱ	<p>Buildings in the RTC district shall be placed on the property line except for:</p> <ul style="list-style-type: none">(1) Setbacks to accommodate outdoor dining and plazas, provided that such setbacks do not exceed a depth of one-third of the lot depth;(2) Courtyards, promenades, and plazas located on any portion of the site; and(3) Where a setback is necessary to maintain the uniform setback of building facades.
^j	<p>The first floor of a building shall extend from property line to property line except:</p> <ul style="list-style-type: none">(1) In setback areas for outdoor dining, plazas; and(2) For required vehicular or pedestrian access.
^k	<p>Notwithstanding any other provisions of this chapter for yard requirements, in any residential district the front of any garage shall be not less than 20 feet from the exterior property line on which such garage faces.</p>
^l	<p>For projects that consist of attached single-family dwellings (townhomes), in which each dwelling occupies its own lots, the minimum lot area is 1,800 square feet and the minimum required interior side setback is zero.</p>
^m	<p>Where a multi-family dwelling abuts a lot that is zoned RR, RE, R4 or R6, a minimum rear yard of 20 feet shall be provided.</p>

§ 9-5.603 ACCESSORY BUILDINGS.

(A) In residential districts, the maximum allowable height is 15 feet for accessory structures. Detached accessory structures shall be located behind the required front yard setback and cover no more than 40% of the rear yard area required for the main building. The minimum side yard for accessory structures is 20 feet on corner lots and ~~zero~~ 5 feet on interior lots. ~~No minimum~~ A 5 foot rear yard setback is required, unless the property is a double-frontage lot in which case a 10 foot rear yard setback is required.

(1) Exception. Portable storage sheds are exempt from setback requirements when placed in the rear yard. The required minimum setback from the front property line and/or street side yard property lines (for corner lots) must be maintained. A shed is considered portable when it meets the following criteria and does not need a building permit:

- (a) Freestanding, moveable, and has no permanent foundation
- (b) Less than 120 square feet in area
- (c) Building height no greater than 8 feet
- (d) Does not contain plumbing or electrical installations

(B) In the event an accessory building is attached to the main building, it shall be considered structurally a part of the main building and shall comply in all respects with the requirements of this chapter applicable to the main building. Unless so attached, an accessory building in a residential district shall be at least five feet from any dwelling building existing or under construction on the same lot or any adjacent lot. In the case of a corner lot adjacent to a reversed frontage lot, accessory buildings shall not project beyond the front yard required or existing on the adjacent reversed frontage lot.

ARTICLE 16: FENCES, WALLS, HEDGES AND SCREEN PLANTINGS

§ 9-5.1601 GENERAL REQUIREMENTS.

(A) Fences, walls, hedges, and other structures or vegetation shall not obstruct a clear vision zone.

(B) Barbed wire, razor ribbon and other similar wire shall be prohibited on top of any fence. Exceptions may be granted by the Zoning Administrator for special circumstances.

(C) Where chain link fencing is proposed or required adjacent to a public right-of-way, park or open space, the fence fabric, posts, top rails, and hardware shall be vinyl clad.

(D) All retaining walls that are adjacent to public streets shall be placed outside the right-of-way and shall be constructed of decorative masonry block or an equivalent material approved by Community Development Department staff.

(E) All fences existing at the time of the adoption of this chapter which then became non-conforming due to height and/or setback requirements can remain subject to the provisions of the non-conforming use regulations of this chapter.

(F) Walls between residential and non-residential uses shall be of masonry construction.

§ 9-5.1602 HEIGHT RESTRICTIONS.

(A) For fences adjacent to a public right-of-way, fence height shall be measured from the finished grade at the fence location. Should the back of side-walk be at a higher elevation than finished grade, the fence height shall be measured from the back of side-walk.

(B) For interior and rear yard fences, height shall be measured from the grade level of the property line. In the event the ground elevation is not the same on both sides of a fence or wall, the height thereof may be measured from the higher ground elevation.

(C) No fence, wall, hedge or screen planting shall exceed a maximum height of 36 inches in the required front yard. All such fences shall be located outside the public right-of-way unless an encroachment permit is issued by the Director of Public Works.

(D) Fences, hedges or screen plantings shall be a minimum height of 30 inches around or within a parking lot.

(E) No fence, wall or similar structure shall exceed six feet in height in any zoning district, with the following exceptions:

(1) In commercial and industrial districts, the maximum height may be eight feet subject to approval of an administrative use permit by the Zoning Administrator. Higher walls may be approved by the Planning Commission if required by an acoustical study, and there are no feasible alternatives that would allow for a wall eight feet in height or less.

(2) In residential districts, a masonry sound wall built adjacent to an arterial street or school site may be eight feet in height subject to a documented sound study. Higher walls may be approved by the Planning Commission if required by an acoustical study and there are no feasible alternatives that would allow for a wall eight feet in height or less.

(3) In residential districts the fence height on interior side and rear property lines may be increased to eight feet, provided that the top two feet of such is constructed of open lattice, wrought iron, tubular steel, or a similar material.

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 1064-C-S, passed 12-15-05) [Penalty, see § 9-5.2904](#)

§ 9-5.1603 SETBACKS; STREETSIDE AND SIDEYARD FENCES.

(A) Fences of up to six feet may be placed within the required corner sideyard building setback or at the public right-of-way line.

(B) The following restrictions shall apply:

(1) The fence does not obstruct a clear vision zone.

(2) In cases where the fence is to be built in conjunction with a retaining wall, and the wall face is exposed to the street, the fence shall be setback a minimum of three feet from the retaining wall.

(Ord. 897-C-S, passed 10-25-94) [Penalty, see § 9-5.2904](#)

ARTICLE 17: PARKING REQUIREMENTS

§ 9-5.1701 PURPOSE.

The specific purposes of the off-street parking and loading regulations are to:

(A) Ensure that off-street parking and loading facilities are provided for new land uses and for enlargements of existing uses in proportion to the need for such facilities created by each use.

(B) Establish parking standards for commercial uses consistent with need and with the feasibility of providing parking on specific commercial sites.

(C) Ensure that off-street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public safety, and where appropriate, insulate surrounding land uses from adverse impacts.

(D) Contribute to a balanced transportation system with a choice of transit, bicycle, pedestrian, and private automobile modes.

(E) Encourage the use of bicycles by providing safe and convenient places to park bicycles.

(F) Facilitate the development of common parking area that serve multiple establishments or uses.

(G) Minimize the area of land consumed by parking by allowing reductions to the number of required spaces near major transit stations, for uses with lower parking demand characteristics, and for shared parking facilities serving uses with different peak demand times.

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 2089-C-S, passed 6-24-14)

§ 9-5.1702 BASIC REQUIREMENTS.

(A) At the time of initial occupancy of a site, construction of a structure, or alteration or enlargement of a site or structure, off-street parking facilities and off-street loading facilities shall be provided in accord with the regulations prescribed in this chapter. Any building or structure moved from one lot to another shall provide parking as required for a new building.

(B) The number of additional parking spaces or loading berths required for an alteration or enlargement of an existing use or structure, or for a change of occupancy, shall be provided before the alteration, enlargement, or change of occupancy is allowed.

(C) If more than one use is located on a site other than a shopping center, the number of off-street parking spaces and loading berths to be provided shall be equal to the sum of the required spaces prescribed for each use.

(D) Off-street parking and loading facilities required by this article for any use shall not be considered as providing parking spaces or loading berths for any other use except where a shared parking arrangement applies or a joint facility exists. Such a facility shall contain not less than the total number of spaces or berths as required individually, or fewer spaces may be permitted where adjoining uses on the same site have different hours of operation and the same parking spaces or loading berths can serve both without conflict, according to the procedures and required findings of § [9-5.1704](#), Parking Reductions.

(E) Parking ratios for shopping center uses shall assume 90% of the available spaces are located at the front of a building. No more than 10% of the required parking is to be provided at the rear of a building and this parking should be designated and enforced as employee parking.

(F) If, in the application of the requirements of this chapter, a fractional number is obtained, one parking space or loading berth shall be required for a fraction of more than one-half, and no space or berth shall be required for a fraction of one-half or less.

(G) Any off-street parking specifically required for a given use shall be without charge.

(H) Off-street parking must be located on the same site as the use it serves, except where off-site parking has been approved according to the procedures and standards of § 9-5.1705, Off-Site Parking Facilities.

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 2089-C-S, passed 6-24-14) Penalty, see § [9-5.2904](#)

§ 9-5.1703 [RESERVED].

§ 9-5.1703.1 OFF-STREET PARKING REQUIREMENTS BY USE

(A) Off-street motor vehicle parking spaces shall be provided according to the following table. Each land use shall be provided with at least the number of off-street parking spaces stated in the table.

(1) The requirements of this chapter do not apply to development within one half-mile of a major transit stop, except as provided in California Government Code Section 65863.2.

(B) When the table does not list a proposed use, the Zoning Administrator shall determine the most appropriate equivalent use and the number of parking and loading spaces required. In order to make this determination, the Zoning Administrator may require the submission of survey data from the applicant or direct a study to be conducted at the applicant's expense. The Administrator's determination may be based on the most recent data published by the Institute of Transportation Engineers or comparable analyses.

TABLE: 9-5.1703.1: OFF-STREET PARKING REQUIRED	
<i>Use Classification</i>	<i>Off-Street Parking Spaces</i>

RESIDENTIAL	
Multi-family residential	1.5 spaces per unit up to 2 bedrooms; one space to be covered
	2 spaces per unit = 3 bedrooms; one space to be covered plus 1 space per 5 units for guest parking (Applies to all multi-family units)
Convalescent facilities	1 per 2 residents
Single-family residential (attached)	2 spaces per unit, one of which must be covered, plus 1 space per 5 units for guest parking
Single-family residential (detached)	2 spaces per unit in a garage, plus one guest parking space on the street within close proximity to the unit served
Elderly residential (Senior Housing Overlay) ^A	.75 covered space per unit, plus guest parking as determined during project review
PUBLIC AND SEMI-PUBLIC	
Clubs and lodges	1 per 100 sq. ft. of floor area which is used for assembly purposes
Emergency shelters	1 space per employee on the largest shift plus 0.30 spaces per bed
Day care, general and preschools	1 per employee on the largest shift plus 1 per 8 children

Government offices	1 per 250 sq. ft. of gross floor area
Hospitals	1 per bed, plus 1 space per employee on the largest shift
Maintenance and service facilities	1 per 400 sq. ft. of gross floor area
Park and Recreation Facilities	As specified by zoning permit or use permit for private facilities based upon I.T.E. studies
Public Safety Facilities	As specified by use permit
Religious assembly	1 per 4 fixed seats, and/or 1 per 50 sq. ft. of seating area if there are no fixed seats
Schools, public or private	As specified by use permit, as per I.T.E. studies
Utilities, major	As specified by use permit, as per I.T.E. studies
COMMERCIAL/RETAIL/OFFICE	
Ambulance services	1 per ambulance, plus 1 per employee on the largest shift
Animal sales and services:	
Animal boarding	1 per 400 sq. ft. of gross floor area
Animal grooming	1 per 400 sq. ft. of gross floor area
Animal hospitals (veterinary clinic)	1 per 250 sq. ft. of gross floor area
Artists' studios	1 per 1,000 sq. ft. of gross floor area

Banks and savings and loans:	1 per 250 sq. ft. of gross floor area
Drive-up service	Queue space for 5 cars per teller
Building materials and services; hardware	1 per 300 sq. ft. of sales floor area; plus 1 per 1,000 sq. ft. of outdoor storage and/or interior warehouse area
Chapels and mortuaries	1 per 3 seats and/or; 1 per 50 sq. ft. of seating area if no fixed seats
Commercial recreational and entertainment:	
Bowling alleys	6 per lane
Electronic game centers	1 per 2 machines
Golf courses	4 per each hole, plus 1 per 200 sq. ft. of floor area
Gymnasium	1 per 100 sq. ft. of floor area
Skating rinks	1 per 3 fixed seats, and/or 1 per 50 sq. ft. of seating area if there are no fixed seats; plus 1 per 75 sq. ft. of floor area for skating
Swimming pools	1 per 150 sq. ft. of pool area
Tennis and racquetball clubs	4 per court
Theaters	1 per 3 fixed seats, and/or 1 per 35 sq. ft. of seating area if there are no fixed seats
Other commercial recreation and entertainment	As specified by the Zoning Administrator, as per I.T.E. studies

Computer gaming and internet access business	As specified by use permit and required parking study (§ 9-5.3835)
Eating and drinking establishments:	1 per employee on the largest shift
General restaurant	1 per 3 seats
Cocktail lounge/bar	1 per 2.5 seats
Fast food	1 per 50 sq. ft. of gross floor area for public seating plus queue space for 6 cars if drive-up service provided
With outdoor seating	1 additional space per 3 seats
Take-out only/no seating	1 per employee on the largest shift plus additional spaces as determined by the Zoning Administrator
Gas station/ service station ^B	2 per service bay plus 1 per employee on the largest shift; with no less than 4 parking spaces provided
Gymnasium	1 per 100 sq. ft. of floor space
Health clubs	1 per 200 sq. ft. of floor space
Nurseries	1 per 1,000 sq. ft. of outside display and/or interior warehouse area, plus 1 per 300 sq. ft. of sales floor area
Offices, business, and professional	1 per 250 sq. ft. of gross floor area
Offices, medical and dental	1 per 225 sq. ft. of gross floor area

Music or dance studio, martial arts training or similar facility	1 per 250 sq. ft. of gross floor area
Mini-storage	1 per 100 rental units plus 1 per caretaker
Personal services (barber shop, beauty shop)	2 spaces per chair
Recycling facility:	
Large collection	6 spaces per facility minimum
Processing facility	10 spaces per facility minimum
Research and community development	1 per 250 sq. ft. of gross floor area
Retail sales not listed under another use classification	5 spaces/1000 sq. ft. of gross floor area
Shopping center	5 spaces/1000 sq. ft. of gross floor area
Furniture and appliance stores, households equipment, and furniture repair and warehouse sale	1 per 400 sq. ft. of gross floor area
Automobile rentals	1 per 4,000 sq. ft. of outdoor area plus 1 per rental vehicle
Automobile washing:	
Fully automated	7 spaces outside washing area
Coin-operated	1 queuing space per bay
Vehicle/equipment repair	4 per service bay or 1 per 225 sq. ft. of gross floor area whichever is greater
Vehicle/equipment sales and rentals, and other outdoor storage	1 per 4,000 sq. ft. of outdoor display area

Visitor accommodations:	
Bed and breakfast inns	1 per guest room; plus 2 spaces
Hotels, motels and time share facilities	1 per guest room; plus 1 per employee on the largest shift and one per 50 sq. ft. of banquet or conference seating area
Warehousing, distribution, storage	1 per 1,000 sq. ft. of gross floor area
INDUSTRIAL	
Light manufacturing	1 per 400 sq. ft. of gross floor area
Heavy manufacturing	1 per employee on the largest shift
^A Parking for senior housing projects may be reduced during project review to less than 0.75 space per unit based upon residents' ages and vehicle ownership patterns and must be documented by studies prepared by the project proponents, according to the procedure and findings in § 9-5.1704 , Parking Reductions.	
^B For a service station combined with a food mart, one space per 250 square feet of retail sales area shall be provided (office and bathroom areas may be excluded from calculations) in addition to the required employee parking, and service bay parking, if any. In no case shall there be less than four spaces provided for a service station or six spaces provided for a service station combined with a food mart. If combined with a towing service, in addition to the above requirements, one additional space per towing vehicle shall be provided at the rear of the site.	

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 930-C-S, passed 7-29-97; Am. Ord. 1064-C-S, passed 12-13-05; Am. Ord. 2075-C-S, passed 11-26-13; Am. Ord. 2089-C-S, passed 6-24-14) Penalty, see § [9-5.2904](#)

§ 9-5.1704 PARKING REDUCTIONS.

(A) *Purpose.* The purpose of this section is to establish procedures and criteria for allowing reductions to the number of required automobile parking spaces for projects that are anticipated to generate lower-than-usual parking demand due to factors such as proximity to major transit stops and stations, the characteristics of the use, or implementation of transportation demand management measures, as well as for shared

parking facilities serving uses with different peak demand times. These provisions are also intended to allow modifications to parking standards when necessary to preserve the architectural or historical character of a structure or property.

(B) *Qualifying projects.* Reduced parking requirements may be considered for the following types of projects:

(1) *Senior housing.* The required parking for a senior housing development may be reduced below the normally required 0.75 spaces per dwelling unit for projects anticipated to generate lower parking demand due to vehicle ownership patterns of the residents and/or characteristics of the project (e.g., proximity to commercial services, proximity to public transportation systems).

(2) *Shared (joint) parking facilities.* Parking facilities that are cooperatively established and operated to serve multiple uses and these uses generate parking demands primarily during hours when the remaining uses are not in operation.

(3) *Transit-supportive development.* Residential or mixed-use projects that contain no more than 50 dwelling units and are located within one-half mile of a major transit stop.

(4) *Infill sites.* Residential or mixed-use projects that contain no more than 30 dwelling units and are located on infill sites.

(5) *Uses near public parking facilities.* Uses located within one-quarter mile of a publicly accessible parking facility, the use of which is not limited to a specific business or activity during the use's peak parking demand. Such parking facilities shall meet the requirements of § [9-5.1705](#), Parking Location/Off-Site Parking Facilities.

(6) *Projects incorporating TDM measures.* Projects for which the developer proposes a set of transportation demand management (TDM) measures-such as rideshare programs, shuttle services, bicycle trip-end facilities, staggered work shifts, and telecommuting programs-projected to reduce parking demand generated by the use. Such projects shall be required to document the implementation and impacts of such programs, as described in division (E), Monitoring of TDM Programs, below.

(7) *Historic structures.* Projects for which allowing a reduction in the number of required spaces (and/or modifications to dimensional requirements for parking areas) will facilitate the re-use of an existing building that is an historic resource as defined by the State Public Resources Code or is a designated historic building.

(C) *Procedure.* A request for a reduction to the number of parking spaces consistent with the requirements of this section shall be processed as a use permit, according to the procedures of Article 27. Any parking reduction that is not in accordance with this section (i.e., is not a qualifying project pursuant to division (B) or cannot meet the findings for approval in division (D)) shall require a variance.

~~(1) *Application materials.* In addition to other application materials required for the consideration of the use permit, the Zoning Administrator may require submission of a parking demand study prepared by an independent traffic engineering professional~~

~~approved by the city that substantiates the basis for granting a reduction in required parking spaces.~~

(21) *Parking demand study.* ~~In order to evaluate a proposed project's compliance with the required findings for approval, In addition to other application materials required for the consideration of the use permit,~~ the Zoning Administrator may require submittal of a parking demand study prepared by an independent traffic engineering professional approved by the city that substantiates the basis for granting a reduced number of spaces. ~~and The parking demand study may~~ includes any of the following information:

(a) Total square footage of all uses within existing and proposed development and the square footage devoted to each type of use.

(b) A survey of existing on-street and on-site parking within 350 feet of the project site.

(c) Parking requirements for the net change in square footage and/or change in use, based on the requirements of § [9-5.1703.1](#), Off-Street Parking Requirements by Use.

(d) Estimated net change in parking demand between existing and proposed development, using any available existing parking generation studies from the Institute for Transportation Engineers (ITE) or other sources. If appropriate parking demand studies are not available, the city may require the applicant to conduct a parking demand survey of a development similar to the proposed project.

(e) Comparison of proposed parking supply with parking requirements and net change in parking demand.

(f) A shared parking analysis, as appropriate.

(g) A description of proposed transportation demand management measures, such as preferential carpool spaces, telecommuting or staggered work shifts, provision of transit passes or other transit incentives for residents or employees, incorporation of spaces for car share vehicles, bicycles, or other measures that will result in reduced parking demand.

(h) Other information as required by the city.

(D) *Required findings for approval.* In addition to the required findings for approval of any use permit in § [9-5.2703](#), Required Findings, an application for a use permit for a parking reduction may only be approved if the Zoning Administrator or the Planning Commission makes all of the findings of this section that are applicable to the particular project, as stated.

(1) *All projects.* For any project for which a parking reduction is requested, the Zoning Administrator or the Planning Commission must make all of the following findings based on information in the record:

(a) The use will adequately be served by the proposed parking;

(b) Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area; and

(c) If required, a parking demand study prepared by an independent traffic engineering professional approved by the city supports the proposed reduction.

(2) *Shared (joint) parking.* Where a shared parking facility serving more than one use is proposed, the Zoning Administrator or Planning Commission may only approve a parking reduction if it finds that:

(a) The peak hours of use will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;

(b) The proposed shared parking to be provided will be adequate to serve each use;

(c) A written agreement between landowner(s) and the city, in a form satisfactory to the City Attorney, has been submitted to and approved by the Zoning Administrator. This agreement shall be in a form capable of and subject to being recorded to constitute a covenant running with the land and shall include:

1. A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking;

2. A guarantee among the landowner(s) for access to and use of the shared parking facilities;

3. A provision that the city may require parking facilities in addition to those originally approved upon a finding that adequate parking to serve the use(s) has not been provided; and

4. A provision stating that the agreement shall not be modified or terminated without the approval of the Community Development Director and City Attorney.

(3) *Other parking reductions.* For applications for a parking reduction that do not involve a shared parking facility, the Zoning Administrator or Planning Commission may only approve a use permit if it finds that special conditions-including, but not limited to, the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a transportation demand management program-will reduce parking demand at the site below the level of the normal requirement.

(E) *Monitoring of TDM programs.* Any project that is granted a parking reduction on the basis of TDM measures that will be incorporated to reduce parking demand shall submit an Annual Status Report to the city. The report shall be in a manner prescribed by the Zoning Administrator, and shall describe the implementation and maintenance of TDM measures and the parking demand generated by the project. Annual Status Reports will be reviewed to determine if property owners have implemented and/or maintained the TDM program. City staff may request auditable documentation to determine compliance.

(1) *Revocations.* A use permit issued to allow a parking reduction may be revoked by the Planning Commission according to the procedure in § [9-5.2707.1](#), Violation, Revocation, Fine.

(2) After holding a hearing, the Planning Commission may revoke or modify the use permit for a parking reduction if any one (or more) of the following findings are made:

(a) The use permit was obtained by misrepresentation or fraud.

(b) The land use for which the permit was granted has ceased or has been suspended for six or more consecutive calendar months.

(c) The conditions of the permit have not been met, or the permit granted is being or has recently been exercised contrary to the terms of the approval or in violation of a specific statute, ordinance, law or regulation.

(Ord. 2089-C-S, passed 6-24-14)

ARTICLE 38: LAND USE REGULATIONS

§ 9-5.3802 INTRODUCTION TO LAND USE REGULATIONS.

(A) The charts and text in § [9-5.3803](#) are adopted as the city's basic land use regulations. The uses shown in this chart are divided into five groups:

- (1) Residential;
- (2) Public and semi-public;
- (3) Commercial;
- (4) Industrial; and
- (5) Temporary uses.

(B) To determine in which zone a specific use is allowed:

- (1) Find the use on the left hand side of the table.
- (2) Read across the chart until either a number or a letter appears in one of the columns.
- (3) If a number appears, this means that the use is allowed in the zone represented by that column, but only if certain special requirements are met. The requirements applicable to that use are listed in this article. The number appearing in the zoning column corresponds to the number of the footnote.
- (4) If a “P” appears in the column, the use is permitted in that zone by right. If a “U” appears in the column, a use permit is required. If an “A” appears, an administrative use permit is required which can be issued by the Zoning Administrator or designated staff. If no letter or number appears in the column, then the use is not allowed in that zone.
- (5) The Planning Commission shall interpret the appropriate zone for any land use not specifically mentioned in this chart and not similar to any use listed.
- (6) If a specific use does not appear in the chart, contact the Community Development Department for assistance.
- (7) In the Hillside Planned Development (HPD), Planned Development (PD), Combining (B), Manufactured Housing Combining (T), and Senior Housing Overlay (SH) Districts use permit approval is required for all uses.
- (8) In the Mixed Use Medical Facility (MUF) District, a final development plan and use permit approval is required for all uses. Processing of final development plans and use permits in the MUMF District shall be as outlined in the Planned Development District (PD) section of this chapter.

(C) Legend.

- P Permitted by right
- U Use permit
- A Administrative use permit
- (—) Not allowed
- (*) Regulations of base zoning district apply
- (1 to 29) - See Land Use Footnotes

§ 9-5.3803 TABLE OF LAND USE REGULATIONS.

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14
RESIDENTIAL USES																					
Day-care centers(§ 9-5.3832)	U	U	U	U	U	U	U	U	U	U	U	U	—	—	U	—	U	*	—	—	—
Day-care: largefamily (§ 9-5.3818)	A	A	A	A	A	A	—	—	—	—	—	—	—	—	—	—	—	*	—	—	A
Day-care: smallfamily (§ 9-5.3817)	P	P	P	P	P	P	—	—	—	—	—	—	—	—	—	—	—	*	—	—	P
Senior Group Housing ¹⁰	U <u>P</u>	U <u>P</u>	U	U	U	U	—	—	—	—	—	U	— <u>U</u>	—	—	—	U	*	—	—	—
Family care home ¹⁰	P	P	P	P	<u>—</u>	<u>—</u>	—	—	—	—	—	U	— <u>U</u>	—	—	—	— <u>U</u>		—	—	—
Fraternity-sorority house/dormitory	U	U	U	U	U	U	—	—	—	—	—	U	—	—	—	—	—	*	—	—	—
Home occupations	A	A	A	A	A	A						A	—	—	—	—	—	*	—	—	P
Hospice ¹⁰	—	—	U	U	U	U	—	U	U	—	—	U	—	—	—	—	U ₂	*	—	—	—

	RE RR	R-4 R-6	R-10	R-2 0	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH 14
Low Barrier Navigation Center												P					P	P		P	P
Manufactured; modular home; mobile home (§9-5.3804)	P	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—
Mobile homepark	—	—	U	U	U	U	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—
Multiple- family: condominium , apartment, town-house (§9- 5.3820)	—	—	P ¹¹	P ¹¹	P ₁₁	P ₁₁	—	—	—	—	—	P ¹¹	—	—	—	—	U ₂	*	—	—	P ¹⁵ U ¹⁶
Recreational vehicle park (§9-5.3830)	—	—	—	—	—	—	—	—	—	—	U	—	U	—	—	U	—	*	—	—	—
Residential carefacility ¹⁰	—	—	U	U	U	U	—	U	U	—	—	U	—	—	—	—	U	*	—	—	—
Supportive Housing			P ^{11, 17}	P ^{11, 17}	P ^{11, 17}	P ^{11, 17}						P ^{11, 17}					U	P ¹⁷		P ¹⁷	P ^{15, 17}
Residential hotel	—	—	U	U	U	U	—	U	U	U	U	U	—	—	—	—	—	*	—	—	—

	RE RR	R-4 R-6	R-10	R-2 0	R-2 5	R-35	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ₁₄
Room & boarding house	—	—	U	U	U	U	—	U	U	U	U	U	—	—	—	—	—	*	—	—	—
<u>Second residential unit</u> <u>Accessory Dwelling Unit</u> (§9-5.3805)	A	A	A	A	A	A	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—
Single-family dwelling	P	P	U	P ¹	P ¹	P ¹	—	—	—	—	—	U	U	—	—	—	—	*	—	—	—
Tobacco and paraphernalia retailers (§9-5.3843)	—	—	—	—	—	—	—	—	—	—	U	—	—	—	—	—	—	—	—	—	—
Two-family dwelling	—	—	P	P	P	P	—	—	—	—	—	U	—	—	—	—	—	*	—	—	—
Transitional Housing	—	—	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	—	—	—	—	—	<u>P</u>	—	—	—	—	<u>U</u>	<u>P</u>	—	U	<u>P¹⁵</u> <u>U¹⁶</u>
Bus & transit maintenance facility	—	—	—	—	—	—	—	—	—	—	—	—	U	—	U	U	—	*	—	—	—
Bus & train terminal	—	—	—	—	—	—	—	—	—	—	—	—	U	—	U	U	—	*	—	—	—
Clubs & Lodges(private & public)	—	U	U	U	U	U	U	U	U	U	U	U	U	—	—	—	U	*	—	—	—

	R E R R	R-4 R-6	R-10	R-2 0	R-2 5	R-35	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ₁₄
Convalescent and Extended Care	—	—	U	U	U	U	—	—	—	—	—	U	—	—	—	—	U	—	—	—	—
Correctional facility ¹²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—
Cultural institutions	—	—	—	—	—	—	U	U	—	U	U	U	U	—	U	—	U	*	—	—	—
Government offices	—	—	—	—	—	—	U	P	P	P	P	U	—	—	U	U	—	*	—	—	—
Heliport (§9-5.3806)	—	—	—	—	—	—	U	—	—	—	—	—	U	—	U	U	U	*	—	—	—
Emergency shelter	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	P	—	—	—

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14
Hospitals (§ 9-5.3827):																					
Acute care	—	—	—	—	—	—	U	U	—	—	—	U	—	—	U	—	U	*	—	—	—
Rehabilitation	—	—	—	—	—	—	U	U	—	—	—	U	—	—	U	—	U	*	—	—	—
Psychiatric/ chemical dependency	—	—	—	—	—	—	U	U	—	—	—	U	—	—	U	—	U	*	—	—	—
Medical care—urgent	—	—	—	—	—	—	U	U	—	—	—	U	—	—	P	U	P	*	—	—	—
Parks	P	P	P	P	P	P	P	P	—	U	U	U	P	P	U	U	—	*	—	—	—
Public assembly	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*	—	—	—
Public safety facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*	—	—	—
Public utility yard	—	—	—	—	—	—	—	—	—	—	—	—	U	—	U	U	—	*	—	—	—
Religious assembly ³ (§9- 5.3832)	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*	—	—	—
Satellite antenna (§ 9-5.3807)	A	A	A	A	A	A	A	A	A	A	A	A	A	—	A	A	A	*	—	—	—
Schools, private and preschools	U	U	U	U	U	U	U	U	U	U	—	U	—	—	U	—	U	*	—	—	—

	RE RR	R-4 R-6	R-10	R-20	R-2 5	R-35	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14
Utility substations	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*	—	—	—
Adult book stores, motion picture arcades, and model studios (§ 9-5.3808)	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	—	*	—	—	—
Adult entertainment, other (§ 9-5.3808)	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	—	*	—	—	—
Agricultural uses (§ 9-5.3809)	P	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	*	—	—	—
Appliance maintenance & repair services:																					
Major	—	—	—	—	—	—	—	—	—	P	P	P	—	—	P	P	—	*	—	—	—
Minor	—	—	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	*	—	—	—
Amusement center (§ 9-5.3813)	—	—	—	—	—	—	—	—	U	U	U	U	U	—	—	—	—	*	—	—	—

	RE R R	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH ₁₄
Animal hospital veterinary clinics	—	—	—	—	—	—	U	—	U	U	U	U	—	—	U	U	—	*	—	—	—
Antique store	—	—	—	—	—	—	—	—	—	P	P	A	U	—	U	—	—	*	—	—	—
Auto sales, rental	—	—	—	—	—	—	U	—	—	U	U	U	—	—	—	—	—	*	—	—	—
Auto storage	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Auto service station (§ 9-5.3815)	—	—	—	—	—	—	—	—	U	U	U	U	—	—	U	U	—	*	—	—	—
Auto repair:																					
Major	—	—	—	—	—	—	U	—	—	—	U	U	—	—	U	P	—	*	—	—	—
Minor	—	—	—	—	—	—	U	—	U	U	U	U	—	—	P	P	—	*	—	—	—
Bakeries-retail	—	—	—	—	—	—	—	—	P	P	P	P	U	—	P	P	—	*	—	—	—
Bank or savings & loan	—	—	—	—	—	—	P	P	P	P	P	P	—	—	—	—	—	*	—	—	—
Bar (§ 9-5.3831)	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—
Barber & beauty shop	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14
Bed and breakfast inns (§9-5.3819)	U	U	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	*	—	—	—
Boat repair																					
Major	—	—	—	—	—	—	U	—	—	—	U	U	U	—	U	P	—	*	—	—	—
Minor	—	—	—	—	—	—	U	—	U	U	U	U	U	—	P	P	—	*	—	—	—
Boat, RV— storage facility (§ 9-5.3810)	—	—	—	—	—	—	—	—	—	—	U	U	U	—	U	P	—	*	—	—	—
Bowling alleys (§9-5.3831)	—	—	—	—	—	—	—	—	—	U	U	U	—	—	—	—	—	*	—	—	—
Cannabis business (§ 9-5.3845)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U ¹³	—	—
Car and vehicle wash	—	—	—	—	—	—	—	—	—	U	U	U	U	—	U	U	—	*	—	—	—
Card room	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	—	*	—	—	—
Catering services	—	—	—	—	—	—	—	—	—	P	P	P	A	—	U	—	—	*	—	—	—
Clothing store	—	—	—	—	—	—	—	—	—	P	P	P	A	—	—	—	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14
Combined residential/comm ercial structure	—	—	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	*	—	—	—
Computer gaming and internet access business	—	—	—	—			—	—	—	—	U	—	—	—	—	—	—		—	—	—
Confectionery stores	—	—	—	—	—	—	—	—	P	P	P	P	A	—	—	—	—	*	—	—	—
Dance hall	—	—	—	—	—	—	—	—	—	U	U	U	—	—	U	—	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H E S ⁹	CB	TH	CIH 14	
Drive-up window (all uses)	—	—	—	—	—	—	U	U	U	U	U	U	—	—	U	U	U	*	—	—	—
Dry cleaning agencies; pick-up and self-serve	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	*	—	—	—
Florist shop	—	—	—	—	—	—	P	—	P	P	P	P	—	—	—	—	P	*	—	—	—
Food stores (§9- 5.3831):																					
Convenience store	—	—	—	—	—	—	—	—	U	U	U	U	U	—	—	—	U	*	—	—	—
Supermarket	—	—	—	—	—	—	—	—	U	P	P	U	—	—	—	—	—	*	—	—	—
Fortune-teller’s	—	—	—	—	—	—	—	—	—	U	U	U	—	—	—	—	—	*	—	—	—
Funeral parlor & mortuary	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	—	*	—	—	—
Furniture stores	—	—	—	—	—	—	—	—	—	P	P	U	—	—	—	—	—	*	—	—	—
Gift shop	—	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	*	—	—	—
Gun sales (§ 9-5.3833)	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—
Hardware store	—	—	—	—	—	—	—	—	U	P	P	U	U	—	—	—	—	*	—	—	—
Health club/fitness center	—	—	—	—	—	—	U	—	U	P	P	U	—	—	U	—	U	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S⁹	CB	TH	CIH₁₄
Hotel & motels	—	—	—	—	—	—	U ⁵	U	—	P	P	P	U	—	U5	—	U	*	—	—	—
Jewelry store	—	—	—	—	—	—	—	—	—	P	P	P	U	—	—	—	—	*	—	—	—
Kennels	—	—	—	—	—	—	—	—	—	U	U	—	—	—	U	U	—	*	—	—	—
Laboratories; medical, dental, optical	—	—	—	—	—	—	P	P	U	U	U	U	—	—	U	—	P	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH ¹⁴
Laundrette	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	*	—	—	—
Liquor stores (§9-5.3831)	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	—	*	—	—	—
Live entertainment	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—
Marina	—	—	—	—	—	—	—	—	—	—	—	—	U	—	—	—	—	*	—	—	—
Miniature golf courses	—	—	—	—	—	—	—	—	—	U	U ⁶	U	—	—	U	—	—	*	—	—	—
Mini-storage	—	—	—	—	—	—	—	—	—	—	—	U	U	—	U	P	—	*	—	—	—
Nurseries (horticulture) (§9-5.3824)	—	—	—	—	—	—	—	—	—	P	P	U	U	—	P	P	—	*	—	—	—
Offices:																					
Business & professional	—	—	—	—	—	—	P	P	U	P	P	P	U	—	—	—	P	*	—	—	—
Medical (includes clinics)	—	—	—	—	—	—	P	P	U	P	P	P	U	—	—	—	P	*	—	—	—
Paint store	—	—	—	—	—	—	—	—	—	P	P	U	—	—	U	—	—	*	—	—	—
Parking lot (commercial) (§9-5.3837)	—	—	—	—	—	—	A	A	A	A	A	A	A	A	P	P	A	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S⁹	CB	TH	CIH₁₄
Pawn shops	—	—	—	—	—	—	—	—	—	U	U	U	—	—	—	—	—	*	—	—	—
Pet shop	—	—	—	—	—	—	—	—	P	P	P	P	U	—	—	—	—	*	—	—	—
Pharmacy	—	—	—	—	—	—	U	P	P	P	P	P	A	—	P	P	P	*	—	—	—
Photographer	—	—	—	—	—	—	—	P	P	P	P	P	A	—	U	—	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-20	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14
Printing & blue printing	—	—	—	—	—	—	—	P	P	U	U	U	—	—	P	P	—	*	—	—	—
Radio & TV sales & repair	—	—	—	—	—	—	—	—	U	P	P	P	—	—	—	—	—	*	—	—	—
Recycling facilities:																					
Reverse vending machines (§ 9-5.3811)	—	—	—	—	—	—	—	—	P	P	P	P	—	—	P	P	—	*	—	—	—
Small collection facility (§ 9-5.3812)	—	—	—	—	—	—	—	—	A	A	A	A	—	—	A	A	—	*	—	—	—
Large collection facility (§ 9-5.3813)	—	—	—	—	—	—	—	—	A	A	A	A	—	—	A	A	—	*	—	—	—
Light processing facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Heavy processing facility (§ 9-5.3815)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Repair service	—	—	—	—	—	—	—	—	—	—	U	U	U ⁷	—	P	P	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S ⁹	CB	TH	CIH 14
Restaurants (§§ 9-5.3823 and 9-5.3831):																					
General	—	—	—	—	—	—	P	P	P	P	P	P	P	—	U ⁵	—	—	*	—	—	—
Fast food	—	—	—	—	—	—	U	—	—	U	U	U	U	—	U ⁵	—	—	*	—	—	—
Outdoor seating & food service	—	—	—	—	—	—	U	U	U	U	U	U	U	—	U ⁵	U	—	*	—	—	—
Take out/delivery	—	—	—	—	—	—	P	U	P	P	P	P	U	—	U ⁵	—	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	E S⁹	CB	TH	CIH 14
With bar & live entertainment	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—
Retail; general and specialty	—	—	—	—	—	—	—	—	P	P	P	P	A	—	—	—	—	*	—	—	—
Secondhand sales	—	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	*	—	—	—
Shoe repair shop	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	*	—	—	—
Sign shop	—	—	—	—	—	—	—	—	—	U	U	—	—	—	U	—	—	*	—	—	—
Studios (e.g., dance, martial arts)	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—	—	*	—	—	—
Tailor shop	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—	—	*	—	—	—
Tattoo studio	—	—	—	—	—	—	—	—	—	U	U	U	—	—	—	—	—	*	—	—	—
Theaters	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—
Upholstery shop	—	—	—	—	—	—	—	—	—	U	U	U	—	—	U	P	—	*	—	—	—
Wireless Communications Facilities (§ 9-5.3846)																					
Variety store	—	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	*	—	—	—

	RE RR	R-4 R-6	R-10	R-2 0	R-2 5	R- 35	P B C	C-0	C-1	C- 2	C-3	MC R	WF	OS	M-1	M- 2	H	E S ⁹	CB	TH	CIH 14
Vehicle/boat/ equipment sales& rental (§ 9-5.3825)	—	—	—	—	—	—	U ⁸	—	—	U	U	U	U	—	U	U	—	*	—	—	—
INDUSTRIAL USES																					
Animal rendering	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Bakery- commercial	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	M C R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14
Beverage bottling plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Boat building	—	—	—	—	—	—	—	—	—	—	—	—	U	—	U	P	—	*	—	—	—
Cement or clay products manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Concrete batch plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Contractor's storage yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Dairy products processing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Dry cleaners processing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Exterminator	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Finished paper production	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Food processing plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Fuel yard; bulk petroleum storage	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	M C R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14
Garment manufacture	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Hazardous waste facilities (§ 9-5.3826):	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Small generator (§ 9-5.3826)	—	—	—	—	—	—	—	—	U	U	U	U	—	—	U	U	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-35	PB C	C-0	C-1	C-2	C-3	M CR	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14
Large generator (§ 9-5.3826)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Processor (§ 9-5.3826)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Household hazardous waste facility (§ 9-5.3826)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Junk yard/auto wrecking yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Lumber yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Machine shop	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Manufacturing or storage of explosives, acid, cement, fertilizer, gas, inflammable fluids, glue, gypsum, lime, plaster of paris	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Mining & quarry; resource extraction	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Oil & gas drilling	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	P B C	C-0	C-1	C-2	C-3	M C R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14
Oil & gas production	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Photographic plants	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Plastic fabrication	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Research & development	—	—	—	—	—	—	U	—	—	—	—	U	—	—	U	U	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES 9	CB	TH	CIH 14
Residual repository (§ 9-5.3826)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Salvage/war surplus yards	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Solid waste transfer station	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Smelting or processing of iron, tin zinc or other ore	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Stockyards/slaughterhouses	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Stone monument works	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Truck terminal yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Truck & tractor repair	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Warehousing & wholesaling	—	—	—	—	—	—	U	—	—	—	—	—	—	—	U	P	—	*	—	—	—
TEMPORARY USES																					

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H ES 9	CB	TH	CIH 14	
Removal of earth (§ 9-5.3822)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	—	—	—
Temporary construction building and uses (§ 9-5.3821)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	—	—	—
Outdoor display of merchandise (in conjunction with a non-residential use)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	—	—	—
Special outdoor events (§§ 9-5.3828 and 9-5.3831)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	—	—	—
Christmas tree and pumpkin sale lots (§ 9-5.3829)	—	—	—	—	—	—	A	A	A	A	A	A	—	—	A	A	—	*	—	—	—

1. Single-family dwellings existing prior to the effective date of this section are permitted uses, conforming to the R-20 zone; however, development of new single-family dwelling units, other than replacement of existing single-family dwellings, are prohibited within the R-20, R-25, and R-35 zones.
2. Use may be permitted as an ancillary use if it is incidental to an otherwise permitted or conditionally permitted use within this zoning district.
3. Legally established churches existing prior to the effective date of this section are permitted uses, conforming to the PBC, C-O, C-1, C-2, and C-3 zone; however, development of new religious assembly uses, other than replacement of existing uses, is prohibited within these zoning districts.

4. Funeral services are limited to “J” Street, Fourth Street, and the area between Fourth and Fifth Streets.
5. May be located only on sites adjacent to freeway interchanges.
6. May be located along Somersville Road north of the SR-4 freeway.
7. Marine repair only. Permitted as an ancillary service for waterfront activities.
8. Boat sales and repair only.
9. In the case of the Emergency Shelter Overlay District, where no letter or number is included in the table for a particular landuse, the regulations of the base zone apply. Emergency shelters are permitted by right in the Emergency Shelter Overlay District if they meet all standards of § 9-5.3835, Emergency Shelters, of this article.
10. Hospices and residential care facilities providing care for up to six patients are a permitted use in any district where residential uses are allowed.
11. Permitted by right subject to compliance with all other applicable standards and design review pursuant to Article 26 and 27.
12. Subject to a conditional use permit on a site at least one quarter mile from any type of residential care facility, social service institution, welfare institution, or a similar type of facility; at least one mile from another correctional facility; and at least 1,000 feet from a school, library, public park, recreation area or any property zoned or used for residential development. See § 9-5.3838, Correctional Facilities, for additional requirements.
13. Cannabis business requires approval of a use permit by the City Council upon recommendation by the Planning Commission. See § 9-5.3845.
(Am. Ord. 930-C-S, passed 7-29-97; Am. Ord. 1080-C-S, passed 10-24-06; Am. Ord. 2072-C-S, passed 10-22-13; Am. Ord. 2075-C-S, passed 11-26-13; Am. Ord. 2077-C-S, passed 12-10-13; Am. Ord. 2089-C-S, passed 6-24-14; Am. Ord. 2096-C-S, passed 2-24-15; Am. Ord. 2143-C-S, passed 6-26-18; Am. Ord. 2158-C-S, passed 12-11-18; Am. Ord. 2169-C-S, passed 6-25-19)
14. In the Commercial Infill Housing Overlay District, allowable commercial uses and standards remain as determined by the underlying zoning.
15. Up to 35 units/acre and building height of four stories or 45 feet permitted by right subject to compliance with all other applicable standards.
16. 35 to 50 units/acre and building height above 45 feet permitted with approval of a use permit.
17. Supportive housing developments must meet the requirements of Government Code Section 65651-~~0~~(a) to be permitted by right and reviewed consistent with Government Code Sections 65651 and 65653. Developments which do not meet such requirements shall require approval of a use permit.

§ 9-5.3804 MANUFACTURED HOME. [RESERVED].

~~—Certified manufactured, modular, and mobile homes on approved foundations are permitted in the indicated zones subject to an administrative use permit and must meet the following development standards:~~

~~—(A) The distance between outermost parallel exterior walls shall be at least 20 feet, exclusive of the garage.~~

~~—(B) The manufactured, modular or mobile home shall have at least one driveway. All driveways shall be at least eight feet wide, at least 20 feet long, and be surfaced in accordance with this chapter.~~

~~—(C) The finished floor shall be a maximum of 30 inches above the exterior grade of the lot. If the home is multi-level, the lowest finished floor above exterior grade shall meet this requirement.~~

~~—(D) Roofing materials shall be selected from the following: composition shingle, fire treated wood shake, tile, or tar and gravel and should be compatible with surrounding development. Use of tar or composition shingle roofs shall only be used in areas where they presently exist.~~

~~—(E) The home shall have eave and gable overhangs of not less than one foot measured from the vertical exterior side of the structure, unless such overhangs would be incompatible with the overall architectural style of the structure, as determined by the Zoning Administrator.~~

~~—(F) No home shall have exterior perimeter walls covered with metal siding materials. Materials shall be selected from among stucco, wood, plywood, or masonry. Siding material should be compatible with surrounding development.~~

~~—(G) The covering material used on a substantial portion of each exterior perimeter wall of the home shall touch or overlap either:~~

~~—(1) The foundation, if the home has a solid or perimeter foundation.~~

~~—(2) A solid perimeter curb or skirt, compatible with the exterior material, if the home has a foundation other than as specified above (for example, a pier or interior foundation). The perimeter curb or skirt shall be concrete, masonry, or other solid non-metal, all-weather material.~~

~~—(H) If the home has steps leading to an entry visible from any street, the steps and any enclosure surrounding the steps shall be:~~

~~—(1) Attached to a permanent foundation.~~

~~—(2) Designed and constructed as an integral part of the exterior of the manufactured home.~~

~~—(I) The home must have an enclosed garage containing two car spaces (either attached or detached). The same roofing material shall be used on the garage and the manufactured home. The exterior covering material used on the garage shall be the same as an exterior covering material used on a substantial portion of the manufactured home. Car spaces shall be minimum of 20 feet long and 10 feet wide clear inside dimensions.~~

~~—(J) The roof shall have a pitch of no less than three inches of vertical rise for each 12 inches of horizontal run.~~

~~—(K) Exterior facades for infill development shall be visually compatible with the dominant architectural theme of the neighborhood.~~

~~—(L) Landscaping shall be compatible with the surrounding neighborhood.~~

~~—(M) New subdivisions shall submit prototype model plans to establish the neighborhood theme.~~

~~—(N) Dwelling shall include rain gutters and downspouts with the runoff of water adjacent to the foundations being diverted into an underground conduit.~~

~~(Ord. 897 C S, passed 10-25-94; Am. Ord. 1064 C S, passed 12-13-05) Penalty, see § 9-5.2904~~

ATTACHMENT B

SELECT HOUSING ELEMENT PROGRAMS

3.1.1 Housing Opportunities for Extremely Low-Income Households and Special Needs Groups. Expand housing opportunities to meet the special housing needs of the elderly; persons with disabilities, including those who have developmental disabilities; large families; extremely low-income households; female-headed households; farmworkers, and individuals experiencing homelessness. Encourage the development of housing opportunities which typically serve special needs groups by facilitating the development of emergency shelters, transitional housing, single room occupancy (SRO) units, ADUs and JADUs, residential care facilities, and high-density multifamily housing, including:

- Continue to support affordable housing development for special-needs groups throughout the city, including in areas that are predominantly single-family residential. Special needs groups include seniors; persons with disabilities, including developmental disabilities; female-headed households; and homeless persons, to reduce the displacement risk for these residents from their existing homes and communities.
- Continue to promote the use of the density bonus ordinance, and application process streamlining, to encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource areas and areas with limited rental opportunities currently
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development Identify and reach out to Bay Area Regional Agricultural Plan to be on their contact list with in 1 year of Housing Element adoption.
- Develop a program by April 30, 2024, to prioritize City funding proposals to affordable housing developments that are committed to supporting special needs residents (e.g., homeless populations, extremely low income, seniors, disabled populations, single-female households).
- Amend the Zoning Ordinance by the end of January 31, 2023, to allow “supportive housing” as defined by AB 2162 (2018) within all zoning districts which allow for multi-family development. Supportive housing uses shall be reviewed consistent with the review of multifamily uses within the same zoning district.
- Amend the Zoning Ordinance by January 31, 2023, to allow for “low barrier navigation centers” as defined by AB 101 (2019) as a permitted use, by-right within mixed use and nonresidential zoning districts which allow for multi-family development and subjected to streamlined review and approval.
- Amend the Zoning Ordinance by January 31, 2023, to rezone 46 parcels to the city’s R-35 zoning district which allows for the by-right development of multi-family uses between 25 and 35 dwelling units per acre, at and above that of the city’s default density necessary to accommodate housing for lower-income residents.
- Develop and adopt Multi-family Residential Objective Design Standards by the end of January 31, 2023, to simplify and facilitate the review, permitting and development of multi-family residential uses within the City’s R-10, R-20, R-25, and R-35 zoning districts.
- Amend the Zoning Ordinance by September 30, 2023, to allow for residential care facilities and group homes for 7 or more persons within zoning districts that permit residential development.

- Amend the Zoning Ordinance by September 30, 2023, to revise the required findings for approving residential care facilities and group homes for 7 or more persons to be objective, and consistent with state law.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing.

- Amend the Zoning Ordinance by January 31, 2023, to allow for “low barrier navigation centers” as defined by AB 101 (2019).
- Amend the Zoning Ordinance by the end of January 31, 2023, to allow “supportive housing” as defined by AB 2162 (2018).
- Amend the Zoning Ordinance by January 31, 2023, to rezone 46 parcels to the city’s R-35 zoning district.
- Develop a program by April 30, 2024, to prioritize City funding proposals to affordable housing developments that serve special needs individuals.

Non-Quantified Objective: Maximize opportunities to address the housing needs of special needs groups within the city.

Funding Source: State and Federal housing funds, CDBG, NSP

Implements: Policy 3.1, Policy 3.2, Policy 3.3, Policy 3.4

3.1.5 Emergency Shelters, Supportive, and Transitional Housing. To maintain compliance with State Law (SB 2) related to emergency shelters the City established a new Emergency Shelter Overlay District in June 2014 that provides for the by-right approval of emergency shelters which comply with objective design standards included within Section 9-5.3839 of the Zoning Ordinance, without discretionary zoning approval, within the city’s emergency shelter overlay district.

- To retain compliance with state law, the city will revise Section 9-5.1703.1 of the Zoning Code Off-Street Parking Requirements by Use, to remove the per-bed parking stall requirement associated with emergency shelters.
- Amend the Zoning Ordinance by the end of January 31, 2023, to allow “supportive housing” as defined by AB 2162 (2018) within all zoning districts which allow for multi-family development. Supportive housing uses shall be reviewed consistent with the review of multifamily uses within the same zoning district.
- Amend the Zoning Ordinance by September 30, 2023, to allow for “transitional housing” as defined, as a permitted use in zones allowing residential uses, subject to the standards and procedures of residential uses in the same zone.

The City will also continue to monitor implementation of the Zoning Code to determine if further changes are needed to meet applicable requirements of State and federal law.

Responsible Agency: Community Development Department, CDBG & Housing Programs

Implementation Schedule: Amend Section 9-5.1703.1 of the Zoning Code Off-Street Parking Requirements by Use, to remove the per-bed parking stall requirement associated with emergency shelters by September 30, 2023.

Non-Quantified Objective: Compliance with SB 2

Funding Source: General Fund

Implements: Policy 3.1, Policy 3.4

4.1.6. Review and Revise Residential Parking Requirements. Conduct a comprehensive study of best practices related to parking requirements to evaluate the city’s parking requirements and identify, as appropriate and dependent on the Study’s findings, potential amendments to the City’s Zoning Ordinance. Additionally:

- Continue to allow by the Zoning Administrator and the Planning Commission to approve reductions in parking requirements for senior housing developments, developments of less than 50 units and within 0.5 miles of a major transit stop, infill developments of less than 30 units, and developments reusing historic structures, without approval of a variance.
- Continue to promote the use of the State density bonus, including design waivers and concessions related to parking requirements to encourage the development of affordable housing
- Amend the City's Zoning Ordinance by the end of September 30, 2023, to ensure compliance with AB 2097 (2022) which prohibits minimum parking requirements for eligible housing developments within half a mile of a major transit stop

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

- Amend the City's Zoning Ordinance by the end of September 30, 2023, to ensure compliance with AB 2097(2022)
- Conduct comprehensive study of parking requirements, and revise requirements as appropriate with a particular focus on studio and one-bedroom units, by December 31, 2024.

Non-Quantified Objective: Allow a reduction or amendment to the parking requirements of projects as appropriate.

Funding Source: General Fund

Implements: Policy 4.3

ATTACHMENT C

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**October 18, 2023
City Council Chambers**

1. CALL TO ORDER

Chair Gutilla called the meeting to order at 6:31 P.M. on Wednesday, October 18, 2023, in the City Council Chambers.

2. ROLL CALL

Present: Commissioners Schneiderman, Martin, Motts, Lutz, and Chair Gutilla
Absent: Commissioner Hills (arrived at 7:00 P.M.) and Vice Chair Riley (arrived at 6:38 P.M.)
Staff: Acting Director of Community Development, Kevin Scudero
Acting Planning Manager, Zoe Merideth
Partnership for the Bay's Future Fellow, Meredith Rupp
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Chair Gutilla led the Pledge of Allegiance.

4. EX-PARTE COMMUNICATIONS - None

5. PUBLIC COMMENT – None

6. CONSENT CALENDAR

6-1. Planning Commission Meeting Minutes August 16, 2023

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission approved the Minutes of August 16, 2023. The motion carried the following vote:

AYES: Schneiderman, Motts, Martin, Gutilla
NOES: None
ABSTAIN: Lutz
ABSENT: Hills, Riley

7. NEW PUBLIC HEARING

- 7-1. Innovative Housing (IH) Overlay District and Accessory Dwelling Units (LA2023-0003)** The City of Antioch is requesting Zoning Text Amendments to Antioch Municipal Code (Title 9 Chapter 5) Article 2: Definitions; Article 3: Establishment of Districts; Article 6: Height and Area Regulations; Article 7: Multi-Family Residential Objective Design Standards; Article 17: Parking Requirements; and Article 38: Land Use Regulations to adopt State ADU law and establish the Innovative Housing (IH) Overlay District, which would allow the development of multiple ADUs as "cottage communities" on certain sites currently developed with faith assembly uses. The City of Antioch is also requesting the adoption of a Zoning Map Amendment to add the IH Overlay District to specific parcels.

Acting Planning Manager Merideth introduced Partnership for the Bay's Future Fellow Meredith Rupp who presented the staff report dated October 18, 2023 recommending the Planning Commission review and adopt the following Resolutions: 1) Adopt a resolution recommending the City Council adopt text amendments to Title 9 Chapter 5 of the Antioch Municipal Code to implement State legislation regarding Accessory Dwelling Units and to permit multiple Accessory Dwelling Units in the Innovative Housing (IH) Overlay District (LA2023-0003). 2) Adopt a resolution recommending the City Council rezone 33 parcels to include an "Innovative Housing (IH) Overlay District."

Vice Chair Riley arrived at 6:38 P.M.

Chair Gutilla opened the public hearing.

Jasmine Tarkoff, Lead on Partnership for the Bay's Future Antioch Breakthrough Grant, and William Goodwin, Housing Policy Consultant / Hope Solutions, representing the Multifaith Action Coalition, announced their team was excited to pursue a new housing category of cottage communities on faith owned land to spur housing production and add to housing capacity. They reviewed their outreach efforts and the community's input reflected in the policy recommendations. They urged the Planning Commission to recommend adoption of the recommendations to the City Council.

Andrew Becker spoke in support of implementing state legislation regarding Accessory Dwelling Units and adopting the resolutions this evening. He discussed a property that he believed should receive consideration for rezoning in downtown Antioch. He suggested the IH overlay indicate that the zoning opportunity would remain, should the religious institution vacate the property.

Deborah Carney discussed the increase in the unsheltered and stated she believed they should be housed and have access to resources. She reported she had attended the listening sessions which were very successful at gathering information to help accommodate the unsheltered. She supported the proposed zoning code and map

amendments and urged the Planning Commission to recommend adoption to the City Council.

Pastor Ruben Herrera stated their area was included in the proposed amendments and he was in full support. He reviewed their community outreach efforts and urged the Planning Commission to recommend approval to the City Council.

Chair Gutilla closed the public hearing.

In response to Commissioner Motts, Ms. Rupp clarified that each property would have its own overlay and applications meeting the objective design standards would be approved at a staff level.

Commissioner Hills arrived at 7:00 P.M.

In response to Commissioner Schneiderman, Ms. Rupp explained that there was a faith-based development coaching program with a small grant attached. She noted tenant selection would be determined by who the religious institutions wanted to serve. She further noted if public funding was used then fair housing rules would apply. She commented that many faith institutions had indicated they would be motivated to serve unsheltered or those with the greatest need.

In response to Commissioner Martin, Ms. Rupp explained that SB4 was for apartment style projects. She noted that smaller plots of land were more conducive to smaller cottage projects. She further noted there were also administrative requirements with SB4 that might make some developments unfeasible; however, they would be feasible under the IH Overlay. She explained the 20-year deed restriction was aligned with feedback they received and the federal funding sources. She clarified that since they were going beyond state law, they had discretion to apply the setbacks in the table of development standards related to cottage communities. She confirmed that all properties proposed for the overlay were faith-based owned.

Acting Director of Community Development Scudero added that if the property sold the underlying zoning and overlay would remain. He noted if the zoning action was approved by Council it would remain in effect so the resolution would not need additional language regarding this matter.

Ms. Rupp clarified that acreage was based on parcel size. She explained if all the land not occupied by a church was to be developed, at maximum density approximately 1000 homes could be built.

Acting Planning Manager Merideth confirmed that if a project were to come in, staff would verify that it met all the Innovative Housing (IH) standards.

Acting Director of Community Development Scudero stated it would be incumbent upon the property owner to decide how to handle the utilities; however, all California building codes would apply.

In response to Commissioner Motts, Ms. Rupp clarified that the setbacks in the development standards would only apply to IH projects.

Vice Chair Riley thanked staff for bringing the overlay housing item forward and stated it was great to match faith-based communities with the lack of housing.

In response to Commissioner Lutz, Ms. Rupp gave an overview of their outreach efforts, and noted that they were working on a report to identify the results. She commented there was infrastructure to ensure tenants were not displaced and units would remain affordable if property ownership changed. She noted that they needed to make sure faith partners understood their responsibilities during orientation. She further noted they were currently being funded by grants; however, Measure X may be a source of funding. She reported only 5% of the units could be used for staff of the faith institution. She commented that it would be a good idea to include fair housing laws in the public guide.

Acting Director of Community Development Scudero confirmed that all housing laws would apply to these institutions and reported that Council had passed a tenant protection ordinance.

Ms. Rupp stated state law required the City to allow a 50% reduction in parking to accommodate construction of the residential use. She confirmed that all ADUs require that they be leased for a minimum of 30-days; however, it would be very difficult to rent units out to new tenants monthly.

Commissioner Martin questioned if they could require a parking analysis for organizations wanting to reduce their parking.

Ms. Rupp responded that no parking studies were required for ADUs.

Acting Program Manager Merideth added they were codifying existing state law in terms of the 50% parking reductions.

Commissioner Martin expressed concern that Cornerstone Christian Center had utilized most of their parking lot for portable units, and he did not believe that church should have an overlay on it with the way it was currently being utilized.

Chair Gutilla stated she believed this was exciting and innovative. She thanked those responsible for using their talents to develop reasonable solutions.

RESOLUTION NO. 2023-

On motion by Commissioner Martin, seconded by Commissioner Schneiderman, the Planning Commission unanimously adopted a resolution recommending the City Council adopt text amendments to Title 9 Chapter 5 of the Antioch Municipal Code to implement State legislation regarding Accessory Dwelling Units and to permit multiple Accessory Dwelling Units in the Innovative Housing (IH) Overlay District (LA2023-0003). The motion carried the following vote:

AYES: *Hills, Lutz, Schneiderman, Motts, Martin, Riley, Gutilla*
NOES: *None*
ABSTAIN: *None*
ABSENT: *None*

Vice Chair Riley and Chair Gutilla spoke in opposition to the following motion, noting that they believed Cornerstone Christian Center should not be eliminated.

RESOLUTION NO. 2023-

On motion by Commissioner Martin, seconded by Commissioner Lutz, the Planning Commission adopted a resolution recommending the City Council rezone 32 parcels to include an “Innovative Housing (IH) Overlay District.” removing map Item #1 Cornerstone Christian Center.

AYES: *Hills, Lutz, Schneiderman, Motts, Martin*
NOES: *Riley, Gutilla*
ABSTAIN: *None*
ABSENT: *None*

- 7-2 Zoning Text Amendments (LA2023-0004)** The City of Antioch is requesting Zoning Text Amendments to Antioch Municipal Code (Title 9 Chapter 5) Article 2: Definitions; Article 6: Height and Area Regulations; Article 16: Fences, Walls, Hedges and Screen Plantings; Article 17: Parking Requirements; and Article 38: Land Use Regulations to implement Housing Element programs, codify State and federal laws, and provide minor corrections and clarifications.

Partnership for the Bay's Future Fellow Meredith Rupp presented the staff report dated October 18, 2023, recommending the Planning Commission adopt a resolution recommending the City Council adopt text amendments to Title 9 Chapter 5 of the Municipal Code to implement Housing Element programs, codify legislation, and clarify existing regulations (LA2023-0004).

Chair Gutilla opened the public hearing.

Andrew Becker reported that the City eliminated the Amtrak station so they would no longer have a major transit stop. He announced that he was developing an affordable

housing project downtown and expressed concern that super density bonus law was contingent upon a major transit stop.

Chair Gutilla closed the public hearing.

In response to Commissioner Martin, Acting Director of Community Development Scudero explained that any structure built under previous code would become legal non-conforming. Acting Planning Manager Merideth explained that under the government code they could not apply separate standards to manufactured homes, so they were removed as distinct residential uses to come into compliance. Additionally, she noted mobile home parks were regulated through the state.

Acting Director of Community Development Scudero added all manufactured homes that complied with the objective design standards would be treated the same.

Speaking to the Parking Demand Study, Commissioner Martin suggested wording be changed from “may include” to “must include at least one”.

Acting Planning Manager Merideth suggested leaving the language as stated because it allowed flexibility for the traffic engineers.

Acting Community Development Director Scudero added the Zoning Administrator through analysis would provide guidance as to what needed to be submitted for the parking study.

Commissioner Martin stated he believed the term “may” would allow the applicant the flexibility to provide whatever they deemed necessary.

Acting Community Development Director Scudero stated he was comfortable with the language as stated; however, if the Commission had a recommendation, language could be amended. He added that if a developer chose to participate in a traffic demand study, it would be in their best interest to provide a study that would justify the reduction in parking spaces.

RESOLUTION NO. 2023-

On motion by Commissioner Motts, seconded by Commissioner Martin, the Planning Commission unanimously adopted a resolution recommending the City Council adopt text amendments to Title 9 Chapter 5 of the Municipal Code to implement Housing Element programs, codify legislation, and clarify existing regulations (LA2023-0004).

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

NOES: ***None***

ABSTAIN: ***None***

ABSENT: ***None***

8. NEW ITEM

- 8-1 Walmart Online Pickup Expansion (AR-22-12)** The applicant, Teresa Jones, re-requests approval of a Design Review application to allow a 7,250 square foot expansion of Walmart at 4893 Lone Tree Way (056-011-030). The Design Review includes a review of the project's architecture, site design and landscaping.

Acting Planning Manager Merideth presented the staff report dated October 18, 2023, recommending the Planning Commission adopt a resolution approving the Design Review application subject to attached conditions of approval (AR-22-12).

Chair Gutilla opened the public comment period.

Kevin Loscotoff, Public Affairs Director for Walmart, thanked the Commission for their time and consideration of their application. He also thanked staff for their work on this project. He gave a history of their store and noted they hired many Antioch residents as employees. He stated they were updating their facilities to better serve their customers by expanding their online pick-up area.

Chair Gutilla closed the public comment period.

Commissioner Lutz questioned how this project would affect parking on the west side of Walmart and what impact construction would have in the area.

A representative from Walmart clarified that construction would begin in early spring, take approximately four months, and be contained to the northwest corner of the building. They explained the reduction in parking stalls were along the back corner, so parking overflow may go toward the front of the store on Sunday. She noted there would be a higher turnover for online grocery pickup users.

Commissioner Lutz stated he liked the additional trees in the landscape plan.

In response to Commissioner Martin, a representative from Walmart explained the photo lab and fitting rooms would be relocated.

Acting Director of Community Development Scudero explained outdoor sales were subject to an administrative use permit and at that time they would evaluate if there was sufficient parking to allow that use.

In response to Commissioner Schneiderman, Mr. Loscotoff reported that approximately 300-400 people daily use pick up service now.

Mr. Loscotoff stated he had verified the trees in the landscaping plan.

In response to Vice Chair Riley, Mr. Loscutoff stated this project would increase capacity to just over double.

Chair Gutilla encouraged the developer to maintain their parking lot and landscaped planters. She stated she was pleased with the construction hours.

Mr. Loscutoff mentioned that they are planning to update and remodel the store and he would add landscaping as an emphasis.

In response to Chair Gutilla, a representative from Walmart confirmed that they were relocating the bale and pallet storage to accommodate truck turnaround.

Chair Gutilla thanked Walmart for expanding to accommodate the community.

Commissioner Motts stated he believed the upgrade was a good idea.

In response to Commissioner Motts, Mr. Loscutoff stated the upgrades were to respond to current market trends.

RESOLUTION NO. 2023-

On motion by Commissioner Martin, seconded by Commissioner Schneiderman, the Planning Commission unanimously adopted a resolution approving the Design Review application for the Walmart Expansion at 4893 Lone Tree Way (AR-22-12) (APN 056-011-030). The motion carried the following vote:

AYES:	<i>Hills, Lutz, Schneiderman, Motts, Martin, Riley, Gutilla</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>None</i>

9. ORAL/WRITTEN COMMUNICATIONS

Acting Director of Community Development Scudero announced that Acting Planning Manager Merideth had been appointed as Acting Planning Manager.

Acting Planning Manager Merideth announced HCD certified Antioch's Housing Element and the Antioch Commercial Infill Housing 2023 Comprehensive Plan received an Award of Merit.

Acting Director of Community Development Scudero recognized the Planning Commission for their input into the HCD process.

Acting Planning Manager Merideth introduced Monique Villagrana, Community Development Technician / Planning Division.

Acting Director of Community Development Scudero announced two Commissioners terms expired this evening and he recognized Commissioner Schneiderman and Commissioner Motts for their service. He stated he was unsure if new Commissioners would be appointed prior to the next meeting.

Chair Gutilla thanked Commissioners Schneiderman and Motts for their service.

Commissioner Motts thanked the City for appointing him and allowing him to serve. He provided departing words and stated he would continue to work at community efforts.

Commissioner Schneiderman thanked the City, staff and Commissioners and stated it had been a pleasure to serve.

10. COMMITTEE REPORTS

Commissioner Motts reported that the TRANSPLAN meeting had been cancelled.

11. NEXT MEETING: November 1, 2023

Chair Gutilla announced the next Planning Commission meeting was scheduled for November 1, 2023.

Minutes Clerk Eiden stated for the record that Commissioner Hills had arrived this evening at 7:00 P.M. and Vice Chair Riley had arrived at 6:38 P.M.

12. ADJOURNMENT

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission unanimously adjourned the meeting at 8:22 P.M. The motion carried the following vote:

AYES:	<i>Hills, Lutz, Schneiderman, Motts, Martin, Riley, Gutilla</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>None</i>

Respectfully submitted:
KITTY EIDEN, Minutes Clerk

CITY COUNCIL STAFF REPORT

Zoning Text Amendments

November 14, 2023



For Review this Evening. . .

- **Staff Presentation**
- Public Comment
- Council discussion/questions for staff
- Council Action

Background

- **Partnership for the Bay's Future Policy Grant**
- **Housing Element**
 - Program 3.1.1 – *Housing Opportunities for Extremely Low-Income Households and Special Needs*
 - Program 3.1.5 – *Emergency Shelters, Supportive, and Transitional Housing*
 - Program 4.1.6 – *Review and Revise Residential Parking Requirements*

Key Components

Zoning Text Amendments

1. Housing Element Implementation
2. State and Federal Legislation
3. General Updates

Zoning Text Amendments: HE Implementation

- **Parking** (AMC Section 9-5.1703.1)
 - **Emergency shelters** – HE Program 3.1.5 / Gov Code Section 65583
 - **Development near transit** – HE Program 4.1.6 / AB 2097
- **Land Use Table** (AMC Section 9-5.3803)
 - **Transitional housing** – HE Program 3.1.5 / AB 2162
 - **Senior group housing and family care homes** – HE Program 3.1.1 / Health and Safety Code Sections 1267.8 and 1566.3

Zoning Text Amendments: Legislation

- **Land Use Table** (AMC Section 9-5.3803)
 - **Family daycare homes** – Health and Safety Code Section 1597.40
 - **Religious Assembly Uses** – Federal Religious Land Use and Institutionalized Persons Act
 - **Manufactured Homes** – Government Code Section 65852.3
- **Manufactured Home** (AMC Section 9-5.3804)

Zoning Text Amendments: Other

- **Accessory Buildings** (AMC Section 9-5.603)
- **Typos and clarifications**
 - Units of measurement
 - Removes redundancies
 - Use consistent language

Zoning Text Amendments

Minor zoning text amendments

1. 9-5.203 “Definitions”
2. 9-5.601 “Height, Area & Setback Regulations for Primary Structure”
3. 9-5.603 “Accessory Buildings”
4. 9-5.1602 “Height Restrictions”
5. 9-5.1703.1 “Off-Street Parking Requirements by Use”
6. 9-5.1704 “Parking Requirements”
7. 9-5.3803 “Table of Land Use Regulations”
8. 9-5.3804 “Manufactured Home”

CEQA

- **Exempt under "Common Sense"**
Exemption – Section 15061(b)(3)

Recommendation

Staff recommends that the City Council review and adopt:

1. Ordinance adopting **text amendments** to Title 9 Chapter 5 of the Municipal Code to implement Housing Element programs, codify legislation, and clarify existing regulations

Reference Slides



	RE RR	R-4 R-6	R-10	R-20	R-2 5	R-35	PB C	C-0	C-1	C-2	C-3	MCR	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ₁₄	<u>IH</u>
RESIDENTIAL USES																						
Day-care centers (§ 9-5.3832)	U	U	U	U	U	U	U	U	U	U	U	U	—	—	U	—	U	*	—	—	—	<u>—</u> ¹⁸
Day-care: large family (§ 9-5.3818)	A	A	A	A	A	A	—	—	—	—	—	—	—	—	—	—	—	*	—	—	A	<u>—</u>
Day-care: small family (§ 9-5.3817)	P	P	P	P	P	P	—	—	—	—	—	—	—	—	—	—	—	*	—	—	P	<u>—</u>
Senior Group Housing ¹⁰	<u>U</u> <u>P</u>	<u>U</u> <u>P</u>	U	U	U	U	—	—	—	—	—	U	<u>—</u> <u>U</u>	—	—	—	U	*	—	—	—	<u>P</u>
Family care home ¹⁰	P	P	P	P	<u>—</u> <u>—</u>	<u>—</u> <u>—</u>	—	—	—	—	—	U	<u>—</u> <u>U</u>	—	—	—	<u>—</u> <u>U</u>		—	—	—	<u>P</u>
Fraternity-sorority house/dormitory	U	U	U	U	U	U	—	—	—	—	—	U	—	—	—	—	—	*	—	—	—	<u>—</u>
Home occupations	A	A	A	A	A	A						A	—	—	—	—	—	*	—	—	P	<u>P</u>
Hospice ¹⁰	—	—	U	U	U	U	—	U	U	—	—	U	—	—	—	—	U 2	*	—	—	—	<u>—</u>

	RE RR	R-4 R-6	R-10	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH 14	<u>IH</u>
Low Barrier Navigation Center												P					P	P		P	P	<u>P</u>
Manufactured; modular home; mobile home (§ 9-5.3804)	P	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—	
Mobile homepark	—	—	U	U	U	U	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—	<u>—</u> -
Multiple- family: condominium , apartment, town-house (§9-5.3820)	—	—	p ¹¹	p ¹¹	P 11	P 11	—	—	—	—	—	p ¹¹	—	—	—	—	U 2	*	—	—	p ¹⁵ U ¹⁶	<u>—</u> ¹⁹
Recreational vehicle park (§9-5.3830)	—	—	—	—	—	—	—	—	—	—	U	—	U	—	—	U	—	*	—	—	—	<u>—</u>
Residential carefacility ¹⁰	—	—	U	U	U	U	—	U	U	—	—	U	—	—	—	—	U	*	—	—	—	<u>—</u>
Supportive Housing			p ^{11, 17}	p ^{11, 17}	p ^{11, 17}	p ^{11, 17}						p ^{11, 17}					U	p ¹⁷		p ¹⁷	p ^{15, 17}	<u>p¹⁷</u>
Residential hotel	—	—	U	U	U	U	—	U	U	U	U	U	—	—	—	—	—	*	—	—	—	<u>—</u>

	RE RR	R-4 R-6	R-10	R-20	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MCR	WF	OS	M-1	M-2	H	ES ⁹	CB	H	CIH ¹⁴	<u>IH</u>
Room & boarding house	—	—	U	U	U	U	—	U	U	U	U	U	—	—	—	—	—	*	—	—	—	<u>—</u>
Second residential unit <u>Accessory Dwelling Unit</u> (§ 9-5.3805)	A	A	A	A	A	A	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—	<u>—</u>
<u>Cottage Community</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>P</u>
Single-family dwelling	P	P	U	P ₁	P ₁	P ₁	—	—	—	—	—	U	U	—	—	—	—	*	—	—	—	<u>—</u>
Tobacco and paraphernalia retailers (§9-5.3843)	—	—	—	—	—	—	—	—	—	—	U	—	—	—	—	—	—	—	—	—	—	<u>—</u>
Two-family dwelling	—	—	P	P	P	P	—	—	—	—	—	U	—	—	—	—	—	*	—	—	—	<u>—</u>
Transitional Housing	—	—	<u>—</u> <u>P</u>	<u>—</u> <u>P</u>	<u>—</u> <u>P</u>	<u>—</u> <u>P</u>	—	—	—	—	—	<u>—</u> <u>P</u>	—	—	—	—	<u>—</u> <u>U</u>	<u>—</u> <u>P</u>	—	U	<u>—</u> <u>P¹⁵</u> <u>U¹⁶</u>	<u>P</u>

1. Single-family dwellings existing prior to the effective date of this section are permitted uses, conforming to the R-20 zone; however, development of new single-family dwelling units, other than replacement of existing single-family dwellings, are prohibited within the R-20, R-25, and R-35 zones.
2. Use may be permitted as an ancillary use if it is incidental to an otherwise permitted or conditionally permitted use within this zoning district.

...

9. In the case of the Emergency Shelter Overlay District, where no letter or number is included in the table for a particular land use, the regulations of the base zone apply. Emergency shelters are permitted by right in the Emergency Shelter Overlay District if they meet all standards of § 9-5.3835, Emergency Shelters, of this article.
10. Hospices and residential care facilities providing care for up to six patients are a permitted use in any district where residential uses are allowed.
11. Permitted by right subject to compliance with all other applicable standards and design review pursuant to Article 26 and 27.


...

14. In the Commercial Infill Housing Overlay District, allowable commercial uses and standards remain as determined by the underlying zoning.
15. Up to 35 units/acre and building height of four stories or 45 feet permitted by right subject to compliance with all other applicable standards.
16. 35 to 50 units/acre and building height above 45 feet permitted with approval of a use permit.
17. Supportive housing developments must meet the requirements of Government Code Section 65651-0(a) to be permitted by right and reviewed consistent with Government Code Sections 65651 and 65653. Developments which do not meet such requirements shall require approval of a use permit, except that cottage community supportive housing developments may be deed restricted for 20 years instead of 55 years.
18. Permitted as supportive services/community spaces that are accessory to residential land uses in a cottage community.
19. The IH Overlay does not preclude the development of multiple-family residential where otherwise allowed. When multiple-family residential uses are permitted per the underlying zoning, such as with sites identified in the Housing Element, the site may develop in compliance with Articles 26 and 27.

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 14, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Brad Helfenberger, Parks and Recreation Director 

APPROVED BY: Kwame Reed, Acting City Manager

SUBJECT: Discussion of Maintenance Needs and Capital Project Funding at the Antioch Water Park

RECOMMENDED ACTION

It is recommended that the City Council receive the presentation on the current maintenance needs and capital project funding of the Antioch Water Park and provide direction on next steps.

FISCAL IMPACT

The fiscal impact of the proposed unfunded projects to be addressed in FY 2023-24 is \$1,485,000. The fiscal impact of the proposed engineering evaluation is \$50,000. The fiscal impact of the proposed Water Park Replacement Fund will be \$200,000 annually beginning in FY 2023-24. The total fiscal impact of all proposals is \$1,735,000 for Fiscal Year 2023-24 and \$200,000 for Fiscal Year 2024-25. Additional impacts will be shared with Council once more information is obtained. The fiscal impacts are further detailed below.

DISCUSSION

The Antioch Water Park opened in 1996 and is one of the largest municipally operated water parks in the East Bay. The park's low entrance fees are structured so that it is accessible to the community. It is also one of the largest employers of youth in Antioch. The park's amenities are summarized below:

The Antioch Water Park's main features include five pools, five slides, and a spray park:

- The **Lap Pool** is a 6-lane, 25-yard pool ranging from 3-6 feet deep and is used primarily for swim lesson instruction, lap swim, water aerobics, and recreational swim during general admission.

- The **Tad Pool** is a small wading pool 18” deep designed for young children. It contains a gentle water feature that cascades down progressive steps, allowing for water play and discovery.
- The **Boulder Pool** is one of the two primary activity pools during general admission. It ranges from 2.5-4 feet deep and contains three slides:
 - **Otter Slide**: the smallest slide designed for riders 36”-48” tall
 - **Humphrey Slide**: a unique wide, straight slide that allows for up to two riders to slide simultaneously
 - **Crystal Slide**: The water park’s only tunnel slide
- The **Splash Pool** is the landing zone for the park’s two tallest slides, which depart from the top of Prewett Peak, the highest point in the park:
 - **Rattler’s Run**: The water park’s only slide designed for use with innertubes, which can be ridden with one or two riders
 - **Canyon Cooler**: the park’s longest single rider only slide
- The **Sport Pool** is the other primary activity pool during general admission. It ranges from 3.5-4.5 feet deep and features a set of “Lily Pads” where participants traverse to reach an island in the middle.
- The **“Cattail Harbor”** spray park was added in 2016. It is a flat play area with many features that spray water for free play.

The Antioch Water Park has four buildings:

- The front (primary) building contains the main lobby, locker rooms, family changing rooms, staff offices, a multipurpose space with a dining capacity of 120, and Mechanical Room 1, which services the Tad and Lap Pools.
- “Allie’s Oasis” is a small building located near the Lap Pool. It is named for Allie the Alligator, the Water Park’s mascot, and is used for selling soft drinks, ice cream, and non-perishable foods.
- The rear building contains an additional set of restrooms, changing area, and the “Gator Grill,” which is the main concession stand that serves hot food during general admission. The rear building also contains Mechanical Room 2, which services the Boulder, Splash, and Sport Pools.
- Mechanical Room 3 is a small building that services the Cattail Harbor Spray Park.
- There is also a large storage shed just outside the water park for bulk storage and heavy equipment.

Many components of the Water Park are in their original condition and/or have reached the end of their useful life. The cost for replacement of most of these components is not currently budgeted. During the 2023 General Admission Season, various pools and slides were periodically closed, sometimes for extended periods of time due to safety and/or code compliance concerns. As a result, overall park visits declined by 9.8% compared to the 2022 season and revenue declined by 28.4%. Revenue declines were exacerbated by the need to cancel private rentals (or buyouts), which typically generate net positive revenue. The chart below details the change in participation and revenue:

	June-Sep 2022	June-Sep 2023	% Change
Number of Visitors	40,977	37,315	-9.8%
Revenue	\$541,616	\$421,790	-28.4%

Recent/Existing/Funded Projects

The City Council has authorized significant funding to address maintenance issues at the Antioch Water Park over the past few years. Below is a summary of major maintenance projects that have either been completed, are underway, or have been funded since 2020.

Recent/ Existing/ Funded Project	Project Status	Funded Amount	Notes
Partial Deck Replacement/ Recoating	Completed in various phases 2020-2022	\$914,000	Project Completed
Boulder Pool Feature Pumps	Completed in 2021	\$65,000	Project Completed
Front Building Roof Replacement	Completed in 2023	\$116,000	Project Completed
Perimeter Fencing	Underway	\$500,000	Budgeted Amount, final cost TBA Funded with ARPA
Prewett Peak Structure Remediation	Underway	\$400,000	Budgeted Amount, final cost TBA
Pool Plaster Replacement	Planned/ Partially Funded	\$190,000	Budgeted Amount, final cost TBA
Building Siding Replacement/ Exterior Painting of Front Building	Planned/ Funded	\$250,000	Budgeted Amount, final cost TBA
TOTAL		\$2,435,000	Total funding of Capital Projects Since 2020

Needed Projects:

During the Fiscal Year 2023-25 Budget process, several capital projects relating to the Antioch Water Park were proposed for funding consideration. Council directed staff to return with a complete overview of all capital needs at the Antioch Water Park. Staff have conducted a thorough study of the various features and components of the water park and assigned a priority rank 1-4 (with 1 being the highest) to each need. The following tables break down these needs and their estimated costs:

(continued on next page)

Table 1: Items that have been mandated by a regulatory agency to be addressed, or items that are currently non-functional. These items must be addressed before the pool/feature can reopen:

Recent/ Existing/ Funded Project	Brief Description	Funded Amount	Unfunded Amount
Slide Repair and Resurfacing	Replace Polyester Resin Coating		\$175,000
Tile, Coping, & Plaster Replacement on Boulder and Splash Pools*	To address cracking on pool surface “Coping” refers to the concrete around the edge of the pool	\$190,000	\$235,000
Crystal Slide Pump	Replace non-functional pump		\$20,000
Boulder Pool Heater	Currently non-functional		\$40,000
Deck/ Stair Repair	Humphrey Slide Exit		\$85,000
Chemical Feeders/ Controllers**	Replace non-functional existing		\$50,000
Concrete Repair at top of Humphrey Slide**	To address cracking, sharp edges		\$20,000
Total		\$190,000	\$625,000

*temporary repairs could be done, but would not address the issue long-term

**This work is already complete and was authorized by staff as emergency work. The work was paid for out of the water park’s operating budget. Should Council not fund these items it will present operational challenges later in the year as this budget runs out.

(continued on next page)

Table 2: High priority items that should be addressed as early as possible to ensure continued safe operation of the pool/feature:

Recent/ Existing/ Funded Project	Brief Description	Unfunded Amount	Notes
Coping/ Deck Replacement on Lap Pool	To address cracking and rusting rebar	Coping - \$80,000 Deck - \$220,000	"Coping" refers to the concrete around the edge of the pool
Plaster Replacement on Lap and Tad Pools	To address cracking on pool surface	\$190,000	
Tad Pool Filter	Replace original sand filter	\$20,000	Filter is cracked and leaking
Canyon Cooler Slide Pump	Pump is believed to be original	\$20,000	Same pump as Crystal, which is non-functional
Deck Replacement near Allies Oasis	To address cracking and rusting rebar	\$165,000	
Stair Replacement near Allies' Oasis and Main Promenade	To address cracking and rusting rebar	\$115,000	
Renovate Rear Restrooms	Replace broken/ missing hardware/ new flooring/ tile	\$50,000	
Coping/Deck/Plaster Replacement on Sport Pool	To address cracking and rusting rebar	<i>Plaster - \$130,000</i> <i>Coping - \$110,000</i> <i>Deck - \$515,000</i>	Funding for this item not requested at this time; additional info needed
Total		\$860,000	

(continued on next page)

Table 3: Items that will need to be addressed within 1-3 years in order to ensure safe operation:

Recent/ Existing/ Funded Project	Brief Description	Estimated Replacement Timeline	Unfunded Amount (if known)
Replace Remaining Pool Heaters	Heaters are all near the end of useful life	1-3 Years	\$220,000
Deck Replacement near Tad Pool	To address cracking	1-3 years	\$150,000
Siding Repair/Painting	Allies Oasis and Rear Building	1-3 years	\$300,000
Renovate Front Locker Rooms and Lobby	New flooring, tile, lockers, shower/ restroom partitions, new front counter	1-3 Years	TBD
Renovate Staff Office Areas	New flooring, convert old kitchen to manager office	1-3 Years	TBD
Deck PA System – Repair/Replace	Main PA system for communication and background music	1-3 Years	TBD
Rock Façade Repair/ Replacement	Issue to be investigated	1-3 years	TBD
Cattail Harbor Feature Valves	Repair functionality of Water Features	1-3 years	TBD
Total			\$670,000 (known)

Table 4: Items that will need to be addressed within 3-5 years in order to ensure safe operation:

Recent/ Existing/ Funded Project	Brief Description	Estimated Replacement Timeline	Unfunded Amount
Water Heaters for Running Water	Boilers are original and nearing end of useful life	3-5 Years	TBD
Renovate Front Building Multipurpose Room	Replace Floor, Paint, Sound System, Movable Partition	3-5 Years	TBD
Renovate Gator Grill (Rear Building)	Add Air Conditioning, new floor/ paint, replace appliances	3-5 years	TBD
Additional Deck Repair/Replacement		3-5 years	TBD
Replace 4 Pool Filters		3-5 years	TBD

Engineering Evaluation:

Staff is proposing to allocate \$50,000 to hire an aquatic design firm to perform an evaluation of components that staff were not able to, primarily for items where the immediate solution is not known. These include, but are not limited to:

Structural Evaluation of Sport Pool:

The Sport Pool is no longer level has settled approximately five inches on one side. An investigation is needed to determine the cause of the settling before a fix can be recommended. However, the deck, coping, and plaster need to be replaced regardless, which has an estimated cost of \$755,000 as detailed in table 2. It is unknown at this time whether there will be additional costs related to the settling issue.

Rock Façade Evaluation:

All of the slide structures are covered in spray-on concrete which gives a more natural rock-like appearance. However, this concrete is beginning to degrade and will either need to be recoated or replaced. A specialist is needed to determine what fix is needed along with potential costs.

Remaining Features:

The selected firm will also be tasked with reviewing the remainder of the park to provide an overall facility evaluation and provide additional recommendations.

Once this evaluation is complete, staff will return with an update and additional funding recommendations.

Future Capital Replacement:

Staff is proposing to create a Water Park Replacement Fund to better plan for future replacement costs. This fund is proposed to start at \$200,000 annually and will initially fund items in tables 3 & 4. As the fund builds over time, funds will then be available for major projects as needed. This will allow better planning for future capital needs of the Water Park.

CONCLUSION

Staff is seeking direction from Council to fund items in Tables 1 and 2, the engineering evaluation, and the future capital fund. This will result in a fiscal impact of \$1,735,000 for Fiscal Year 2023-24 and \$200,000 for Fiscal Year 2024-25. Upon completion of the engineering evaluation, staff will return with the results along with an additional funding request, which will include the current known costs of \$755,000 for the Sport Pool as detailed in Table 2.

Should Council desire to fund the above, staff intends to bring any funding adjustments to the November 28th City Council Meeting during the scheduled budget adjustment discussion.

ATTACHMENTS

- A. Water Park Map
- B. Presentation

Antioch Water Park

Attachment A



1 Front Building

2 Lap Pool

3 Tad Pool

4 Allie's Oasis

5 Boulder Cove

6 Otter Slide

7 Humphrey Slide

8 Rattler's Run Slide

9 Canyon Cooler Slide

10 Crystal Slide

11 Splash Pool

12 Sport Pool

13 Rear Building

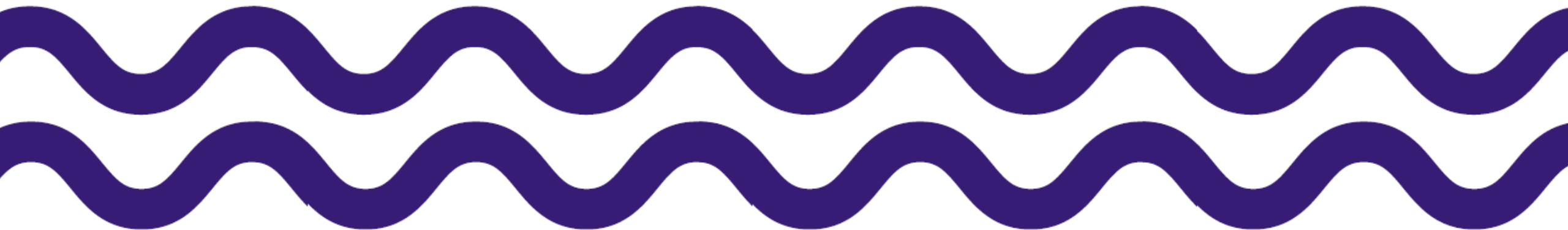
14 Mechanical Room 3

15 Cattail Harbor Spray Park

Antioch Water Park Status Update & Maintenance Needs

Antioch City Council

November 14, 2023



Antioch Water Park - Background

- Opened in 1996
- 5 Acres, 5 Pools, 5 Slides, 4 Buildings, Splash Pad
 - One of the Largest Municipally Operated Water Parks in the East bay
 - Splash Pad added in 2016
- Approximately 40,000 visits annually
- Large Employer of Youth – 175 summer employees



Summer 2023 Summary



- Slides and Pools were more frequently out of service due to maintenance needs
- Decrease in attendance and revenue as a result
 - Attendance down by 9.8%
 - Revenue down by 28.4%
 - Revenue decrease exacerbated by cancelled private buy-outs

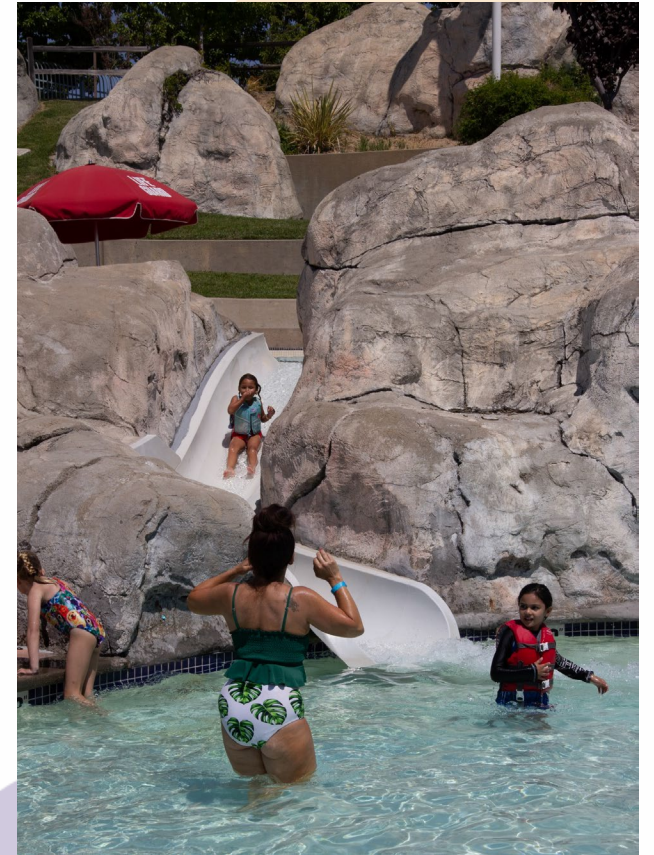
Recent/ Current/ Funded Projects

- Partial Deck Replacements in 2020 and 2021
 - Significant portions of the deck has been recoated or replaced at a cost of \$914,000
- Boulder Pool Feature Pumps – 2021
 - Final Cost - \$65,000
- Front Building Roof Replacement – 2023
 - Final Cost - \$116,000



Recent/ Current/ Funded Projects (cont'd)

- Perimeter Fencing – Underway
 - \$500,000 funded by ARPA
- Prewett Peak Structure Remediation - Underway
 - \$400,000
- Pool Plaster Replacement
 - \$190,000 funded
- Building Siding/ Exterior Painting of Front Building
 - \$250,000 funded
- **Total Funded Projects since 2020: \$2,435,000**



Needed Maintenance – Top Priorities to Operate in 2024

- Items Mandated by Regulatory Agencies or are non-functional
 - Slide Repair & Resurfacing - \$175,000
 - Tile, Coping, Plaster Replacement on Boulder and Splash Pools - \$425,000 (\$190,000 funded)
 - Crystal Slide Pump- \$20,000
 - Boulder Pool Heater - \$40,000
 - Deck/Stair Repour (Humphrey) - \$85,000
 - Chemical Feeders/ Controllers - \$50,000
 - Concrete at top of Humphrey - \$20,000
- **TOTAL: \$625,000 (unfunded)**



Needed Maintenance – High Priority to Ensure Safe Operation

- Coping /Deck Replacement for Lap Pool: \$300,000
- Plaster Replacement on Lap and Tad Pools: \$190,000
- New Filter for Tad Pool: \$20,000
- Canyon Cooler Slide Pump: \$20,000



Needed Maintenance – High Priority to Ensure Safe Operation (cont'd)

- Deck Replacement near Allie's Oasis - \$165,000
- Stair Replacement near Allie's and Main Promenade - \$115,000
- Renovate Rear Restrooms - \$50,000
- **TOTAL: \$860,000 (unfunded)**



Next Steps – Engineering Evaluation

- Hire Aquatic Design Firm to fully evaluate Facility and chart future needs and costs: \$50,000
 - Investigate Rock Façade of slides
 - Investigate Sport Pool Leveling Issue
 - Provide overall facility evaluation and recommendations



Next Steps – Plan for Future Replacement

- Create new Water Park Replacement Fund
 - Establish Special Fund where the General Fund contributes a set amount each fiscal year for long-term replacement costs
 - Staff Recommends starting at \$200,000 annually with CPI increases built in each year.



Next Steps – Maintenance Needs of the Near Future (highlights)

- Coping/Deck/Plaster of Sport Pool
- Replace Pool Heaters
- Additional Deck Replacement
- Additional Building Renovations
- Deck PA System
- Cattail Harbor Feature Valves
- Residential Hot Water
- Replace Four Pool Filters



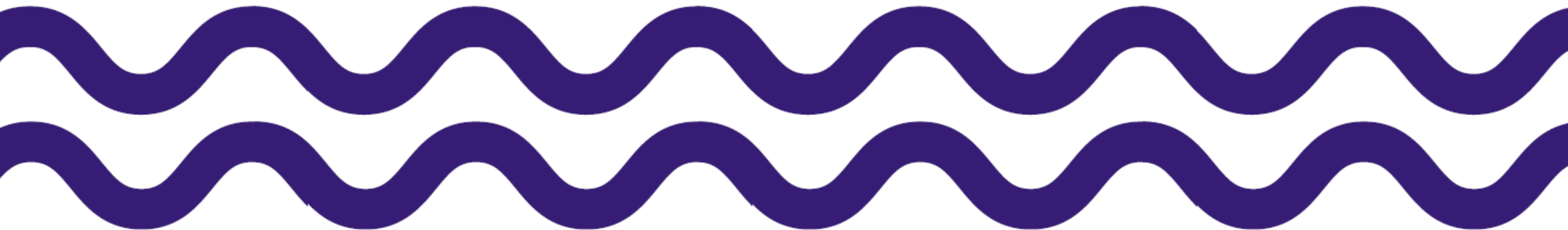
Summary – Recommended Direction

- Direct staff to include the following for November 28 budget adjustments:
 - \$1,485,000 to address mandated and high priority items
 - \$50,000 for Aquatic Design firm to fully evaluate facility
 - \$200,000 annually for new maintenance fund
- Staff will then return with full report and proposal to authorize additional funding needed to address findings.



Thank you!

Brad Helfenberger
Parks and Recreation Director
(925) 779-7078
bhelfenberger@antiochca.gov



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 14, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Kevin Scudero, Acting Community Development Director

SUBJECT: Planning Commission Appointment for one full-term vacancy
expiring October 2027

RECOMMENDED ACTION

It is recommended that the Mayor nominate and City Council adopt a resolution approving the appointment of one member insert name of appointee to the Planning Commission to fill one full-term vacancy expiring October 2027.

FISCAL IMPACT

There is no fiscal impact as these are voluntary positions.

DISCUSSION

The Planning Commission has two full-term vacancies for appointments that both expired in October 2023. Applications were received during the recruitment period and the applicants were interviewed by Mayor Thorpe.

Mayor Thorpe is nominating Cortney L. Jones to be appointed to fill one of the two vacancies. The four-year term will be effective immediately and will expire in October 2027. The candidate's application and biography are included as Attachment B to the staff report.

The City Clerk's office will re-open the recruitment to fill the remaining full-term vacancy.

ATTACHMENT

- A. Resolution
- B. Candidate Application and Biography

RESOLUTION NO. 2023/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPOINTING *[INSERT NAME OF APPOINTEE AFTER APPOINTMENT]* TO THE
PLANNING COMMISSION FOR ONE FULL-TERM VACANCY ENDING
OCTOBER 2027**

WHEREAS, there are currently two vacancies on the Planning Commission;

WHEREAS, the City Clerk made announcement of the vacancies and solicited applications for the vacancies;

WHEREAS, Mayor Lamar A. Thorpe considered applications received and interviewed each of the interested applicants;

WHEREAS, Antioch Municipal Code Section 2-5.201 requires that the Mayor nominate candidates for membership on all boards and commissions and requires that the City Council approve, by a majority vote, the appointment of said nominees;

WHEREAS, Mayor Lamar A. Thorpe has nominated Cortney L. Jones to the Planning Commission to serve a four-year term that would expire in October 2027.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Antioch hereby approves the Mayor's nomination of *[insert name of appointee]* to serve on the Planning Commission for a four-year term ending in October 2027.

* * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the City Council of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said City Council held on the 14th day of November 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**



SEP 13 2023
RECEIVED

**Community Service Application for:
PLANNING COMMISSION**

Two (2) Vacancies, expiring October 2027

*Required field

Deadline Date: By 5:00 p.m., September 29, 2023

APPLICANT INFORMATION		
*Full Name: Cortney L. Jones	Main Phone: ()	Alternate Phone: ()
*Residence Address: Antioch, CA	E-mail Address:	
Employer/School: Gino Morena Enterprises LLC	Occupation: Director	Resident since: 2016
*PARENT/GUARDIAN INFORMATION (If applicant is age 14-17 years)		
*Full Name:	Main Phone: ()	Alternate Phone: ()
*Residence Address: Antioch, CA	E-mail Address:	
*QUESTIONNAIRE		
<p>Please answer the questions below on a <u>separate sheet(s)</u> and attach. Applications without these questions answered will <u>not</u> be considered. Please attach your resume (recommended to enhance your application).</p> <ol style="list-style-type: none"> 1. List (3) main reasons for your motivation to join the Planning Commission. 2. What skills or experience do you have that will serve the Planning Commission? 3. What do you think is the single most important skill for a Planning Commissioner? 4. Do you have any particular areas of interest with respect to Planning? 5. Please add any other information/comments that would be helpful in reviewing your application. 		
*ACKNOWLEDGEMENTS		
<p>My signature below indicates my understanding and acknowledgement that:</p> <p><input checked="" type="checkbox"/> *This completed application is available for public review (youth applications are exempt).</p> <p><input checked="" type="checkbox"/> *I have read and agree to the requirements listed on the Vacancy Announcement.</p> <p><input checked="" type="checkbox"/> *To the best of my ability, I will attend the Planning Commission regular meetings: Every 1st and 3rd Wednesday of the month at 6:30 p.m.</p>		
<p>Please return completed application by:</p> <ul style="list-style-type: none"> • Mail to: Office of the City Clerk P.O. Box 5007, Antioch CA 94531 • In Person: Antioch City Hall-Clerk's Office 200 H Street, 3rd Floor • Email to: cityclerk@antiochca.gov 		<p>09/13/23</p> <p>*Applicant Signature</p> <p>*Date</p> <p>*Parent/Guardian Signature</p> <p>*Date</p> <p>(An original, signed application with parent/guardian signature is required, if a minor)</p>

September 13th 2023

Dear City Clerk's Office,

I hope this letter finds you well. As my third term as Chair of the Citizens Sales Tax Oversight Committee nears its end with one more year remaining, I am writing to express my strong interest in serving on the Antioch Planning Commission. My tenure on the Oversight Committee has provided me with valuable experience in civic engagement and a deep understanding of community needs, which I believe will be instrumental in contributing to the Planning Commission's mission.

I have recently obtained approval for my Accessory Dwelling Unit (ADU) permits within the city of Antioch. This experience has given me a unique perspective on the intricacies of local regulations and the challenges residents face when engaging with the planning and zoning processes. I have also actively attended numerous planning meetings, gaining valuable insights into the issues our community faces and the decision-making processes involved.

Here are the main reasons for my motivation to join the Planning Commission:

Passion for Community Development: I have a genuine passion for the development and improvement of our city. I believe that thoughtful and responsible planning is essential to creating a vibrant and inclusive community.

Experience and Insight: My recent experience in obtaining ADU permits and my attendance at planning meetings have equipped me with practical knowledge and insights that can benefit the Planning Commission's work.

Representation of Residents: I am committed to representing the concerns and interests of everyday residents in Antioch. I believe that our community's voice should play a central role in shaping the city's future.

In addition to my motivation, I believe I possess the skills and experience necessary to serve effectively on the Planning Commission:

My experience can be valuable in reviewing and recommending revisions to the zoning code to make it more accessible and efficient. I am dedicated to ensuring that General Plan amendments align with the community's vision and priorities. I have the ability to communicate effectively with both residents and developers, facilitating transparent and fair decision-making.

I am enthusiastic about participating in special planning studies aimed at addressing specific city challenges and opportunities. I am excited about the possibility of serving on the Antioch Planning Commission and contributing to the responsible growth and development of our city.

I would be honored to have the opportunity to discuss my application further or answer any questions you may have. Thank you for considering my application. I look forward to the opportunity to serve our community in this capacity.

Regards,

Courtney L. Jones

CORTNEY L. JONES

San Francisco Bay Area, Ca

MULTI-LOCATION OPERATIONS | EDUCATION | GOVERNMENT CONTRACTS

Highly skilled business leader with 15+ years of success in government contracts, multi-location operations, marketing, and education. Strong analytical skills and expertise in process and procedure improvement. Ability to increase revenue, reduce operating expenses, and improve customer satisfaction. Proficient in leading cross-functional teams and managing budgets. Well-rounded and diverse professional background, including experience in business development, purchasing, inventory management, and sales.

ROLES & WORK HISTORY

Director of Marketing and New Business Development, Gino Morena Enterprises 07/2021 - Present

Business Operations Manager, Gino Morena Enterprises LLC 01/2013 - 07/2021

Marketing & Education Manager, Gino Morena Enterprises LLC 2/2011 - 01/2013

Marketing & Education Coordinator, Gino Morena Enterprises LLC 07/2008 - 02/2011

International Purchasing & Account Manager Roclun International 03/2007 - 06/2008

National Account Manager, Sprint Wireless Authorized Dealer 02/2006 - 02/2007

Regional Sales Manager, AT&T Wireless Authorized Dealer 09/2002 - 01/2006

PROFESSIONAL ACCOMPLISHMENTS

Currently overseeing a multi-million dollar national government contractor reporting directly to the CEO

Project Management Accomplishments

- Designed and constructed 40+ new salons and barbershop on U.S. Military locations nationwide
- Enhanced retail sell-through with savvy promotions, lifting sales by 20% and cutting dead stock by 43%
- Championed omni-channel initiatives, improving the customer experience by launching online booking, gift cards, and membership sales, resulting in an additional 2+ million in annual revenue

Business Operations Accomplishments

- Implemented data-driven KPI's and analysis for the corporate office and field locations, providing visibility reporting directly to the CEO
- Upgraded 160 POS systems in 8 months across 36 states, enhancing reporting and software integration
- Streamlined salon and barbershop product ordering system, saving \$120,000/year
- Overhauled payroll operations to save \$80K+ annually
- Revamped store operating policies and procedures, ensuring compliance and customer service best practices by creating a Manager's Standard Operating Procedure Manual

Training and Education Accomplishments

- Orchestrated 1000+ on-site, remote, and digital training nationwide for brands like Olaplex & Paul Mitchell
- Managed the budget for all training programs, resulting in a 15% cost reduction while maintaining quality
- Create all hair care marketing to be used in all aspects of content, education materials, tips/techniques, videos, and print marketing
- Revamped store operating policies and procedures, ensuring compliance and customer service best practices by creating a Manager's Standard Operating Procedure Manual with input from field management, ensuring its success

CORTNEY L. JONES

[REDACTED] | [REDACTED] | San Francisco Bay Area, Ca

MULTI-LOCATION OPERATIONS | EDUCATION | GOVERNMENT CONTRACTS

KEY SKILLS

Enterprise Operations | Product Knowledge | Instructional Design | Content Creation | Data Analysis and Reporting | Project Management | Partnership Management | SOP Development & Implementation
Cross-Functional Collaboration | Retail Marketing | Field Operations | Business Development

EDUCATION & CERTIFICATIONS

University of Maine at Presque Isle - Bachelor of Arts in Business Administration – Management and Leadership Concentration (In Progress)

Google Data Analytics Certification (In Progress)

Harvard Business School Online, Disruptive Strategy Certification

Brooks College, Associate of Art, Fashion Merchandising

TECHNOLOGY SNAPSHOT

Google Analytics | Zapier | HubSpot | Notion | Basecamp3 | Slack | ChatGPT | Tango | Midjourney
Airtable | Canva | PowerBi | Sage Intacct | POS Software | Squarespace | Paylocity | Salesforce

Cortney L. Jones
Bio

For more than a decade, Cortney has navigated the complexities of navigating government contracts and policies as Director for a National Government Contractor. With a focus on ensuring adherence to compliance at both the local and corporate levels, Cortney has been instrumental in devising strategies, shaping operational frameworks, and steering successful policy implementation.

In addition to her professional accomplishments, Cortney has been an active and dedicated community member, currently presiding as the Chair of Antioch's Sales Tax Citizens Oversight Committee. Her commitment to the city's prosperity is evident in her hands-on involvement and advocacy for its growth and development.

Currently, Cortney is personally engaged in addressing housing challenges, building a Junior Accessory Dwelling Unit (JADU) for her mother. This project underscores her belief in the necessity of affordable and innovative housing solutions.

Cortney is convinced that creative approaches can significantly enhance housing availability without compromising on compliance with existing laws, codes, and regulations.


Aware of the critical role the Planning Commission plays in shaping the city's future, she recognizes its responsibility to offer well-considered recommendations and advice to the City Council.

With her comprehensive understanding of government operations, compliance, and her vested interest in the community, Cortney is poised to contribute significantly to the Planning Commission's mission to facilitate a well-planned and thriving city.

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 14, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Brad Helfenberger, Parks and Recreation Director 

SUBJECT: Parks and Recreation Commission Appointments for One Vacancy Expiring March 2024 and One Vacancy Expiring April 2026

RECOMMENDED ACTION

It is recommended that the Mayor nominate and City Council adopt a resolution approving the appointment of two members insert name of appointees to the Parks and Recreation Commission to fill two partial-term vacancies expiring March 2024 and April 2026.

FISCAL IMPACT

There is no fiscal impact as these are voluntary positions.

DISCUSSION

The Parks and Recreation Commission has two partial-term vacancies for appointments that expire in March 2024 and April 2026. Applications were received during the recruitment period and the applicants were interviewed by Mayor Thorpe.

Mayor Thorpe is nominating Lemuel del Castillo to be appointed to fill the vacancy expiring April 2026 and Daynon Matthews to be appointed to fill the vacancy expiring March 2024. The biography and background of the candidates will be presented at the City Council meeting.

ATTACHMENT

- A. Resolution
- B. Applications

RESOLUTION NO. 2023/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPOINTING [INSERT NAME OF APPOINTEE AFTER APPOINTMENT] TO THE
PARKS AND RECREATION COMMISSION FOR THE PARTIAL-TERM ENDING
MARCH 2024 AND [INSERT NAME OF APPOINTEE AFTER APPOINTMENT] FOR
THE PARTIAL-TERM VACANCY ENDING APRIL 2026**

WHEREAS, there are currently two vacancies on the Parks and Recreation Commission;

WHEREAS, the City Clerk made announcement of the vacancies and solicited applications for the vacancies;

WHEREAS, Mayor Lamar A. Thorpe considered applications received and interviewed each of the interested applicants;

WHEREAS, Antioch Municipal Code Section 2-5.201 requires that the Mayor nominate candidates for membership on all boards and commissions and requires that the City Council approve, by a majority vote, the appointment of said nominees;

WHEREAS, Mayor Lamar A. Thorpe has nominated Lemuel del Castillo to be appointed to the Parks and Recreation Commission for a partial term that expires in April 2026; and

WHEREAS, Mayor Lamar A. Thorpe has nominated Daynon Matthews to be appointed to the Parks and Recreation Commission for a partial term that expires in March 2024.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Antioch hereby approves the Mayor's nomination of [insert name of appointee after appointment] to serve on the Parks and Recreation Commission for a partial-term ending in April 2026 and [insert name of appointee after appointment] to serve on the Parks and Recreation Commission for a partial-term ending in March 2024.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 14th day of November 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**



SEP 25 2023

Community Service Application for:
PARKS & RECREATION COMMISSION

One (1) Vacancy, expiring March 2024

One (1) Vacancy, expiring March 2026

*Required field

Deadline Date: By 5:00 p.m., September 29, 2023

APPLICANT INFORMATION		
*Full Name: Lemuel del Castillo	Main Phone: [REDACTED]	Alternate Phone: ()
*Residence Address: [REDACTED] Antioch, CA	E-mail Address: [REDACTED]	
Employer/School: Federal Aviation Administration	Occupation: Lead Civil Engineer	Resident since: April 2021
*PARENT/GUARDIAN INFORMATION (If applicant is age 14-17 years)		
*Full Name:	Main Phone: ()	Alternate Phone: ()
*Residence Address: Antioch, CA	E-mail Address:	
*QUESTIONNAIRE		
Please answer the questions below on a separate sheet(s) and attach. Applications without these questions answered will <u>not</u> be considered. Please attach your resume (recommended to enhance your application).		
1. List (3) main reasons for your motivation to join the Parks & Recreation Commission.		
2. What skills/experience do you have that would be helpful in serving on this Commission?		
3. Please provide details of any previous community service performed within the City of Antioch.		
4. Please add any other information/comments that would be helpful in reviewing your application.		
*ACKNOWLEDGEMENTS		
My signature below indicates my understanding and acknowledgement that:		
<input checked="" type="checkbox"/> *This completed application is available for public review (youth applications are exempt).		
<input checked="" type="checkbox"/> *I have read and agree to the requirements listed on the Vacancy Announcement.		
<input checked="" type="checkbox"/> *To the best of my ability, I will attend the Parks & Recreation Commission regular meetings every 3 rd Thursday of the month at 7:00 p.m.		

Please return completed application by:

- Mail to: Office of the City Clerk
P.O. Box 5007, Antioch CA 94531
- In Person: Antioch City Hall-Clerk's Office
200 H Street, 3rd Floor
- Email to: cityclerk@antiochca.gov

*Applicant Signature

*Date

*Parent/Guardian Signature

*Date

(An original, signed application with parent/guardian signature is required, if a minor)

Lemuel del Castillo Parks and Recreations Commission Application

1. List (3) main reasons for your motivation to join the Parks & Recreation Commission.
 - a. I believe I am an ideal candidate for the Parks and Recreation Commission in the City of Antioch for several key reasons. First and foremost, I possess a deep-seated passion for community enhancement. I have consistently demonstrated my commitment to making the City of Antioch a better place for all residents by actively participating in community projects and advocating for improvements in our parks and recreational programs. My dedication to creating a healthier, happier, and more connected community is unwavering.
 - b. Secondly, I bring a wealth of experience and expertise to the commission. My background in Civil Engineering equips me with valuable insights that can inform strategic decision-making and effective program development. I have successfully translated ideas into action through my involvement in various community initiatives, showcasing my ability to plan and execute projects efficiently. My track record of collaboration with diverse stakeholders, including government officials and community organizations, underscores my ability to build consensus and forge partnerships that can further enhance the City of Antioch 's recreational offerings.
 - c. Lastly, I am a strong advocate for diversity and inclusivity. I understand the importance of ensuring that our parks and recreational opportunities are accessible to all residents, regardless of their backgrounds or abilities. My commitment to inclusivity goes beyond words, as I have actively worked to create welcoming and equitable spaces within our community.
2. What skills/experience do you have that would be helpful in serving on this Commission?
 - a. I have expertise in Infrastructure Planning. As a Lead Civil Engineer, I bring a deep understanding of infrastructure planning, including roads, utilities, and drainage systems. This knowledge is crucial for ensuring that parks have the necessary infrastructure to support activities and accessibility.
 - b. As a Lead Civil Engineer in the Federal Aviation Administration, I have facilitated community engagement by gathering input from residents, stakeholders, and user groups to shape park design and improvement projects, fostering a sense of ownership among the community.
 - c. I need to be adaptable and innovative. As a Lead Civil Engineer, I stay current with evolving technologies and sustainable practices, bringing innovative solutions to park development and management.
3. I currently part of the City's Economic Development Commission. We don't have a quorum so I'd like to use my skillset for another Commission in the City.

Lemuel del Castillo

Telephone No: [REDACTED]

Email: [REDACTED]

Accomplishments

- Assists airport operators in financial self-sustainability
- Efficiently administers multi-million-dollar projects for Northern California airports
- Leads airport operators in navigating Federal Grant processes
- Presents technical topics and presentation at conferences related to airport engineering

Skills

- Great communication and writing skills
- Excellent problem solving and analytical skills
- Knowledge in the Airport Capital Improvement Planning process
- Has expert knowledge in pavement design using Asphalt Concrete or Portland Cement Concrete
- Has expert knowledge in Federal grant obligations of airport operators

Education

California State University, Los Angeles (CSULA)

B.S. Civil Engineering (minor in Management), June 2014

M.S. Civil Engineering, June 2016

Experience

Federal Aviation Administration – Office of Airports, San Francisco, California

Lead Civil Engineer / Program Manager *September 2019 – Present*

- Serves as a subject matter expert on airport engineering, construction and design standards, and pavement design to assure currency and compliance of Regulations, Orders, etc. within assigned programs.
- Reviews, evaluates and makes recommendations on all aspects of the Airport Improvement Program (AIP) regarding the Airports Capital Improvement Plan (ACIP) process, AIP and Passenger Facility Charge (PFC) funding eligibility, justification, and conformance with the approved Airport Layout Plans (ALP). Provides technical direction, advice and guidance to ADO staff.
- Analyzes and evaluates status/project closeout reports, findings, and recommendations from subordinate staff for technical compliance and alignment with project requirements, and in collaboration and/or negotiation with airport sponsors resolve areas of conflict.

Federal Aviation Administration – Office of Airports, El Segundo, California

Civil Engineer / Program Manager *October 2015 – September 2019*

- Reviewed and commented on project engineering design drawings, including plans and specifications for compliance with Federal Aviation Administration technical standards and funding eligibility requirements.
- Oversaw planning, design, and construction of airports for the Airport Improvement Program grants.
- Collaborated with public airport owners within the context of the national airport system by applying technical and programming expertise resulting in the sound investment of federal funds.

TY Engineering and Design, Los Angeles, California

Assistant Structural Engineer *April 2015 – September 2015*

- Provided structural engineering services to new or existing structures. Services such as renovations to existing structures, improving existing structures up to current local building codes, etc.
- Utilized current local building codes (CBC 2013, ASCE 7-10) in order to determine the seismic and gravity loads for members and structures.
- Used NDS 2012 for wood design of type V buildings. Uses ACI 318-11 for design of reinforced concrete members and structures. Used AISC Steel Construction Manual 14th Ed. for design of steel members. Used ACI 530-11 for design of masonry structures.

University – Student Union (CSULA), Los Angeles, California

Board of Director (Vice Chair) *July 2013 – June 2014*

- Chair of PASS subcommittee that planned student events using efficient management skills.
- Led and assessed standing committee projects and agendas of the organization. Chair of the Audit subcommittee that was responsible for the organization's financial oversight.
- Coordinated and communicated as a Vice Chair with the board of directors about plans, agendas and activities for the organization.
- Coordinated and communicated as a Vice Chair with the board of directors about plans, agendas and activities for the organization.

Lemuel del Castillo

Bio

My name is Lemuel del Castillo. I've lived in Antioch since April 2021. We have thoroughly enjoyed living in Antioch. I want to give back by being active in civic life through the City and at St. Ignatius of Antioch Catholic Church. My wife, two daughters, and myself are avid users of the park infrastructure of the City of Antioch. We love all the activities hosted by the Parks and Recreation Department. One of my main goals if selected in the Parks and Recreation Commission, is to improve the bicycle infrastructure of our City. Another one of my goals is to continue promoting the activities hosted by the Parks and Recreation Department and help brainstorm more family-oriented activities in the future. I sincerely hope you approve my nomination for the Parks and Recreation Commission.

With gratitude,
Lemuel del Castillo

*Required field

Deadline Date: By 5:00 p.m., September 29, 2023

APPLICANT INFORMATION		
*Full Name: Daynon Bryant Matthews	Main Phone: [REDACTED]	Alternate Phone: ()
*Residence Address: [REDACTED] Antioch, CA [REDACTED]	E-mail Address: [REDACTED]	
Employer/School: Veolia	Occupation: Facilities Engineer	Resident since: 2021
*PARENT/GUARDIAN INFORMATION (If applicant is age 14-17 years)		
*Full Name:	Main Phone: ()	Alternate Phone: ()
*Residence Address: Antioch, CA	E-mail Address:	
*QUESTIONNAIRE		
Please answer the questions below on a <u>separate sheet(s)</u> and attach. Applications without these questions answered will <u>not</u> be considered. Please attach your resume (<i>recommended to enhance your application</i>).		
1. List (3) main reasons for your motivation to join the Parks & Recreation Commission.		
2. What skills/experience do you have that would be helpful in serving on this Commission?		
3. Please provide details of any previous community service performed within the City of Antioch.		
4. Please add any other information/comments that would be helpful in reviewing your application.		
*ACKNOWLEDGEMENTS		
My signature below indicates my understanding and acknowledgement that:		
<input checked="" type="checkbox"/> *This completed application is available for public review (<i>youth applications are exempt</i>).		
<input checked="" type="checkbox"/> *I have read and agree to the requirements listed on the Vacancy Announcement.		
<input checked="" type="checkbox"/> *To the best of my ability, I will attend the Parks & Recreation Commission regular meetings every 3 rd Thursday of the month at 7:00 p.m.		

Please return completed application by:

- Mail to: Office of the City Clerk
P.O. Box 5007, Antioch CA 94531
- In Person: Antioch City Hall-Clerk's Office
200 H Street, 3rd Floor
- Email to: cityclerk@antiochca.gov

[REDACTED]	
*Applicant Signature	*Date
*Parent/Guardian Signature	*Date
(An original, signed application with parent/guardian signature is required, if a minor)	

Daynon Matthews
Parks Commission Questionnaire

1. List (3) Main reasons for your motivation to join the Parks & Recreation Commission.

- I am a foster parent to teenage youth (14-17) in the city of Antioch and would have their best interests in mind while making my decisions and planning for the city parks and recreation activities.
- I think the city of Antioch has great potential to become a real destination in the bay area. I see a lot of opportunity to upgrade existing parks and begin public programs to help guide the city into a tight knit community.
- I am a new father to my own child and have a personal interest in making changes now that would impact the childhood he and many other kids will have in the years to come.

2. What skills/experience do you have that would be helpful in serving on this commission?

Since moving to Antioch in 2021 I have thoroughly explored a lot of the trails and parks that the city has to offer. While doing so, I have noticed things that could be improved. My work background in facility maintenance leads me to have knowledge and skills of what really goes into these types of improvements. In addition, my position as a foster parent helps me better advocate for our cities diverse youth while also having the knowledge as a parent to guide youth who may be at risk into better situations. I think with my experience as both a foster parent and a facilities manager I would be a great asset and voice to the community via the Parks & Rec commission.

3. Please provide details of any previous community service performed within the City of Antioch.

Unfortunately, my relatively short time living in Antioch and busy life style hasn't allowed me much time to do any community service in the city in an "Official" sense. However, I believe serving the community can be achieved in many different ways. For example, my wife and I take long walks with our two dogs and more often than not you can see me with a grocery bag in hand picking up litter along the way. I also like to be involved with the city's youth via my work with foster children, I try to have my home be a gathering place for not only my foster children, but their friends as well. We always have a full table around dinner time and our home is full with conversations about the latest gossip at school. I have in the past volunteered with the Salvation Army in Sacramento to cook and serve meals to the unhoused. I also plan on bringing the whole family out for the coastal clean-up later this month.

4. Please add any other information/comments that would be helpful in reviewing your application.

In the last few months I have been educating myself on Parks commissions, city planning, and landscape design. I have caught myself up on the recent meetings of the Antioch Parks & Rec Commission via the city website and am very excited to be a part of something to bring a positive change to my community.

Thank you for your consideration,

Daynon Matthews

Daynon Matthews

Bio

"Daynon Matthews is a local husband and father that has lived in the Antioch community since 2021. He is a California native who grew up in the greater Sacramento area. He is a graduate of the California Maritime Academy in Vallejo, where he was a collegiate all-American rugby player. After graduating from the Maritime Academy, he and his wife settled down in Contra Costa County. Together, he and his wife provide care for many local high-school age youth as foster parents, in addition to their newborn son Dominic, as well as their two dogs Izzy and Miley. He is a proud union stationary engineer that plans, manages, and evaluates the operations and upkeep of some of San Francisco's largest buildings. He is a self-described avid outdoorsman and sports fan. He believes his experience with foster youth gives him an insightful view of what Antioch's teenage population want most from their hometown. He believes that he has a unique position to be a dependable advocate for many of Antioch's diverse residents both young and old. "

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 14, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ana Cortez, Human Resources Director *AC*

APPROVED BY: Kwame P. Reed, Acting City Manager

SUBJECT: New Class Specification for Assistant City Clerk, Assignment of a Salary Range, and Assignment of the Classification to the Management Unit

RECOMMENDED ACTION

It is recommended that the City Council adopt the resolution (1) approving a new class specification for Assistant City Clerk, (2) assigning a salary range, (3) assigning the classification to the Management Bargaining Unit, and (4) authorizing the Acting City Manager or designee to make the necessary adjustments to the fiscal year 2024 and 2025 budget to fund the position.

FISCAL IMPACT

There is no fiscal year 2024 General Fund salary impact for allocating an Assistant City Clerk in lieu of the existing Deputy City Clerk classification. The difference in salary of \$56,219 for fiscal year 2024 would be covered by salary savings, due to a vacant Administrative Analyst position in the City Clerk's Office. The General Fund salary impact for fiscal year 2025 would be \$57,412.

DISCUSSION

Staff recommends the creation of a new Assistant City Clerk classification in the City Clerk's Office. The new class specification will include additional higher-level duties and supervisory responsibilities, currently being performed by the Deputy City Clerk.

The City Clerk's Office is currently comprised of an elected City Clerk, a Deputy City Clerk, and two Administrative Analysts. The proposed Assistant City Clerk classification will be a level in between the City Clerk and the Deputy City Clerk. In the current structure, the Deputy City Clerk is responsible for the day-to-day oversight of the Administrative Analysts; however, the Deputy City Clerk's salary is lower than the Administrative Analysts.

In 2022, salary adjustments were made to the Administrative Analyst classifications as a result of the citywide total compensation study, which created a compaction issue with the classifications of Deputy City Clerk and Administrative Analysts. The Administrative Analyst classifications received a more substantial salary increase than the Deputy City Clerk classification.

The proposed Assistant City Clerk classification will supervise, train, and develop subordinate staff creating a career pathway within the City Clerk's Office, which will assist with recruitment and retention. The Assistant City Clerk classification will also help perform additional duties to help support various City commissions by preparing agendas and meeting packets.

Additionally, the new Assistant City Clerk classification will resolve the salary compaction issue with the Administrative Analyst classification and the Deputy City Clerk classification. The recommended monthly salary range for the Assistant City Clerk is \$8,517-\$10,353, which is equivalent to the City of Antioch's Administrative Analyst II classification.

ATTACHMENTS

A. Resolution

Exhibit 1 to Resolution – Assistant City Clerk Class Specification

RESOLUTION NO. 2023/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING A NEW CLASS SPECIFICATION FOR ASSISTANT CITY CLERK,
ASSIGNING A SALARY RANGE, ASSIGNING THE CLASSIFICATION TO THE
MANAGEMENT (SENIOR) BARGAINING UNIT, AND AUTHORIZING THE
NECESSARY BUDGET ADJUSTMENTS**

WHEREAS, the City has an interest in the effective and efficient management of the classification plan;

WHEREAS, the City recognizes the importance of having a career pathway for experienced municipal clerks in the City Clerk's Office;

WHEREAS, the Assistant City Clerk will provide assistance in management and oversight of the City Clerk's Office;

WHEREAS, for internal equity purposes the recommended salary range for the Assistant City Clerk Classification is \$8,517 - \$10,353 per month; and

WHEREAS, the Management Bargaining Unit has reviewed and approved the Class Specification.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Antioch as follows:

Section 1. The Class Specification for the classification of Assistant City Clerk, attached hereto as "Exhibit 1", is hereby approved and added to the City of Antioch Employees' Classification System;

Section 2. The Assistant City Clerk Classification is hereby assigned a monthly salary range of \$8,517 - \$10,353;

Section 3. The Assistant City Clerk Classification is hereby assigned to the Management (Senior) Bargaining Unit with Tier 2 Administrative Leave; and

Section 4. The Acting City Manager is authorized to make the necessary fiscal year 2024 and 2025 budget adjustments to fund the position.

* * * * *

RESOLUTION NO. 2023/**

November 14, 2023

Page 2

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 14th day of November 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH

CITY OF ANTIOCH**ASSISTANT CITY CLERK**

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

SUMMARY DESCRIPTION

Under direction, performs a full range of professional, supervisory, and administrative work in support of the daily operations and administration of the City Clerk's Office. Maintains official City records and performs records management functions. Oversees the preparation of City Council meeting agendas and packets. Organizes City elections and coordinates elections with the County; and provides information to the public, City staff, and City officials related to the function, policies, and procedures of the City Clerk's Office.

DISTINGUISHING CHARACTERISTICS

The Assistant City Clerk is an advanced and specialized level classification. This class specification assists the City Clerk in the day-to-day functions and management of the department; and performs other related work. The Assistant City Clerk is distinguished from the Deputy City Clerk by the performance of the full range of duties including technical and functional guidance of assigned staff. Distinctions from the Deputy City Clerk role include supervising, overseeing, and training subordinate staff.

REPRESENTATIVE DUTIES

The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

1. Oversee and coordinate the preparation, finalization, and distribution of the City Council agenda; prepare tentative agenda, final agenda and annotated agenda; prepare information regarding City Council meetings for the website.
2. Ensure the preparation of City Council meeting minutes; finalize minutes of meetings.
3. Process, finalize, and follow-up on Council action from City Council meetings; ensure timelines are met including those for ordinance publication, resolutions, and notice of decisions.
4. Prepares and publishes legal and public notices for public hearings in coordination with City Departments; assures that legal requirements are met for publications and postings as required.
5. Assists the City Clerk in conducting municipal elections' processes with the County to include nomination filings, campaign filings, maintaining, and documenting ballot measures, initiatives, referendums, recalls and other elections processes, as required by state law. Certifying official election results received from the County; plan and coordinate next steps for incoming/outgoing elected officials.
6. Administers Fair Political Practices Commission (FPPC) regulations, policies, and procedures and monitors filings of campaign statements for candidates, Council members,

and all active committees as requested by state law; distributes forms and monitors filing of Statements of Economic Interests as required under the Political Reform Act of 1974.

7. Participate in the development and implementation of City-wide records management program; assist in the operation and oversee maintenance of records management program, records retention schedule, and master filing guide; coordinate with other departments regarding the storage of files and documents as well as the destruction of City documents; scan documents into Laserfiche Records Software for future reference.
8. Assist the City Clerk with the procedural process of the newly created Antioch Police Oversight Commission (APOC) from creating the Boards/Commission Handbook; working with the Mayor throughout the interview process; prepare a tentative agenda, final agenda and annotated agenda when the commission meetings begin; distribution of the agenda packets; and prepare information regarding APOC meetings for the website.
9. Assists in the development and preparation of agenda items for City Council and other Public Meetings to include the Sales Tax Citizens' Oversight Committee and the Board of Administrative Appeals; prepares, assembles, and distributes agenda packets; publishes agenda information.
10. Administer the Oath of Office and provide the FPPC Conflict of Interest regulations, forms, and NetFile Software Training to the newly appointed Antioch Police Oversight Commissioners.
11. Prepare and coordinate correspondence agenda for the Board of Appeals including Board, staff, and appellant; finalize Board of Appeals notices of decisions and actions.
12. Administer policies, procedures, and processes for the City Clerk's Office; resolve discrepancies or procedural problems and respond to questions about the services of the City Clerk's Office; maintain the City Clerk's Office desk manual outlining departmental policies and procedures; make recommendations for modifications.
13. Assist in the preparation, administration, and monitoring of assigned budget; compile annual budget requests; prepare revenue projections; recommend expenditure requests for designated accounts; monitor approved budget accounts.
14. Track vacancies of City committees and commissions; notify Mayor of openings and prepare notices of vacancy; receive and process applications for future appointments.
15. Supervises, trains, and evaluates assigned staff.
16. May act in the absence of the City Clerk, serve as custodian of City records, and administer the Oath of Office.
17. Perform related duties as required.

QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge of:

- Operational characteristics, services, and activities of the functions, programs, and operations of a City Clerk's Office.

- Functions of public agencies including the role of an elected Council and appointed boards and commissions.
- Organization, operation, and services of the City and of outside agencies as necessary to assume assigned responsibilities.
- Modern principles, practices, and techniques of municipal records management.
- Election processes.
- Office management principles, methods, and procedures.
- Principles and procedures of record keeping and filing.
- Pertinent federal, state, and local laws, codes, and regulations including the Brown Act, Political Reform Act, FPCC regulations, and those governing the maintenance of records by a public agency.
- Principles and practices of municipal budget preparation and administration.
- Research procedures used in searching of public records.
- Principles and practices of fiscal, statistical, and administrative research and report preparation.
- Principles of business letter writing and report preparation.
- Modern office procedures, methods, and equipment including computers and related software applications such as word processing, spreadsheets, and databases.
- English usage, spelling, grammar, and punctuation.
- Customer service and public relations methods and techniques.
- Methods and techniques of supervision and training.

Ability to:

- Perform a full range of varied complex, sensitive, highly responsible, and confidential office administrative, secretarial, advanced clerical, and routine programmatic support functions of a general or specialized nature in support of the City Clerk's Office with only occasional instruction or assistance.
- Understand the organization and operation of the City and of outside agencies as necessary to assume assigned responsibilities.
- Understand, interpret, and apply general and specific administrative and departmental policies and procedures.
- Interpret and apply applicable federal, state, and local laws, codes, and regulations.
- Take responsibility for and exercise good judgment in recognizing the scope of authority to be exercised in the capacity of a deputy to a public officer.
- Operate office equipment including computers and supporting word processing, spreadsheet, and database applications.
- Participate in researching, compiling, analyzing, and interpreting data.
- Prepare clear, accurate and concise records and reports.
- Independently prepare correspondence and memoranda.
- Provide information and organize material in compliance with laws, regulations and policy.
- Work cooperatively with other departments, City officials, and outside agencies.
- Establish, organize, and maintain a variety of specialized files and records.
- Implement and maintain filing systems and records management systems.
- Work under steady pressure with frequent interruptions and a high degree of public contact by phone or in person.
- Plan and organize work to meet changing priorities and deadlines.
- Respond tactfully, clearly, concisely, and appropriately to inquiries from the public, press, or other agencies on sensitive issues in area of responsibility.
- Exercise good judgment and maintain confidentiality relative to critical and sensitive information, records, and reports.
- Utilize public relations techniques in responding to inquiries and complaints.
- Maintain confidentiality of information.

- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with those contacted in the course of work.
- Supervise, train, and motivate department staff.

Education and Experience Guidelines

Education/Training:

A Bachelor's degree from an accredited college and university with major coursework in political science, public administration, or related field; or equivalent to completion of the twelfth grade and four years' of responsible professional level experience equivalent to the City of Antioch Deputy City Clerk classification.

Experience:

Five years of increasingly responsible administrative, secretarial, and clerical support experience involving a high level of public contact, including two years of supervisory experience.

License/Certificates:

Possession of an appropriate, valid driver's license. An out-of-state valid Motor Vehicle Operator's License will be accepted during the application process, but a Valid California license must be obtained by the time of appointment.

Possession of, or ability to obtain certification through the International Institute of Municipal Clerks as a Certified Municipal Clerk (CMC) or Master Municipal Clerk (MMC) is desired.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

Environment: Work is performed primarily in a standard office setting.

Physical: Primary functions require sufficient physical ability and mobility to work in an office setting; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; and to verbally communicate to exchange information.

FLSA: Exempt

Created: October 2023

This class specification identifies the essential functions typically assigned to positions in this class. Other duties not described may be assigned to employees in order to meet changing business needs or staffing levels but will be reasonably related to an employee's position and qualifications. Other duties outside of an individual's skill level may also be assigned on a short term basis in order to provide job enrichment opportunities or to address emergency situations.


CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 14, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Charmine Solla, Consulting Traffic Engineer

APPROVED BY: Scott Buenting, Acting Public Works Director/City Engineer 

SUBJECT: Funding Request for Traffic Calming Improvements on James Donlon Boulevard and West 10th Street

RECOMMENDED ACTION

It is recommended that the City Council adopt the resolution approving reallocating funding in the amount of \$1,085,000 from the Streetlight Improvements Project in the Gas Tax Fund for traffic calming improvements on James Donlon Boulevard and West 10th Street.

FISCAL IMPACT

Adoption of this resolution will reallocate \$1,085,000 of Gas Tax funding in Fiscal Year 2024 from the Streetlight Improvements project to traffic calming improvements on James Donlon Boulevard and West 10th Street.

DISCUSSION

In response to the public's requests for traffic calming improvements and per the direction of City Council, Staff prepared traffic calming improvement plans for three roadway segments: Sycamore Drive, James Donlon Boulevard (Attachment B), and West 10th Street (Attachment C).

The proposed improvements do not include any permanent infrastructure, such as concrete median islands, to provide the opportunity for all to try the improvements first and allow flexibility for future modifications, if needed. Additionally, the proposed improvements are lower cost with shorter turnaround times, affording the City the chance to implement the improvements quickly in the near-term future.

Engineering staff and its traffic consultants met with the Antioch Police Department and Contra Costa Fire Protection District on April 21, 2023 and May 18, 2023 respectively. The Antioch Police Department and Contra Costa Fire Protection District both supported the plans.

On August 8, 2023, the City Council approved amending the Fiscal Year 2023/24 Operating Budget to include \$425,000 from the Gas Tax Fund for the traffic calming improvements for Sycamore Drive. However, funding sources for the James Donlon Boulevard and West 10th Street were not determined at that time.

The Engineer's estimate for the engineering and construction of the proposed traffic calming improvements on James Donlon Boulevard and West 10th Street are as follows:

- James Donlon Boulevard (Somerville Rd to Contra Loma Blvd) – \$320,000
- James Donlon Boulevard (Contra Loma Blvd to Lone Tree Way) - \$545,000
- West 10th Street - \$220,000

The total engineer's estimate for the proposed traffic calming improvements is \$1,085,000.

Staff recommends reallocating \$1,085,000 of Gas Tax funding in Fiscal Year 2024 from the Streetlight Improvements project to traffic calming improvements on James Donlon Boulevard and West 10th Street. This reallocation of funds will delay the implementation of proposed streetlighting improvements throughout the City.

ATTACHMENTS

- A: Resolution
- B: Traffic Calming Improvement Plans for James Donlon Boulevard
- C: Traffic Calming Improvement Plans for West 10th Street
- D: Engineer's Cost Estimate

ATTACHMENT "A"

RESOLUTION NO. 2023/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING THE PROPOSED IMPROVEMENT PLANS AND
REALLOCATING FUNDING IN THE AMOUNT OF \$1,085,000 FROM
THE GAS TAX FUND FOR TRAFFIC CALMING IMPROVEMENTS ON
JAMES DONLON BOULEVARD AND WEST 10TH STREET**

WHEREAS, the City Council directed traffic calming plans to be prepared for three roadway segments: Sycamore Drive, James Donlon Boulevard and West 10th Street;

WHEREAS, on April 21, 2023, the proposed plans were reviewed and supported by the Antioch Police Department;

WHEREAS, on May 18, 2023, the proposed plans were reviewed and supported by the Contra Costa Fire Protection District;

WHEREAS, on August 8, 2023, the City Council approved traffic calming plans for Sycamore Drive, James Donlon Boulevard and West 10th Street;

WHEREAS, on August 8, 2023, the City Council approved an amendment to the Fiscal Year 2023/24 Operating Budget to include \$425,000 from the Gas Tax Fund for the traffic calming improvements on Sycamore Drive; and

WHEREAS, the City Council has considered the approval for reallocating funding from the Streetlight Improvements Project in the amount of \$1,085,000 from the Gas Tax Fund for traffic calming improvements on James Donlon Boulevard and West 10th Street.

AI

RESOLUTION NO. 2023/**

November 14, 2023

Page 2

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch, hereby approves reallocating funding in the amount of \$1,085,000 from the Streetlight Improvements Project Gas Tax Fund to traffic calming improvements on James Donlon Boulevard and West 10th Street.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 14th day of November 2023, by the following vote:

AYES:

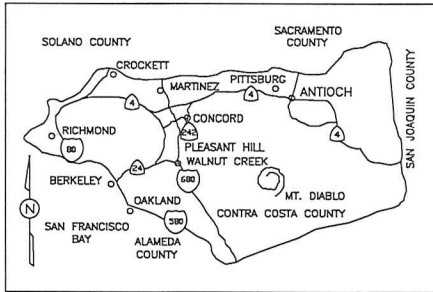
NOES:

ABSTAIN:

ABSENT:

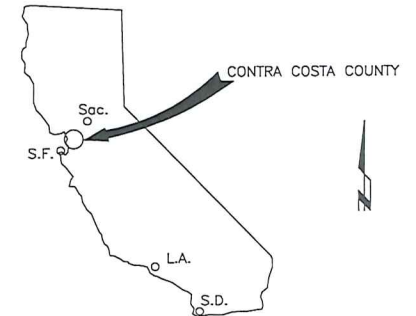
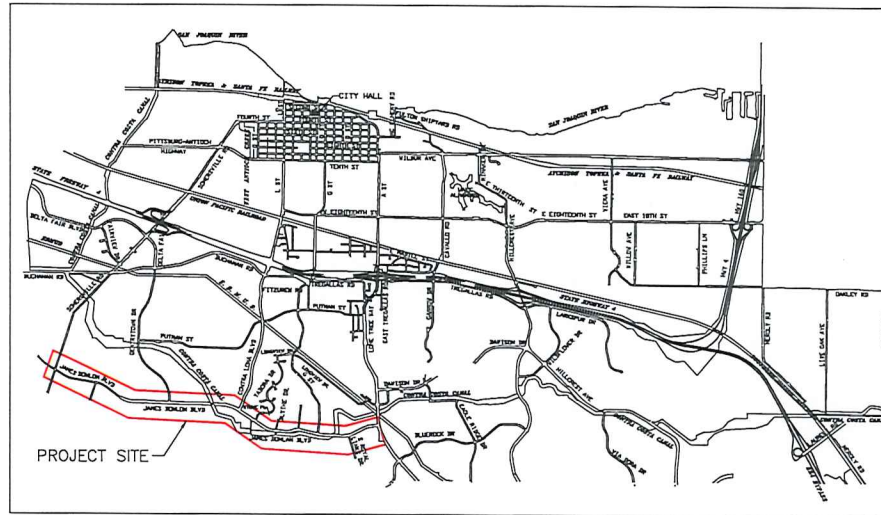
**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

A2



VICINITY MAP

CITY OF ANTIOCH
CAPITAL IMPROVEMENTS DEPARTMENT
TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BOULEVARD
FROM SOMERSVILLE RD TO LONE TREE WAY



SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2-24	SIGNING & STRIPING PLANS

ATTACHMENT "B"



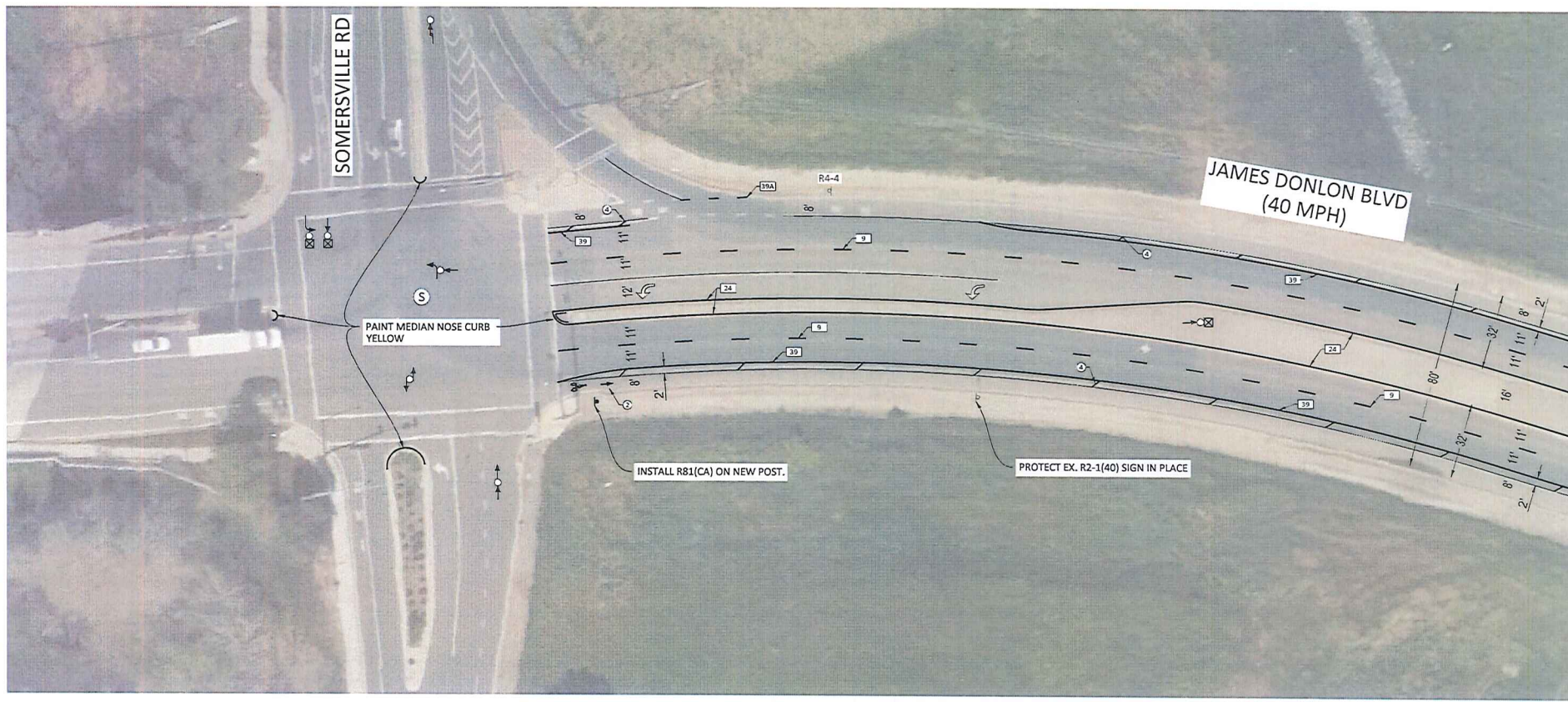
CITY OF ANTIOCH

SCOTT BUENTING, P.E.
ACTING PUBLIC WORKS DIRECTOR/CITY ENGINEER
R.C.E. NO. 67442
EXPIRES 12-31-2024

DATE

SHEET 1 OF 24 SHEETS
PW XXX-XX

81



MATCHLINE A - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):

R2-1(40)	R4-4	R81(CA) (12' X 18')

COLLISION SUMMARY (THIS SHEET ONLY):

FATAL CRASH	0
INJURY CRASH	3
NOT DRAWN	3
TOTAL	11

DRAWING LEGEND:

	EXISTING SIGN AND POST
	INSTALL NEW SIGN AND POST
	INSTALL NEW SIGN ON EXISTING POST
	SIGNALIZED INTERSECTION

CRASH DIAGRAM LEGEND:

	STRAIGHT		PARKED
	LEFT TURN		PEDESTRIAN
	RIGHT TURN		BICYCLE
	U-TURN		OBJECT
	OVERTURNED		FATAL CRASH
	RAN OFF ROAD		INJURY CRASH
	STOPPED		

NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY (FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.

1" = 20' GRAPHIC SCALE

CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:

ALL LANE LINES (DETAILS 8.0.11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

- THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
 - FURNISH & INSTALL WHITE, THERMOPLASTIC BICYCLE LANE ARROW AND BICYCLE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A24C WITH DIMENSIONS 20" X 5", ORIENTATION PER PLAN.
 - FURNISH & INSTALL GREEN, THERMOPLASTIC CONFLICT ZONE BORDERED ON BOTH SIDES BY WHITE, THERMOPLASTIC DASHES (DETAIL 39A), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A24D & A24E.
- FURNISH & INSTALL THERMOPLASTIC CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (1) ARROW MARKING PER CALTRANS STD PLAN A24A.

ANTIPOCH CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 7/12/23	APPROVED BY:
DESIGNED BY: SDJ	PUBLIC WORKS DIRECTOR
CHECKED BY: C. SOLLA	CITY ENGINEER
DRAWN BY: SDJ	DATE: C.E.
REVISIONS:	NO. BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

S.C.A.F. 1"=20'
PUBLIC WORKS PROJECT NO. FW XXX-XX
SHEET 2
OF 24 SHEETS

B2

MATCHLINE A - SEE PREVIOUS SHEET



MATCHLINE B - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):

- R4-7
- W2-2(R)
(20" X 30")
- W16-8P
(20" X 8")
- SOLAR POWERED
ADVANCED WARNING
BEACON

DRAWING LEGEND:

- EXISTING SIGN AND POST
- INSTALL NEW SIGN AND POST
- INSTALL NEW SIGN ON EXISTING POST
- SIGNALIZED INTERSECTION

CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:

ALL LANE LINES (DETAILS 8.0, 11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 4" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

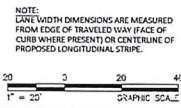
- THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
 - FURNISH & INSTALL WHITE, THERMOPLASTIC BIKELANE ARROW AND BIKELANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A246 WITH DIMENSIONS 20"X5', ORIENTATION PER PLAN.
 - FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 3741) WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A240 & A246.
- FURNISH & INSTALL THERMOPLASTIC CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A240 (2" X 100').

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A246.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A246.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (L) ARROW MARKING PER CALTRANS STD PLAN A244.



ANTIPOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____

INSPECTED BY: _____

AS BUILT REVISIONS: _____

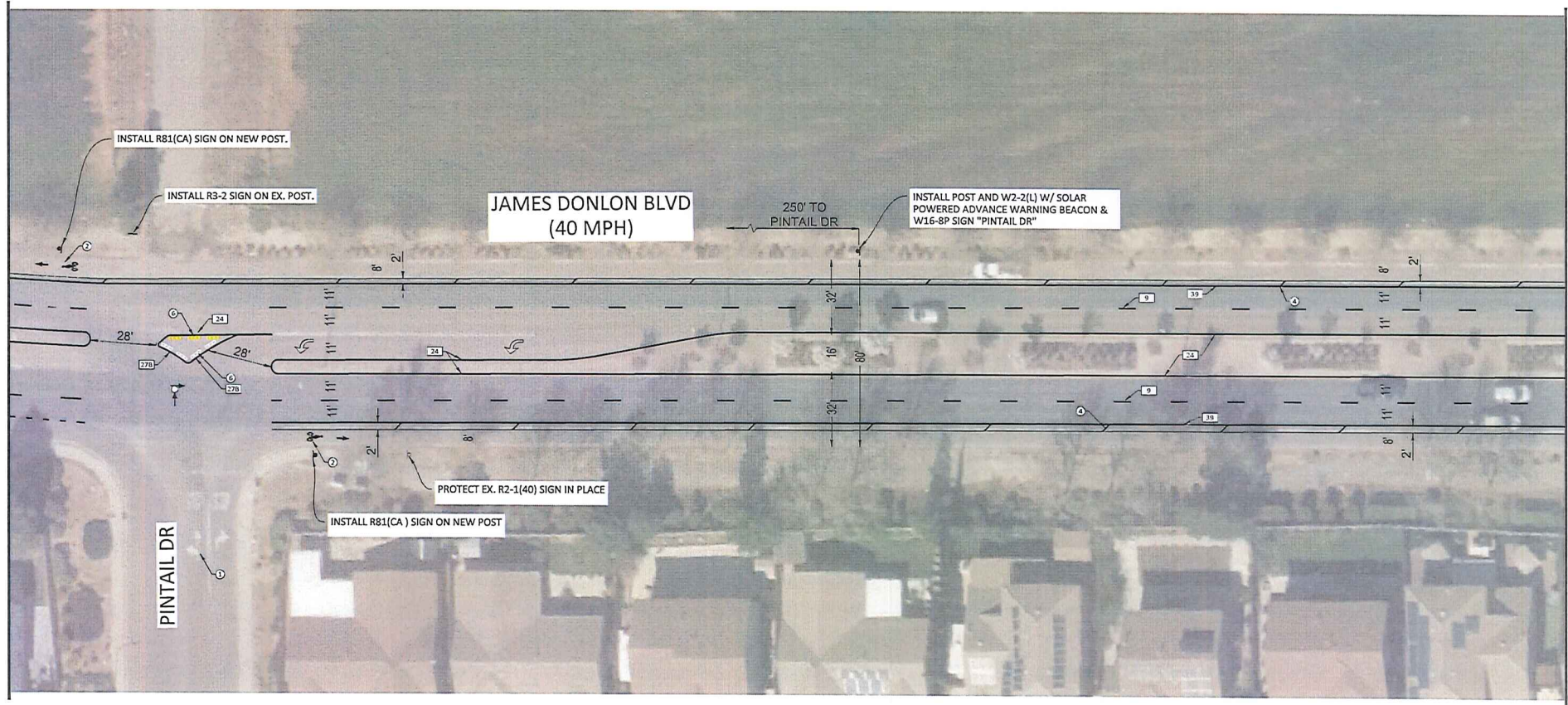
DATE: _____

BY: _____

DATE: 7/12/23	APPROVED BY:
DESIGNED BY: SDJ	PUBLIC WORKS DIRECTOR
CHECKED BY: C. SOLLA	CITY ENGINEER
DRAWN BY: SDJ	DATE: C.E.
REVISIONS:	NO. BY DATE

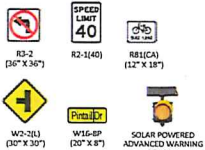
PUBLIC WORKS DEPARTMENT CAPITAL IMPROVEMENTS DIVISION	SCALE: 1"=20'
TRAFFIC CALMING IMPROVEMENTS JAMES DONLON BLVD	PUBLIC WORKS PROJECT NO. PW XXX-XX
	SHEET 3
	OF 24 SHEETS

MATCHLINE B - SEE PREVIOUS SHEET



MATCHLINE C - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



COLLISION SUMMARY (THIS SHEET ONLY):

FATAL CRASH	0
INJURY CRASH	1
MAJOR CRASH	1
NOT DRAWN	1
TOTAL	2

CRASH DIAGRAM LEGEND:



DRAWING LEGEND:

- EXISTING SIGN AND POST
- INSTALL NEW SIGN AND POST
- INSTALL NEW SIGN ON EXISTING POST
- SIGNALIZED INTERSECTION

NOTE:
LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY (FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:



ALL LANE LINES (DETAILS B.0.11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6\"/>

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL.

- 1 FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A24L, ORIENTATION PER PLAN.
- 2 FURNISH & INSTALL WHITE, THERMOPLASTIC BIKELANE ARROW AND BIKELANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A24A & A24C WITH DIMENSIONS 20\"/>

CONSTRUCTION NOTES (CONTINUED):

- 4 FURNISH & INSTALL WHITE, THERMOPLASTIC, 4\"/>

CONSTRUCTION NOTES (CONTINUED):

- 5 FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
- 6 FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
- 7 FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (S) ARROW MARKING PER CALTRANS STD PLAN A24A.

ANTIQUCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVIEWS: _____
DATE: _____
BY: _____

DATE: 7/12/23
DESIGNED BY: SDJ
CHECKED BY: C. SOLLA
DRAWN BY: SDJ
REVISIONS: _____

APPROVED BY: _____
PUBLIC WORKS DIRECTOR / CITY ENGINEER
DATE: _____
NO. BY DATE

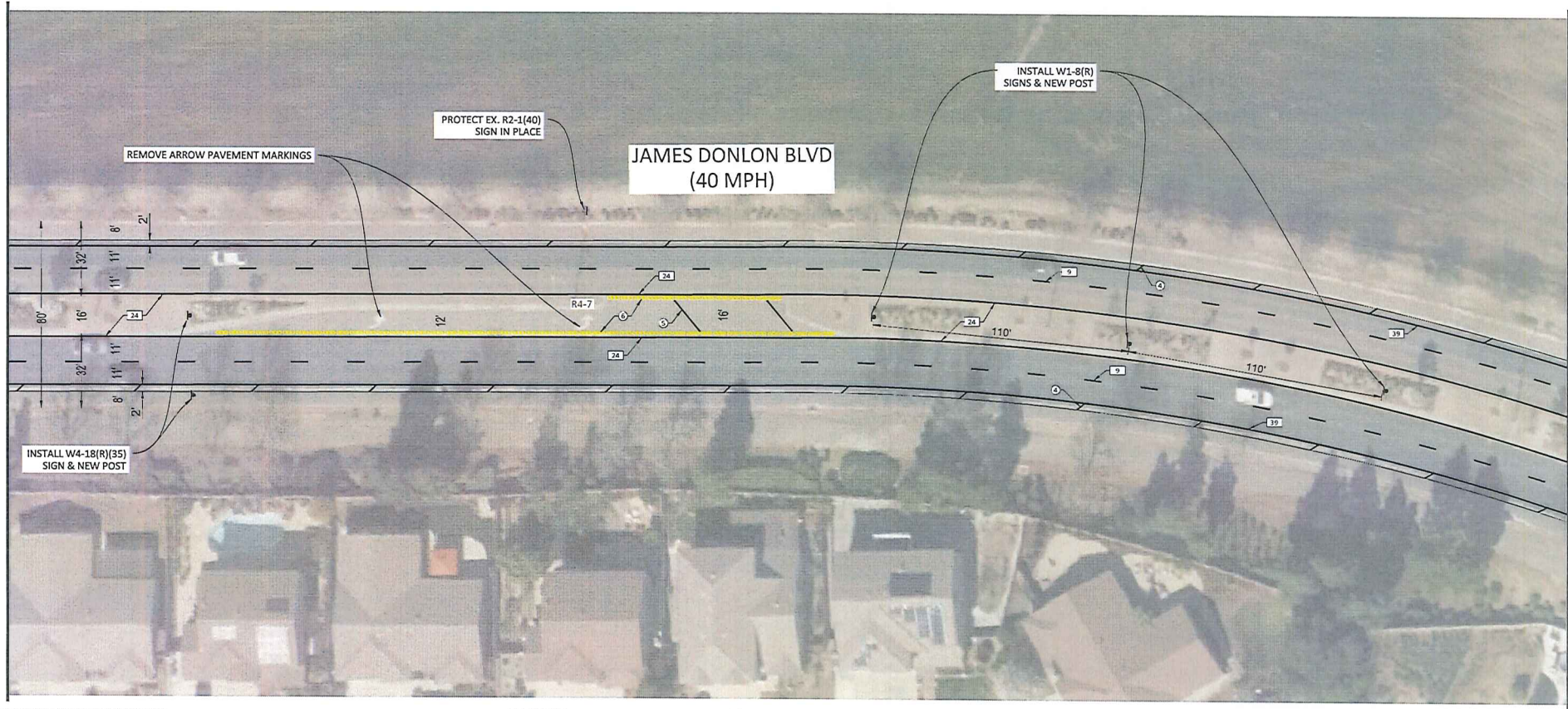
PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

SCALE: 1\"/>

B4

MATCHLINE C - SEE PREVIOUS SHEET



MATCHLINE D - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



DRAWING LEGEND:

- ◻ EXISTING SIGN AND POST
- ◻ INSTALL NEW SIGN AND POST
- ◻ INSTALL NEW SIGN ON EXISTING POST
- Ⓢ SIGNALIZED INTERSECTION

CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:



ALL LANE LINE DETAILS 8.0.11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

- THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL:
- ① FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
 - ② FURNISH & INSTALL WHITE, THERMOPLASTIC BIKE LANE ARROW AND BIKE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A246 WITH DIMENSIONS 20'X5', ORIENTATION PER PLAN.
 - ③ FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 394), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- ④ FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- ⑤ FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- ⑥ FURNISH AND INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- ⑦ FURNISH AND INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A240 & A246.
- ⑧ FURNISH AND INSTALL THERMOPLASTIC, CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A246 (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

- ⑨ FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A246.
- ⑩ FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A246.
- ⑪ FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (1) ARROW MARKING PER CALTRANS STD PLAN A244.

NOTE:
LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY (FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS:
DATE: _____
BY: _____

DATE: 7/12/23

DESIGNED BY: SDJ

CHECKED BY: C. SO. LA

DRAWN BY: SDJ

REVISIONS:

DATE:

APPROVED BY:

PUBLIC WORKS DIRECTOR

CITY ENGINEER

DATE:

NO.

BY:

DATE:

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

SCALE: 1"=20'

PUBLIC WORKS

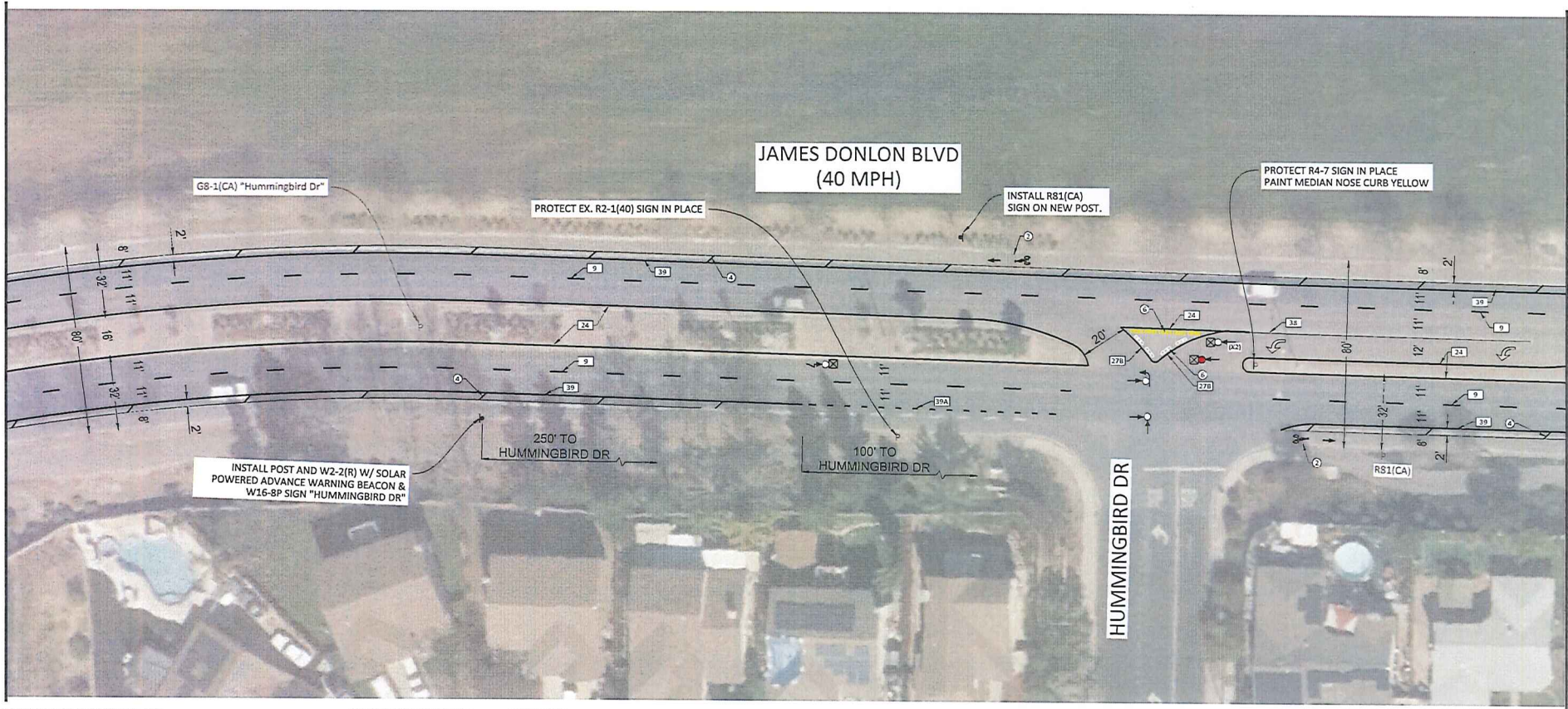
PROJECT NO.

PW XXX-XX

SHEET 5

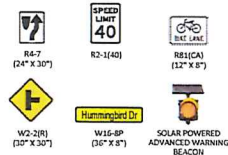
OF 24 SHEETS

MATCHLINE D - SEE PREVIOUS SHEET



MATCHLINE E - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



COLLISION SUMMARY (THIS SHEET ONLY):

FATAL CRASH	1
INJURY CRASH	5
MAINED	6
NOT DRAWN	5
TOTAL	11

CRASH DIAGRAM LEGEND:



DRAWING LEGEND:



NOTE:
LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY (FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:

ALL LANE LINES (DETAILS 8-9.11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL.

- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
- FURNISH & INSTALL WHITE, THERMOPLASTIC BICYCLE LANE ARROW AND BICYCLE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A246 WITH DIMENSIONS 20"X5", ORIENTATION PER PLAN.
- FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 394), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A240 & A246.
- FURNISH & INSTALL THERMOPLASTIC, CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A246 (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A246.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A246.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (L) ARROW MARKING PER CALTRANS STD PLAN A244.

ANTIPOCH CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVIEWS: _____
DATE: _____
BY: _____

DATE: 7/12/23

DESIGNED BY: SDJ

CHECKED BY: C. SOLA

DRAWN BY: SDJ

REVISIONS:

APPROVED BY:

PUBLIC WORKS DIRECTOR

CITY ENGINEER

DATE: C.E.

NO. 1 BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

SCALE: 1"=20'

PUBLIC WORKS PROJECT NO.

FW XXX-XX

SHEET 6

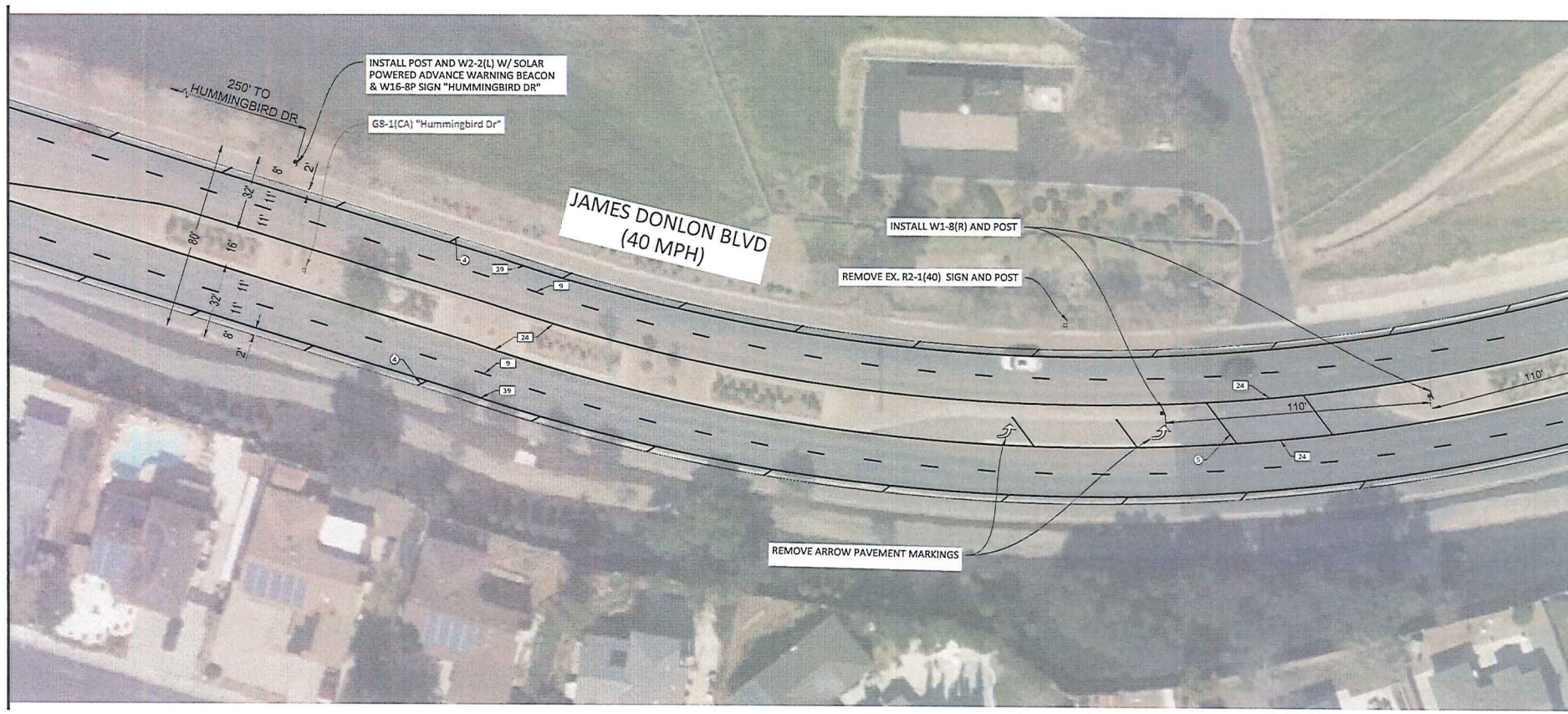
OF 24 SHEETS

64

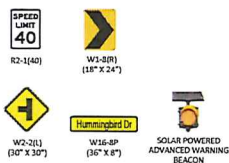


MATCHLINE E - SEE PREVIOUS SHEET

MATCHLINE F - SEE NEXT SHEET



SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



DRAWING LEGEND:

- EXISTING SIGN AND POST
- INSTALL NEW SIGN AND POST
- INSTALL NEW SIGN ON EXISTING POST
- SIGNALIZED INTERSECTION

CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:

ALL LANELINES (DETAILS 8.0.1.1, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 4" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL:

- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
- FURNISH & INSTALL WHITE, THERMOPLASTIC BIKELANE ARROW AND BIKELANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A246 WITH DIMENSIONS 20'X5', ORIENTATION PER PLAN.
- FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 3741, WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A240 & A246.
- FURNISH & INSTALL THERMOPLASTIC, CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A246 (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A246.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A246.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (L) ARROW MARKING PER CALTRANS STD PLAN A244.

NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY (FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.

20 0 20 40
1" = 20' GRAPHIC SCALE

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 7/12/23	APPROVED BY:
DESIGNED BY: SDJ	PUBLIC WORKS DIRECTOR
CHECKED BY: C. SOLO	CITY ENGINEER
DRAWN BY: SDJ	DATE: C.E.
REVISIONS:	NO. BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

SCALE: 1"=20'

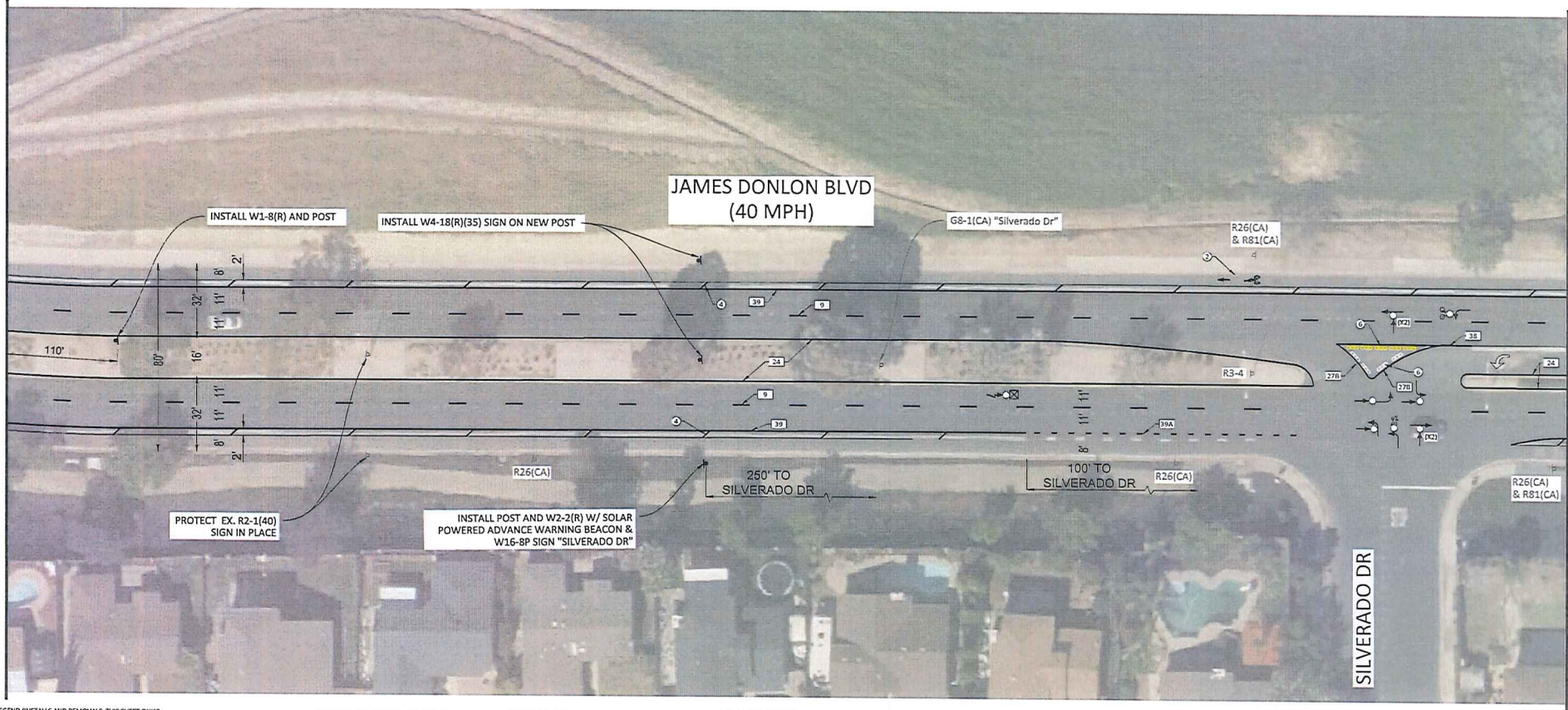
PUBLIC WORKS
PROJECT NO.
PW XXX-XX

SHEET 7

OF 24 SHEETS

B7

MATCHLINE F - SEE PREVIOUS SHEET



MATCHLINE G - SEE NEXT SHEET

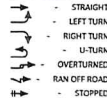
SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY)



COLLUSION SUMMARY (THIS SHEET ONLY)

FATAL CRASH	0
INJURY CRASH	10
MAPPED	2
NOT DRAWN	2
TOTAL	12

CRASH DIAGRAM LEGEND:



DRAWING LEGEND:



NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY (FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.

1" = 20' GRAPHIC SCALE

CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:

ALL LANELINES (DETAILS 8.0.11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
- FURNISH & INSTALL WHITE, THERMOPLASTIC BIKELANE ARROW AND BIKELANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A24C WITH DIMENSIONS 20" x 12", ORIENTATION PER PLAN.
- FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 354), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A240 & A24E.
- FURNISH & INSTALL THERMOPLASTIC CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (1) ARROW MARKING PER CALTRANS STD PLAN A244.

ANTIQUCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 7/12/23	APPROVED BY:
DESIGNED BY: SDJ	PUBLIC WORKS DIRECTOR
CHECKED BY: C. SOLLA	CITY ENGINEER
DRAWN BY: SDJ	DATE: _____
REVISIONS:	NO. 1 BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

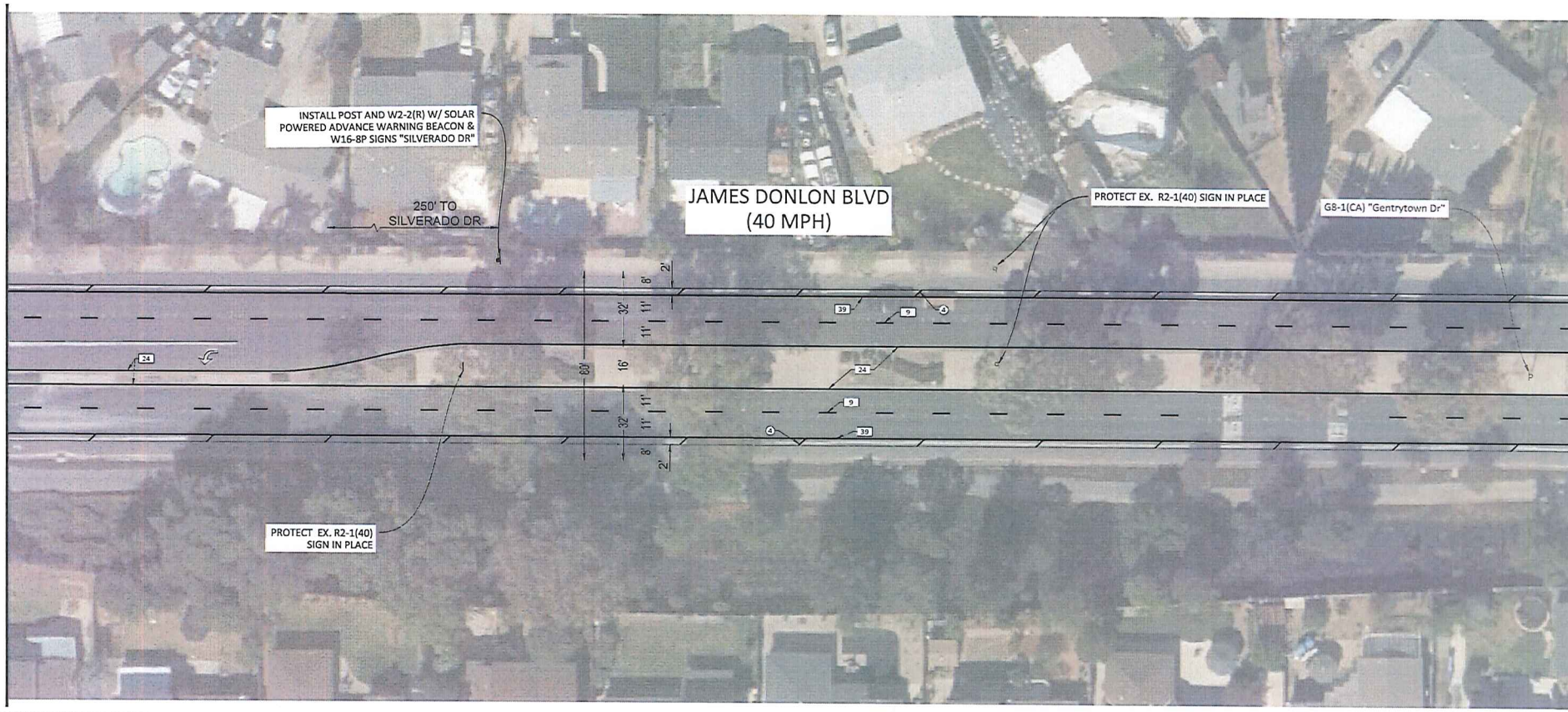
SCALE: 1"=20'

PUBLIC WORKS
PROJECT NO.
FW XXX-XX

SHEET 8

OF 34 SHEETS

MATCHLINE G - SEE PREVIOUS SHEET



MATCHLINE H - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



DRAWING LEGEND:

- Existing Sign and Post
- Install New Sign and Post
- Install New Sign on Existing Post
- Signalized Intersection

CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:



ALL LANE LINES (DETAILS 89.11, OR 123) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL:

- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A24A, ORIENTATION PER PLAN.
- FURNISH & INSTALL WHITE, THERMOPLASTIC BIKE LANE ARROW AND BIKE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A24A & A24C WITH DIMENSIONS 20"5; ORIENTATION PER PLAN.
- FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 393), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- FURNISH AND INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A24D & A24E.
- FURNISH & INSTALL THERMOPLASTIC, CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (A) ARROW MARKING PER CALTRANS STD PLAN A24A.

NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY FACE OF CURB WHERE PRESENT OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



ANTIPOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

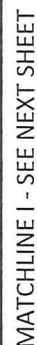
DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS:
DATE: _____
BY: _____

DATE: 7/12/23	APPROVED BY:
DESIGNED BY: SDJ	PUBLIC WORKS DIRECTOR
CHECKED BY: C. SOLLA	CITY ENGINEER
DRAWN BY: SDJ	DATE: _____
REVISIONS:	NO. BY DATE

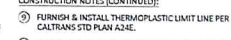
PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

S.C.A.E. 1"=20'
PUBLIC WORKS
PROJECT NO.
FW XXX-XX
SHEET 9
OF 24 SHEETS



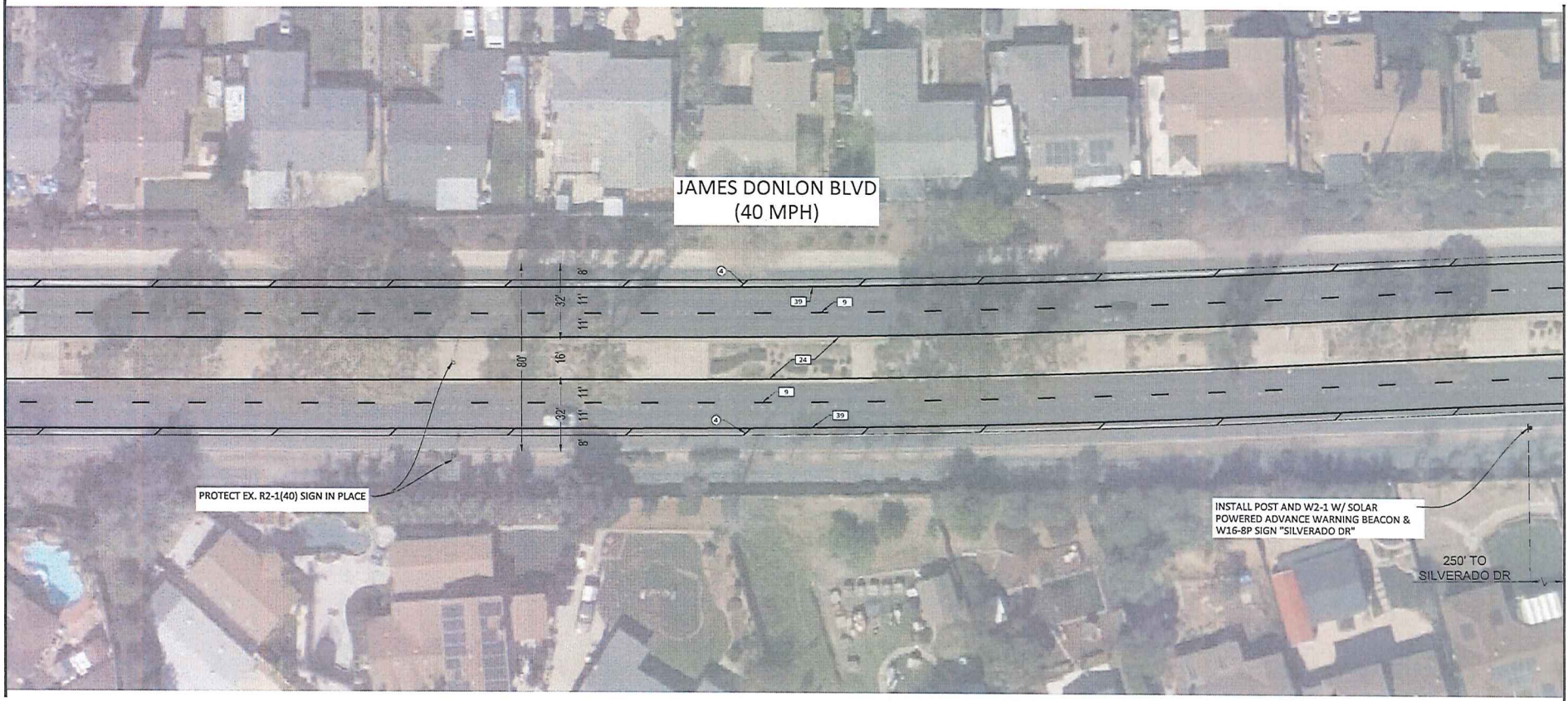
CONSTRUCTION NOTES (CONTINUED):



SHEET 10

BD

MATCHLINE I - SEE PREVIOUS SHEET



MATCHLINE J - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



DRAWING LEGEND:

- ◻ EXISTING SIGN AND POST
- ◻ INSTALL NEW SIGN AND POST
- ◻ INSTALL NEW SIGN ON EXISTING POST
- Ⓢ SIGNALIZED INTERSECTION

CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:



ALL LANE LINES (DETAILS 8, 9, 11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL:

- ① FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
- ② FURNISH & INSTALL WHITE, THERMOPLASTIC BIKE LANE ARROW AND BIKE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A24C WITH DIMENSIONS 20'X5', ORIENTATION PER PLAN.
- ③ FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 294), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- ④ FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 55' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- ⑤ FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 55' APART.
- ⑥ FURNISH AND INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- ⑦ FURNISH AND INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A24D & A24E.
- ⑧ FURNISH AND INSTALL THERMOPLASTIC, CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

- ⑨ FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
- ⑩ FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
- ⑪ FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (L) ARROW MARKING PER CALTRANS STD PLAN A244.

NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 7/2/23

DESIGNED BY: SDJ

CHECKED BY: C. SOLA

DRAWN BY: SDJ

REVISIONS: _____

APPROVED BY:

PUBLIC WORKS DIRECTOR

CITY ENGINEER

DATE: C.E.

NO. BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

SCALE: 1"=20'

PUBLIC WORKS

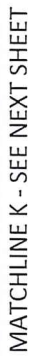
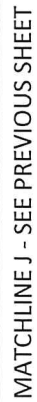
PROJECT NO.

FW XXX-XX

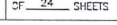
SHEET 11

OF 24 SHEETS

811



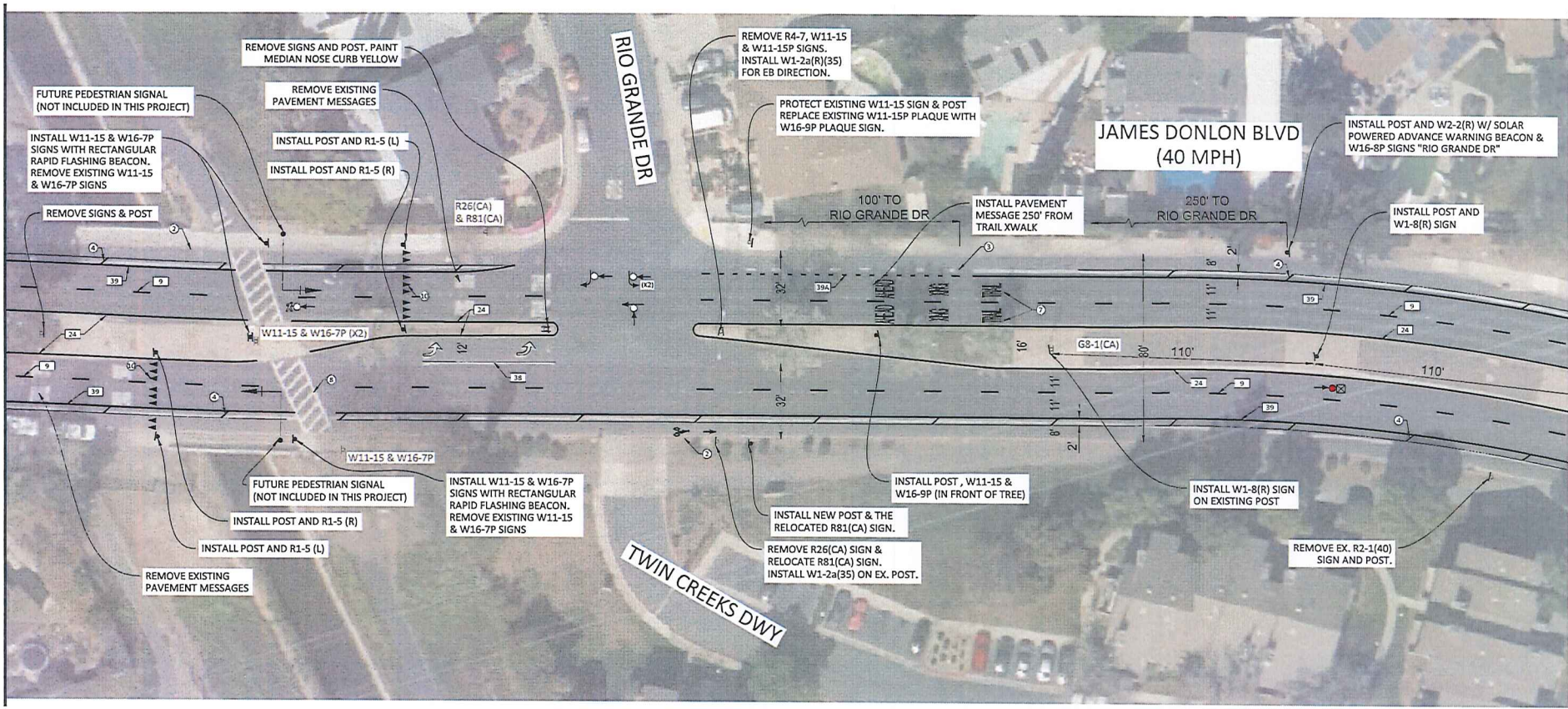
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14



MATCHLINE K - SEE PREVIOUS SHEET



MATCHLINE L - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):

COLLISION SUMMARY (THIS SHEET ONLY):

FATAL CRASH	1
INJURY CRASH	5
PROPERTY DAMAGE ONLY	1
TOTAL	7

CRASH DIAGRAM LEGEND:

DRAWING LEGEND:

--	--	--	--

CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:

ALL LANE LINES (DETAILS 8.0.11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 20' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL:

- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
- FURNISH & INSTALL WHITE, THERMOPLASTIC BIKE LANE ARROW AND BIKE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A246 WITH DIMENSIONS 20"X5". ORIENTATION PER PLAN.
- FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 29.01) WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 20' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A240 & A246.
- FURNISH & INSTALL THERMOPLASTIC CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A246 (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A246.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A246.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (L) ARROW MARKING PER CALTRANS STD PLAN A244.

ANTIOCH CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
DESIGNED BY: SDJ
CHECKED BY: C. SOLLA
DRAWN BY: SDJ
REVISIONS: _____
DATE: _____
BY: _____

DATE: 7/2/23
APPROVED BY: _____
PUBLIC WORKS DIRECTOR / CITY ENGINEER
DATE: _____
NO. BY DATE

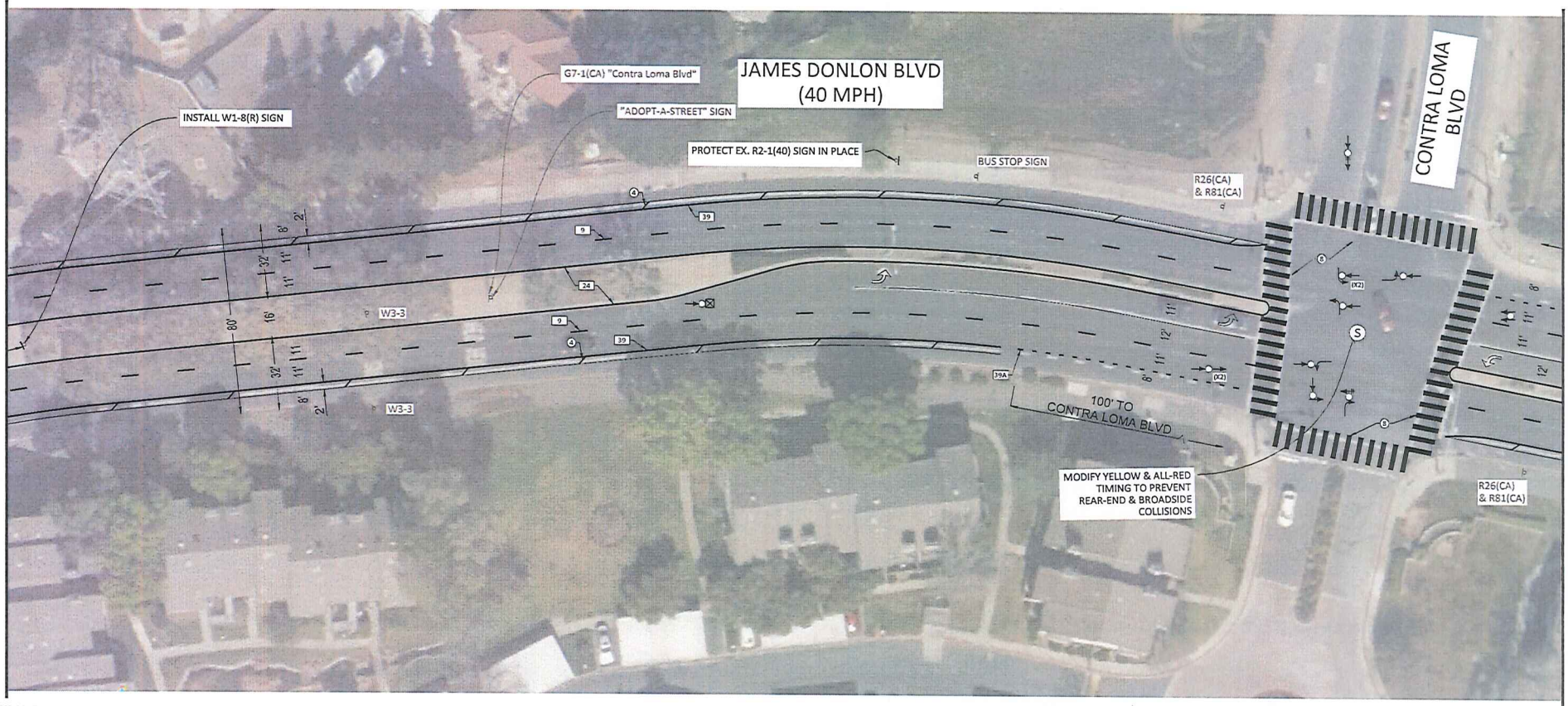
PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

SCALE: 1"=20'
PUBLIC WORKS PROJECT NO. FW XXX-XX
SHEET 13
OF 24 SHEETS

B13

MATCHLINE L - SEE PREVIOUS SHEET



MATCHLINE M - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



COLLISION SUMMARY (THIS SHEET ONLY):

FATAL CRASH	0
INJURY CRASH	12
MAJOR CRASH	12
NOT DRAWN	1
TOTAL	13

DRAWING LEGEND:

- EXISTING SIGN AND POST
- INSTALL NEW SIGN AND POST
- INSTALL NEW SIGN ON EXISTING POST
- SIGNALIZED INTERSECTION

CRASH DIAGRAM LEGEND:

- STRAIGHT
- LEFT TURN
- RIGHT TURN
- U-TURN
- OBJECT
- OVERTURNED
- RAN OFF ROAD
- STOPPED
- PARKED
- PEDESTRIAN
- BICYCLE
- OBJECT
- FATAL CRASH
- INJURY CRASH

NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTOD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:



ALL LANE LINES (DETAILS 5.9.1.1, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL.

- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A24A, ORIENTATION PER PLAN.
- FURNISH & INSTALL WHITE, THERMOPLASTIC BIKE LANE ARROW AND BIKE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A24A & A24C WITH DIMENSIONS 20'x5', ORIENTATION PER PLAN.
- FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 39A), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A24D & A24E.
- FURNISH & INSTALL THERMOPLASTIC, CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F 12" WIDE.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (L) ARROW MARKING PER CALTRANS STD PLAN A24A.

ANTIOCH CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 7/2/23
DESIGNED BY: SDJ
CHECKED BY: C. SOJLA
DRAWN BY: SDJ
REVISIONS: _____

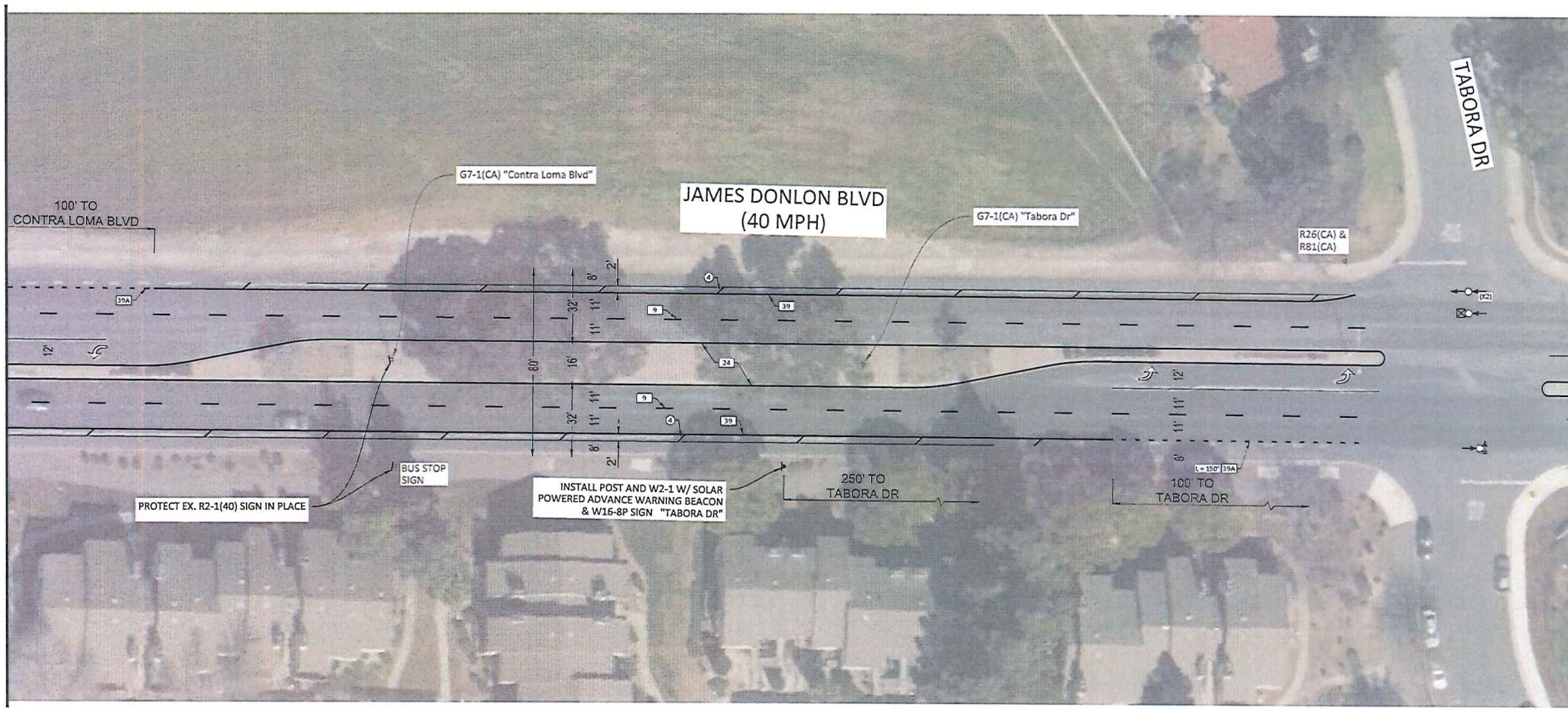
APPROVED BY: _____
PUBLIC WORKS DIRECTOR / CITY ENGINEER
DATE: C.C.
NO. BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION
TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

S.C.A.E. 1"=20'
PUBLIC WORKS PROJECT NO. FW XXX-XX
SHEET 14
OF 24 SHEETS

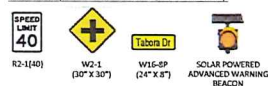
1814

MATCHLINE M - SEE PREVIOUS SHEET



MATCHLINE N - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



COLLISION SUMMARY (THIS SHEET ONLY):

FATAL CRASH	0
INJURY CRASH	0
ALARMED	0
NOT DRAWN	0
TOTAL	0

DRAWING LEGEND:

- EXISTING SIGN AND POST
- INSTALL NEW SIGN AND POST
- INSTALL NEW SIGN ON EXISTING POST
- SIGNALIZED INTERSECTION

CRASH DIAGRAM LEGEND:

- STRAIGHT
- LEFT TURN
- RIGHT TURN
- U-TURN
- OVERTURNED
- RAN OFF ROAD
- STOPPED
- PARKED
- PEDESTRIAN
- BICYCLE
- OBJECT
- FATAL CRASH
- INJURY CRASH

NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY (FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:

ALL LANE LINES (DETAILS 8-0.11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL:

1. FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
2. FURNISH & INSTALL WHITE, THERMOPLASTIC BIKELANE ARROW AND BIKELANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A246 WITH DIMENSIONS 20"5; ORIENTATION PER PLAN.
3. FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 353), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

4. FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
5. FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
6. FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
7. FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A240 & A246.
8. FURNISH & INSTALL THERMOPLASTIC, CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

9. FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
10. FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
11. FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (3) ARROW MARKING PER CALTRANS STD PLAN A244.

ANTIQUCH CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 7/12/23	APPROVED BY:
DESIGNED BY: SDJ	PUBLIC WORKS DIRECTOR
CHECKED BY: C. SOLJA	CITY ENGINEER
DRAWN BY: SDJ	DATE: _____
REVISIONS:	NO. BY DATE

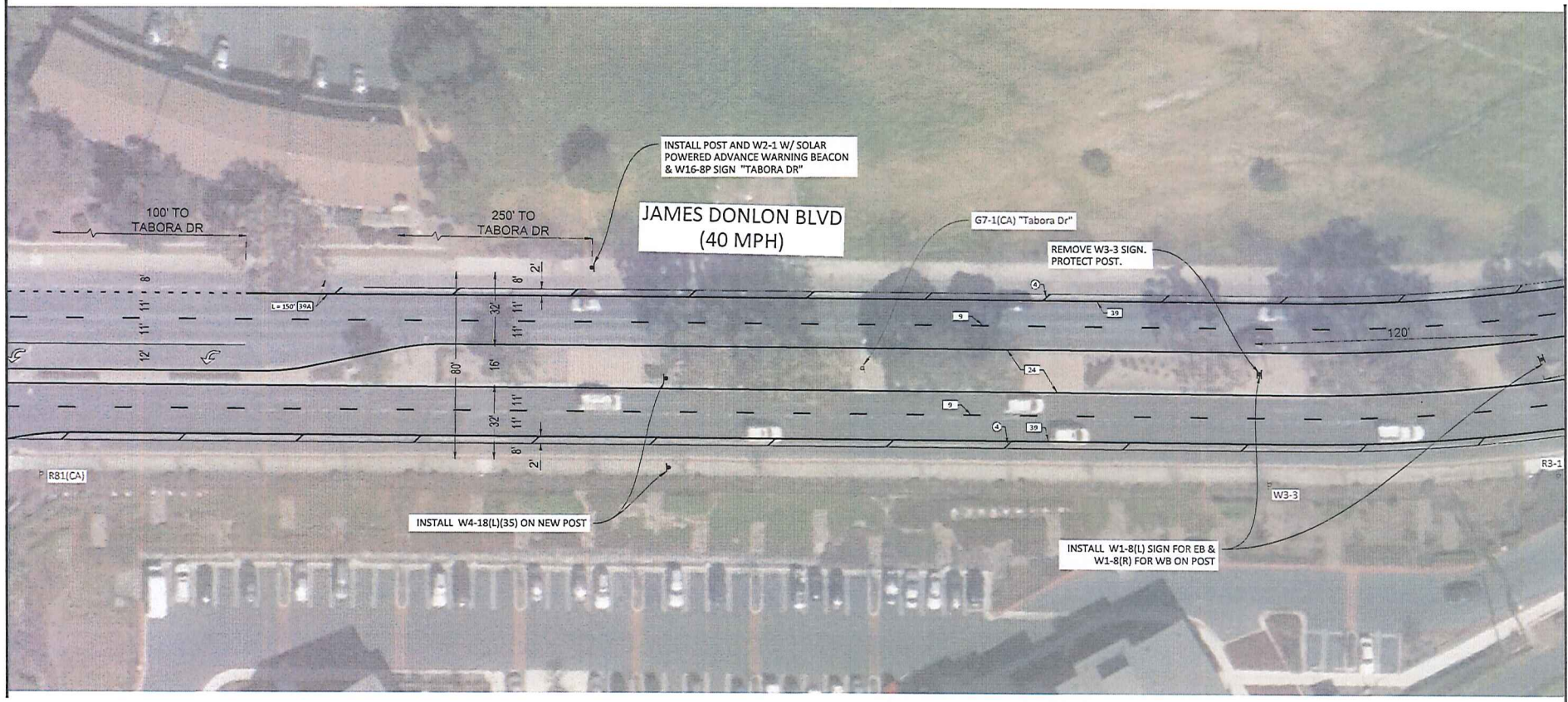
PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

SCALE: 1"=20'
PUBLIC WORKS PROJECT NO. _____
FW XXX-XX
SHEET 15
OF 24 SHEETS

515

MATCHLINE N - SEE PREVIOUS SHEET



MATCHLINE O - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



DRAWING LEGEND:

- di EXISTING SIGN AND POST
- di INSTALL NEW SIGN AND POST
- di INSTALL NEW SIGN ON EXISTING POST
- (S) SIGNALIZED INTERSECTION

CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:



ALL LANE LINES (DETAILS 8.0.1.1, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6\"/>

NOTE:
LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY (FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
DESIGNED BY: SDJ
CHECKED BY: C. SOLLA
DRAWN BY: SDJ
REVISIONS: _____
DATE: _____
BY: _____

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL:

- ① FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A24A, ORIENTATION PER PLAN.
- ② FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW AND BIKELANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A24A & A24C WITH DIMENSIONS 20\"/>
- ③ FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 39A), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- ④ FURNISH & INSTALL WHITE, THERMOPLASTIC, 4\"/>
- ⑤ FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4\"/>
- ⑥ FURNISH AND INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- ⑦ FURNISH AND INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A24D & A24E.
- ⑧ FURNISH AND INSTALL THERMOPLASTIC CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F (12\"/>

CONSTRUCTION NOTES (CONTINUED):

- ⑨ FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
- ⑩ FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
- ⑪ FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (A) ARROW MARKING PER CALTRANS STD PLAN A24A.

DATE: 7/12/23	APPROVED BY:
DESIGNED BY: SDJ	PUBLIC WORKS DIRECTOR
CHECKED BY: C. SOLLA	CITY ENGINEER
DRAWN BY: SDJ	DATE: _____
REVISIONS:	NO. BY DATE

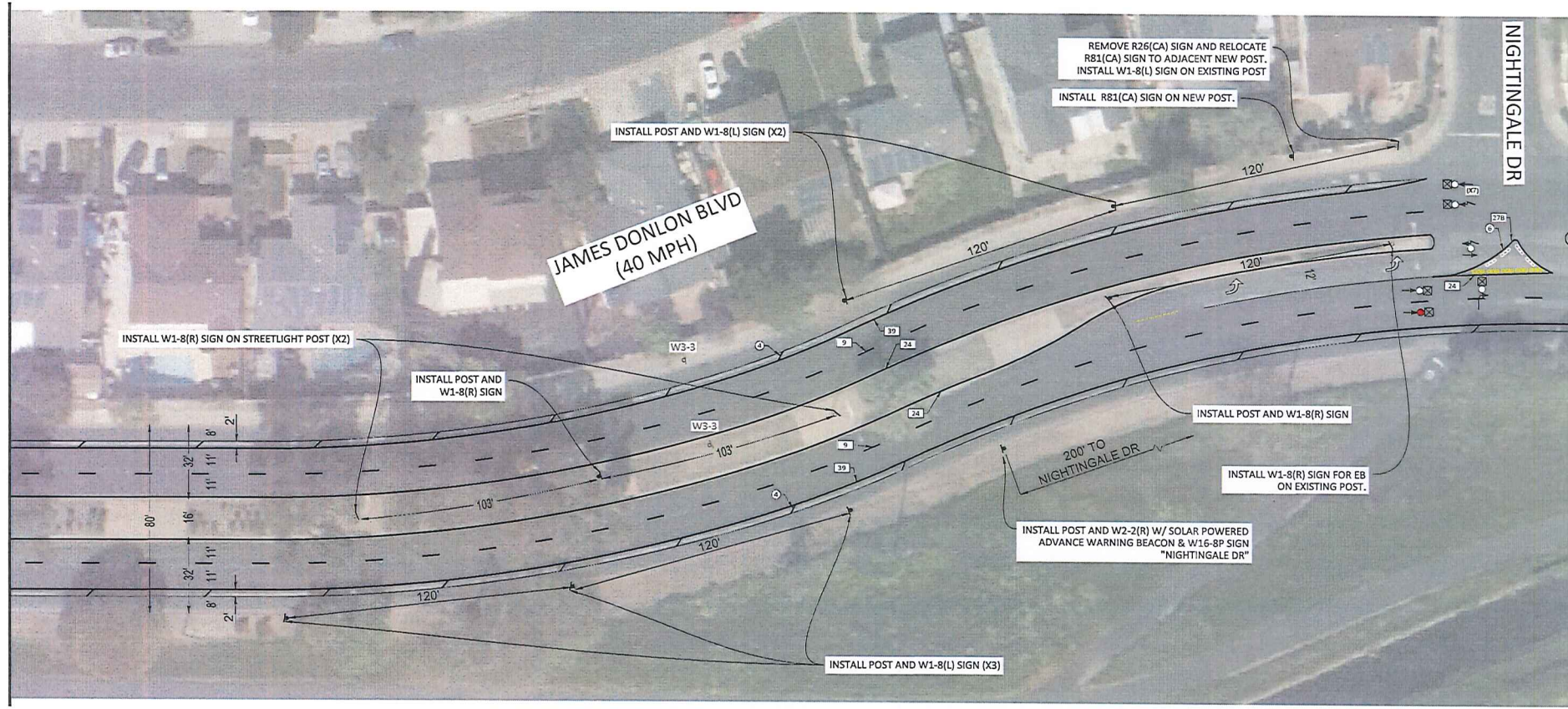
PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

SCALE: 1\"/>	PUBLIC WORKS PROJECT NO. FW XXX-XX
SHEET 16	OF 24 SHEETS

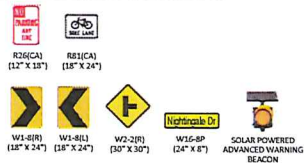
B14

MATCHLINE P - SEE PREVIOUS SHEET



MATCHLINE Q - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



COLLISION SUMMARY (THIS SHEET ONLY):

FATAL CRASH	1
INJURY CRASH	11
MAJORITY	12
NOT DRAWN	2
TOTAL	14

DRAWING LEGEND:

- EXISTING SIGN AND POST
- INSTALL NEW SIGN AND POST
- INSTALL NEW SIGN ON EXISTING POST
- SIGNALIZED INTERSECTION

CRASH DIAGRAM LEGEND:

- STRAIGHT
- LEFT TURN
- RIGHT TURN
- U-TURN
- OVERTURNED
- RAN OFF ROAD
- STOPPED
- PARKED
- PEDESTRIAN
- BICYCLE
- OBJECT
- FATAL CRASH
- INJURY CRASH

NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:

ALL LANELINES (DETAILS 8.9.11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL:

- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A24A, ORIENTATION PER PLAN.
- FURNISH & INSTALL WHITE, THERMOPLASTIC BIKE LANE ARROW AND BIKE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A24A & A24C WITH DIMENSIONS 20'X5'. ORIENTATION PER PLAN.
- FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 39A), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A24D & A24E.
- FURNISH & INSTALL THERMOPLASTIC CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (L) ARROW MARKING PER CALTRANS STD PLAN A24A.

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 7/2/23	APPROVED BY:
DESIGNED BY: SDJ	PUBLIC WORKS DIRECTOR
CHECKED BY: C. SOLA	CITY ENGINEER
DRAWN BY: SDJ	DATE: C.E.
REVISIONS:	NO. BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

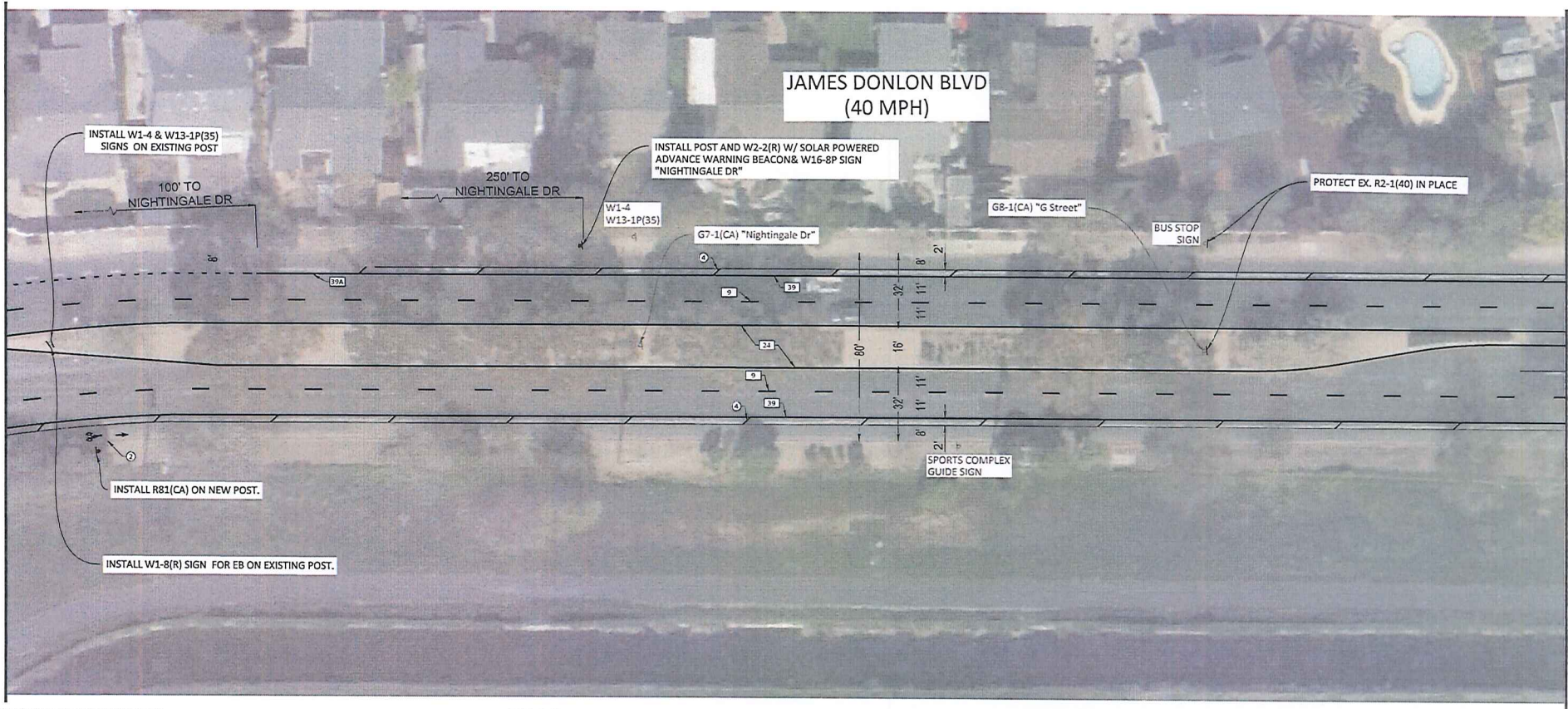
SCALE: 1"=20'
PUBLIC WORKS
PROJECT NO.
FW XXX-XX
SHEET 15
OF 24 SHEETS

B18



MATCHLINE Q - SEE PREVIOUS SHEET

MATCHLINE R - SEE NEXT SHEET



SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



DRAWING LEGEND:



CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:

ALL LANELINES (DETAILS 8-9.11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 5' LONG, 6\"/>

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL:

- 1) FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
- 2) FURNISH & INSTALL WHITE, THERMOPLASTIC BIKE LANE ARROW AND BIKE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A246 WITH DIMENSIONS 20\"/>
- 3) FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 39A), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- 4) FURNISH & INSTALL WHITE, THERMOPLASTIC, 4\"/>
- 5) FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4\"/>
- 6) FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- 7) FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A240 & A246.
- 8) FURNISH & INSTALL THERMOPLASTIC, CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F (12\"/>

CONSTRUCTION NOTES (CONTINUED):

- 9) FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A246.
- 10) FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
- 11) FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (L) ARROW MARKING PER CALTRANS STD PLAN A24A.

NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY (FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 7/12/23	APPROVED BY:
DESIGNED BY: SDJ	PUBLIC WORKS DIRECTOR
CHECKED BY: C. SOLLA	CITY ENGINEER
DRAWN BY: SDJ	DATE: _____
REVISIONS:	NO. BY DATE

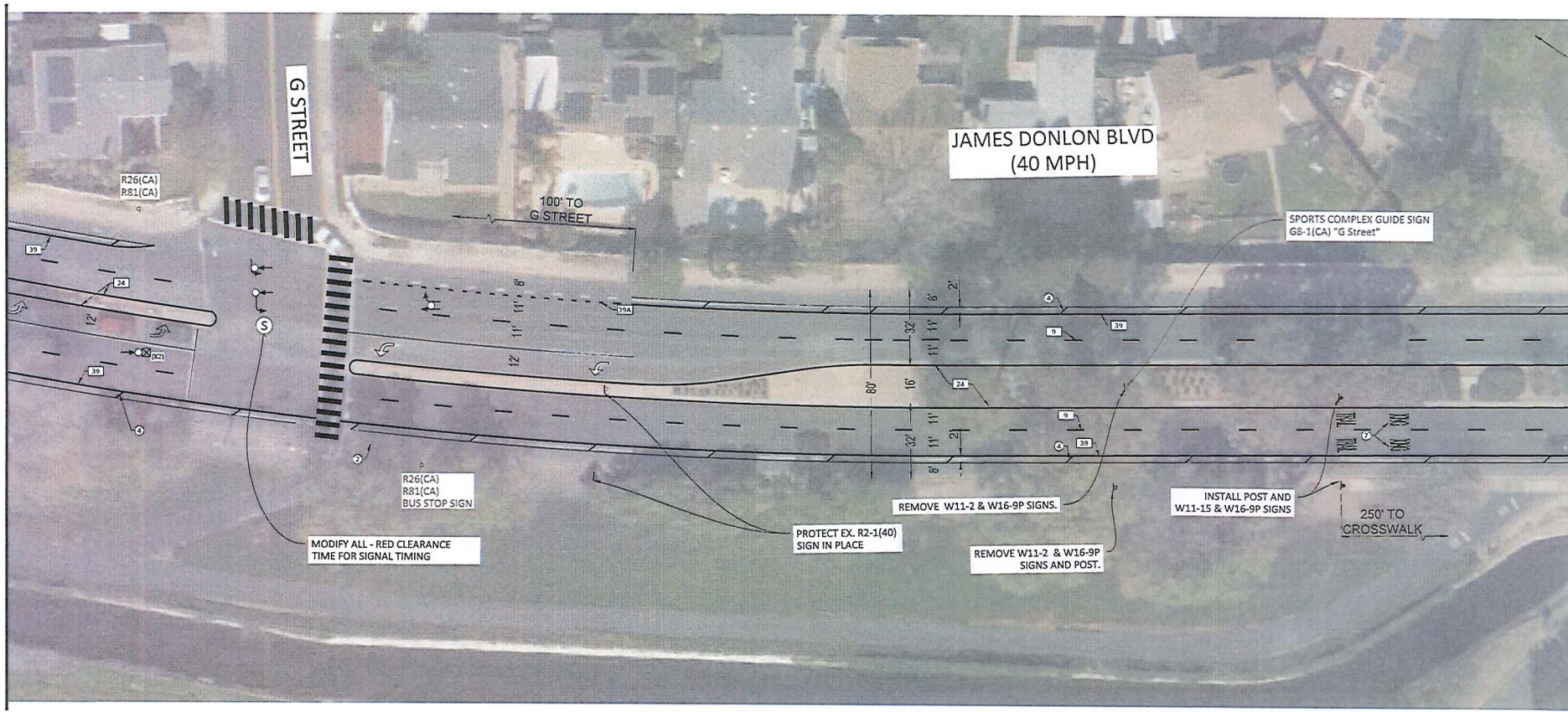
PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

SCALE: 1\"/>

619

MATCHLINE R - SEE PREVIOUS SHEET



MATCHLINE S - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



COLLISION SUMMARY (THIS SHEET ONLY):

FATAL CRASH	0
INJURY CRASH	5
MAPPED	2
NOT DRAWN	7
TOTAL	

DRAWING LEGEND:

- EXISTING SIGN AND POST
- INSTALL NEW SIGN AND POST
- INSTALL NEW SIGN ON EXISTING POST
- SIGNALIZED INTERSECTION

CRASH DIAGRAM LEGEND:

- STRAIGHT
- LEFT TURN
- RIGHT TURN
- U-TURN
- OVERTURNED
- RAN OFF ROAD
- STOPPED
- PARKED
- PEDESTRIAN
- BICYCLE
- OBJECT
- FATAL CRASH
- INJURY CRASH

NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.

20 0 20 40
1" = 20' GRAPHIC SCALE

CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:

ALL LANE LINES (DETAILS 8.9.11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL:

- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
- FURNISH & INSTALL WHITE, THERMOPLASTIC BICYCLE LANE ARROW AND BICYCLE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A246 WITH DIMENSIONS 20'X5', ORIENTATION PER PLAN.
- FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 394), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A240 & A246.
- FURNISH & INSTALL THERMOPLASTIC CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A246 (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A246.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A246.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (1) ARROW MARKING PER CALTRANS STD PLAN A244.

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS:
DATE: _____
BY: _____

DATE: 7/12/23	APPROVED BY:
DESIGNED BY: SDJ	PUBLIC WORKS DIRECTOR
CHECKED BY: C. SOJLA	CITY ENGINEER
DRAWN BY: SDJ	DATE: C.E.
REVISIONS:	NO. BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

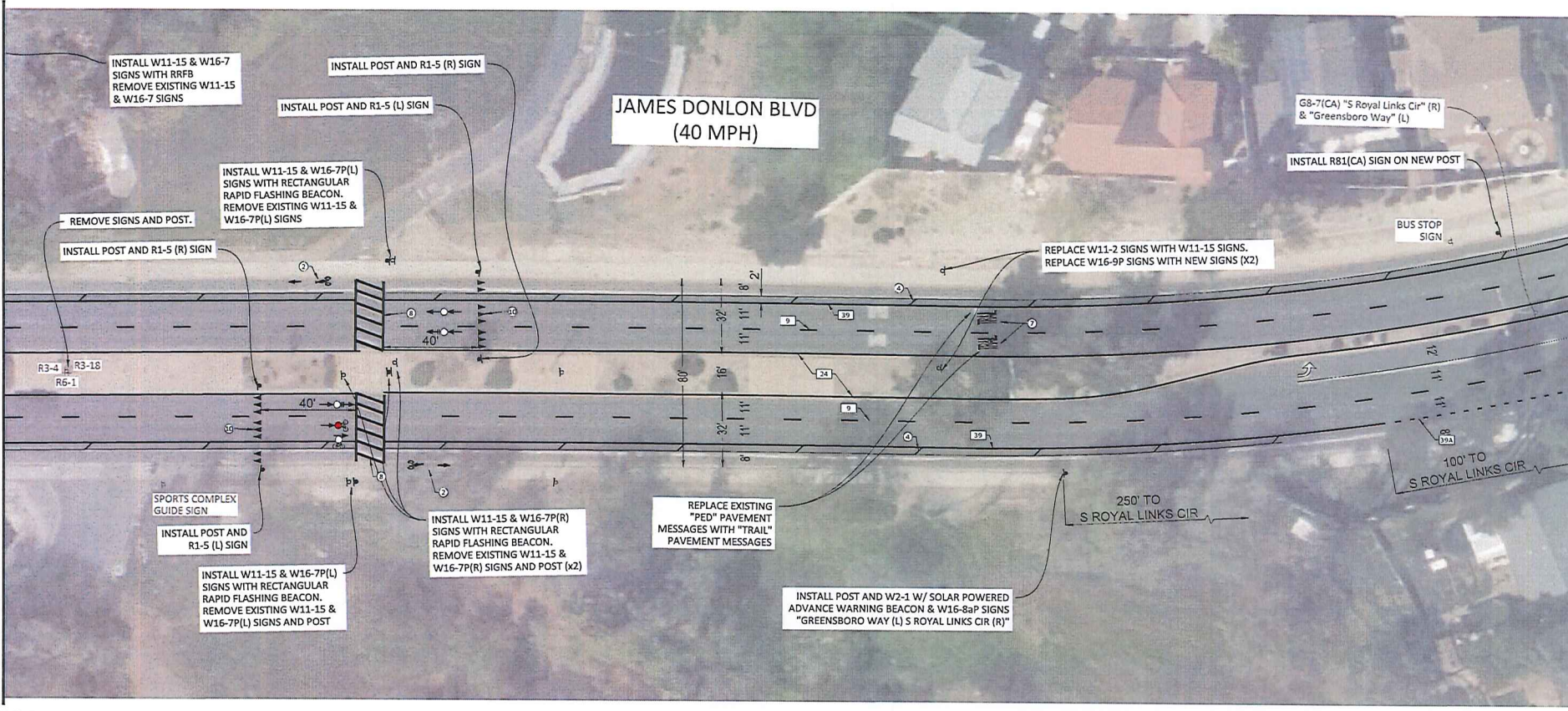
TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

SCALE: 1"=20'
PUBLIC WORKS
PROJECT NO.
FW XXX-XX
SHEET 20
OF 24 SHEETS

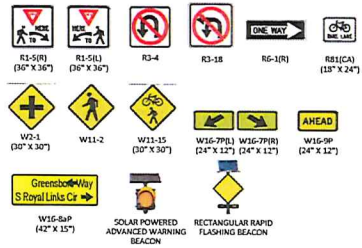


MATCHLINE S - SEE PREVIOUS SHEET

MATCHLINE T - SEE NEXT SHEET



SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



COLLISION SUMMARY (THIS SHEET ONLY):

FATAL CRASH	1
INJURY CRASH	4
MAILED	5
NOT DRAWN	1
TOTAL	6

CRASH DIAGRAM LEGEND:



DRAWING LEGEND:

- EXISTING SIGN AND POST
- INSTALL NEW SIGN AND POST
- INSTALL NEW SIGN ON EXISTING POST
- SIGNALIZED INTERSECTION

NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY FACE OF CURB WHERE PRESENT OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:

ALL LANE LINES (DETAILS 8.9.11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL:

- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A24L, ORIENTATION PER PLAN.
- FURNISH & INSTALL WHITE, THERMOPLASTIC BIKE LANE ARROW AND BIKE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A24A & A24C WITH DIMENSIONS 20X5, ORIENTATION PER PLAN.
- FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 39A), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- INSTALL AND INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A24D & A24E.
- FURNISH & INSTALL THERMOPLASTIC CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (L) ARROW MARKING PER CALTRANS STD PLAN A24L.

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 7/2/23

DESIGNED BY: SDJ

CHECKED BY: C. SOLLA

DRAWN BY: SDJ

REVISIONS:

APPROVED BY:

PUBLIC WORKS DIRECTOR

CITY ENGINEER

DATE: C.E.

NO. BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

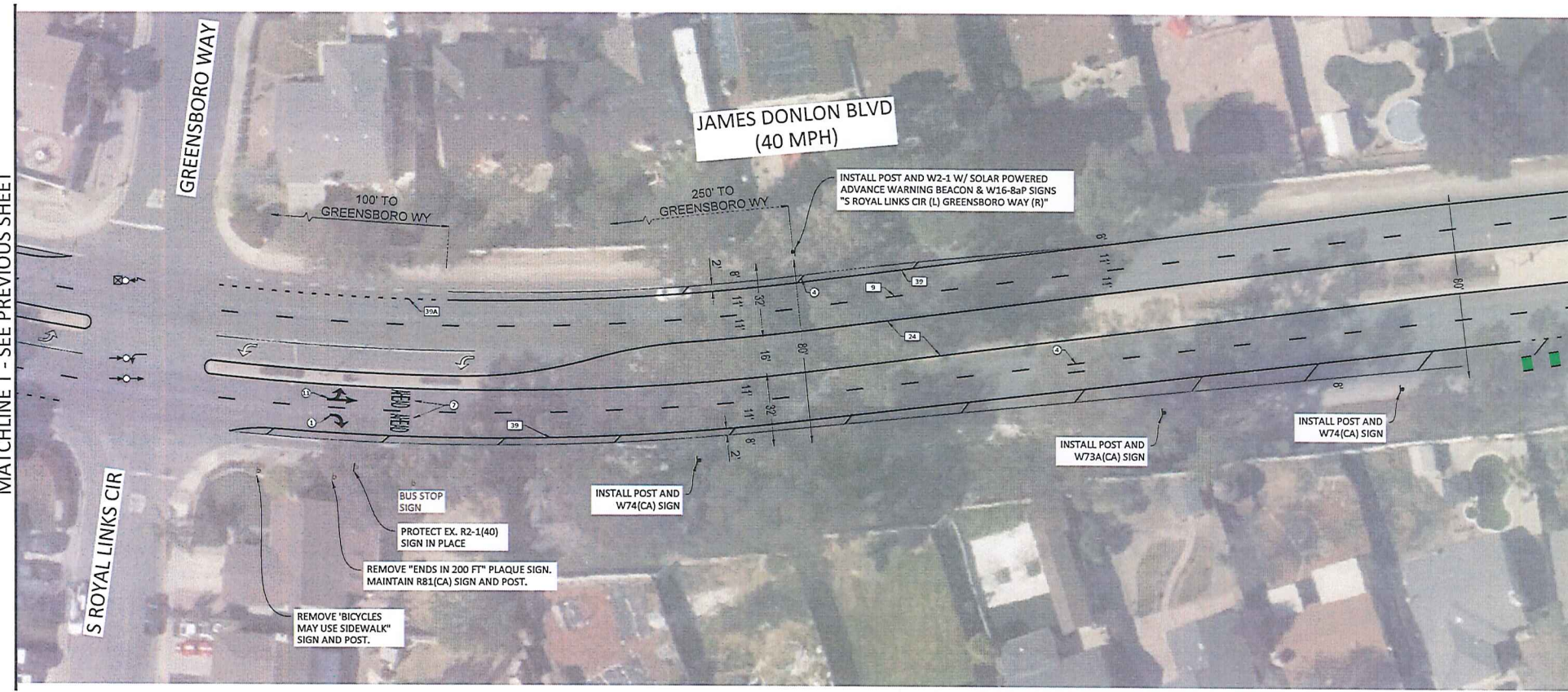
SCALE: 1"=20'

PUBLIC WORKS
PROJECT NO.

FW XXX-XX

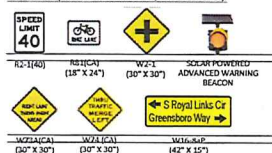
SHEET 21

OF 24 SHEETS



MATCHLINE U - SEE NEXT SHEET

SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):
















COLLISION SUMMARY (THIS SHEET ONLY):

FATAL CRASH	0
INJURY CRASH	3
MAPPED	3
NOT DRAWN	2
TOTAL	5

DRAWING LEGEND:

- d. EXISTING SIGN AND POST
- e. INSTALL NEW SIGN AND POST
- f. INSTALL NEW SIGN ON EXISTING POST
- g. SIGNALIZED INTERSECTION

CRASH DIAGRAM LEGEND:

- | | | | |
|---|----------------|---|----------------|
|  | - STRAIGHT |  | - PARKED |
|  | - LEFT TURN |  | - PEDESTRIAN |
|  | - RIGHT TURN |  | - BICYCLE |
|  | - U-TURN |  | - OBJECT |
|  | - OVERTURNED |  | - FATAL CRASH |
|  | - RAN OFF ROAD |  | - INJURY CRASH |
|  | - STOPPED | | |

NOTE:
LANE WIDTH DIMENSIONS ARE MEASURED
FROM EDGE OF TRAVELED WAY (FACE OF
CURB WHERE PRESENT) OR CENTERLINE OF
PROPOSED LONGITUDINAL STRIPE.

CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. 655.04001.

ALL LANELINES (DETAILS 8,9,11, OR 12) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTE (CONTINUED)

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REPLACEMENT.

- ① FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A24A, ORIENTATION PER PLAN.
- ② FURNISH & INSTALL WHITE, THERMOPLASTIC BIKE LANE ARROW AND BIKE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A24A & A24C WITH DIMENSIONS 20'X5', ORIENTATION PER PLAN.
- ③ FURNISH & INSTALL THERMOPLASTIC DASHES [DETAIL 39A], WIDTH PER PLAN.

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- CONSTRUCTION NOTES (CONTINUED):
- ④ FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
 - ⑤ FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
 - ⑥ FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
 - ⑦ FURNISH & INSTALL PAVERMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A24D & A24E.
 - ⑧ FURNISH & INSTALL THERMOPLASTIC, CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F 12" WIDE.

- CONSTRUCTION NOTES (CONTINUED):
- 9 FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
 - 10 FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
 - 11 FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS:
DATE: _____
BY: _____

DATE: 7/12/23

DESIGNED BY: SDJ

CHECKED BY: C. S.

REVISIONS:

REVISIONS:

APPROVED BY:

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

PUBLIC WORKS DIRECTOR
/CITY ENGINEER

DATE:	C.E.		
	NO	BY	DA

NO.	B:	DA

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISIONTRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

SCALE: 1"=20'

PUBLIC WORKS

PROJECT NO.	FW XXX-YY
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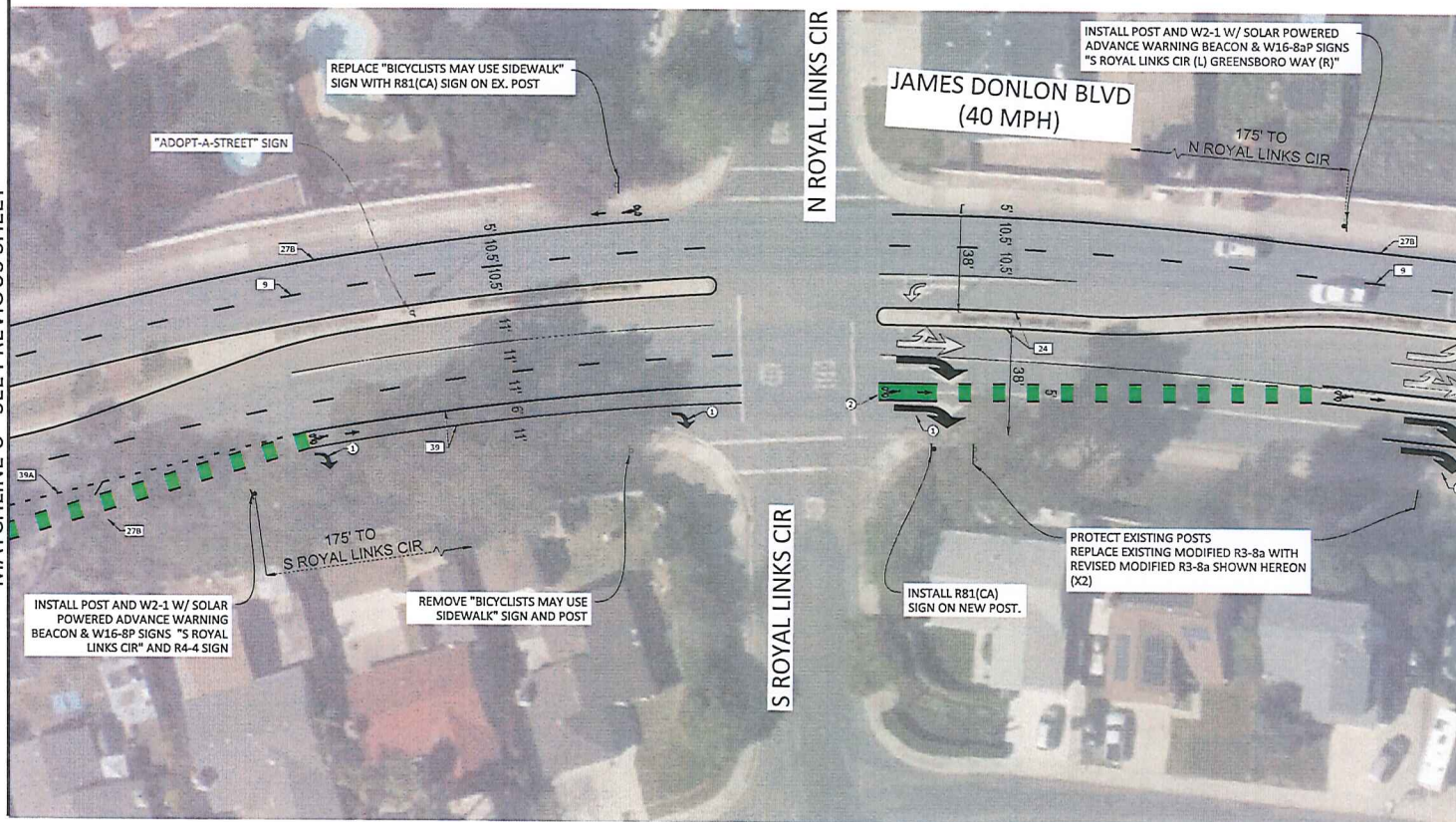
FW XXX-XX
SHEET 22

SHEET 2.2

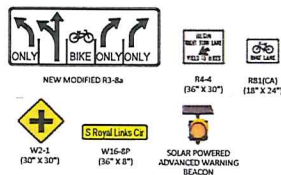


MATCHLINE U - SEE PREVIOUS SHEET

MATCHLINE V - SEE NEXT SHEET



SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



COLLISION SUMMARY (THIS SHEET ONLY):

FATAL CRASH	0
INJURY CRASH	31
MAPPED	31
NOT DRAWN	2
TOTAL	33

DRAWING LEGEND:

- EXISTING SIGN AND POST
- INSTALL NEW SIGN AND POST
- INSTALL NEW SIGN ON EXISTING POST
- SIGNALIZED INTERSECTION

CRASH DIAGRAM LEGEND:

- STRAIGHT
- LEFT TURN
- RIGHT TURN
- U-TURN
- OVERTURNED
- RAN OFF ROAD
- STOPPED
- PARKED
- PEDESTRIAN
- BICYCLE
- OBJECT
- FATAL CRASH
- INJURY CRASH

NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY FACE OR CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:

ANTIQUA CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
- FURNISH & INSTALL WHITE, THERMOPLASTIC BICYCLE LANE ARROW AND BICYCLE LANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A24C WITH DIMENSIONS 20"X5", ORIENTATION PER PLAN.
- FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 394), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A24D & A24C.
- FURNISH & INSTALL THERMOPLASTIC CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F 12" WIDE.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (1) ARROW MARKING PER CALTRANS STD PLAN A24A.

DATE: 7/12/23	APPROVED BY:
DESIGNED BY: SDJ	PUBLIC WORKS DIRECTOR
CHECKED BY: C. SOLLA	CITY ENGINEER
DRAWN BY: SDJ	DATE: C.C.
REVISIONS:	NO. BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

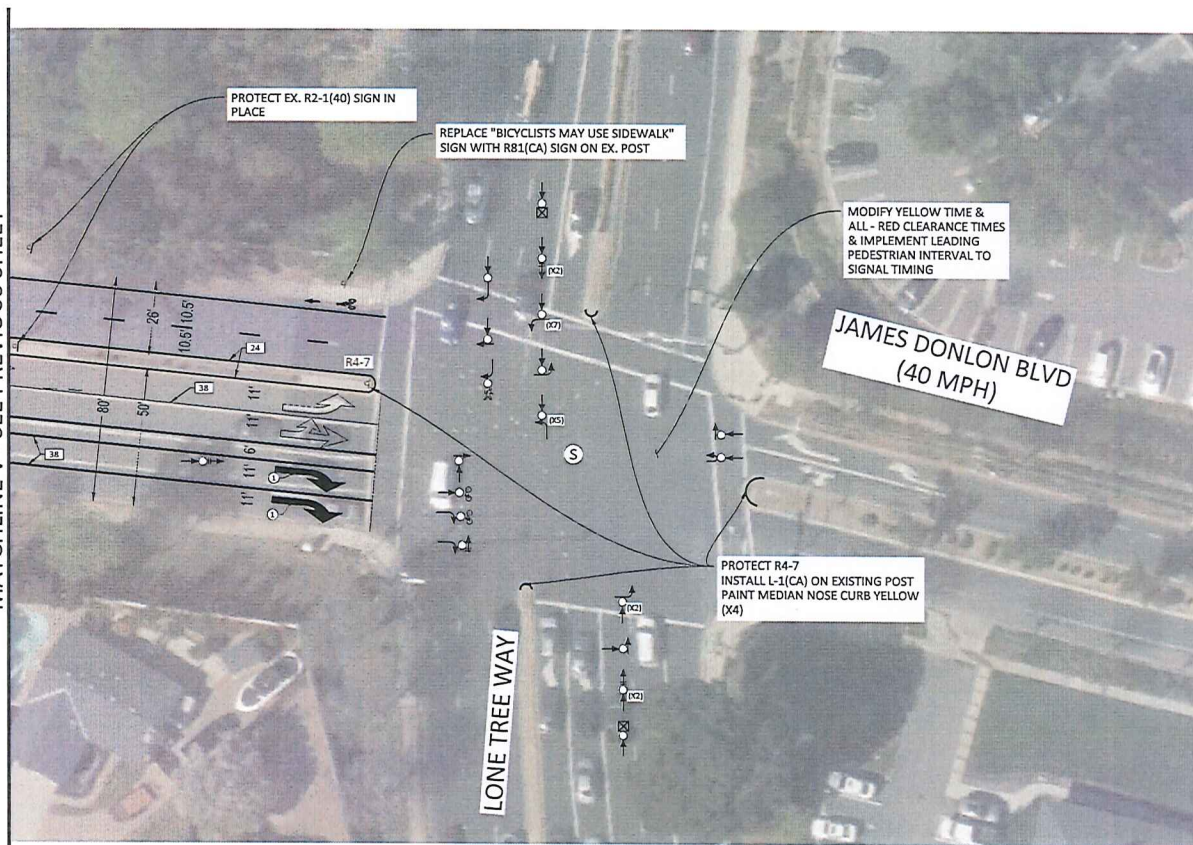
TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

S.C.A.F. 1"=20'
PUBLIC WORKS PROJECT NO. FW XXX-XX
SHEET 23
OF 24 SHEETS

B23



MATCHLINE V - SEE PREVIOUS SHEET



SIGN LEGEND (INSTALLS AND REMOVALS, THIS SHEET ONLY):



COLLISION SUMMARY (THIS SHEET ONLY):

FATAL CRASH	0
INJURY CRASH	31
MAPPED	31
NOT DRAWN	2
TOTAL	33

DRAWING LEGEND:

- EXISTING SIGN AND POST
- INSTALL NEW SIGN AND POST
- INSTALL NEW SIGN ON EXISTING POST
- SIGNALIZED INTERSECTION

CRASH DIAGRAM LEGEND:

- STRAIGHT
- LEFT TURN
- RIGHT TURN
- U-TURN
- OVERTURNED
- RAN OFF ROAD
- STOPPED
- PARKED
- PEDESTRIAN
- BICYCLE
- OBJECT
- FATAL CRASH
- INJURY CRASH

NOTE: LANE WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF TRAVELED WAY (FACE OF CURB WHERE PRESENT) OR CENTERLINE OF PROPOSED LONGITUDINAL STRIPE.



CONSTRUCTION NOTES:

ALL STRIPING AND PAVEMENT MARKING DETAILS AND LAYOUTS SHALL CONFORM TO THE CURRENT STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTOD), CALTRANS STANDARD SPECIFICATIONS AND CALTRANS STANDARD PLANS, UNLESS OTHERWISE SPECIFIED.

INSTALLATION OF NEW STRIPING IS INDICATED BY A SOLID-LINE BOX THAT CONTAINS THE CALTRANS STANDARD STRIPING DETAIL NO. AS SHOWN:



ALL LANE LINES (DETAILS 80.11, OR 121) SHALL BEGIN AND END AT EVERY INTERSECTION WITH A 50' LONG, 6" WIDE, WHITE, THERMOPLASTIC LINE WITH ONE, TYPE G RETROREFLECTIVE PAVEMENT MARKER (RPM) AT EACH END.

CONSTRUCTION NOTES (CONTINUED):

THE NUMBERED CONSTRUCTION NOTES BELOW ARE PROVIDED FOR ADDED CLARITY. A SOLID-LINE CIRCLE INDICATES A NEW INSTALLATION, AND A DOTTED-LINE CIRCLE INDICATES A REMOVAL:

- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE IV ARROW MARKING PER CALTRANS STD PLAN A244, ORIENTATION PER PLAN.
- FURNISH & INSTALL WHITE, THERMOPLASTIC BIKELANE ARROW AND BIKELANE SYMBOL WITH PERSON PER CALTRANS STD PLANS A244 & A24C WITH DIMENSIONS 20"55, ORIENTATION PER PLAN.
- FURNISH & INSTALL THERMOPLASTIC DASHES (DETAIL 354), WIDTH PER PLAN.

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL WHITE, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART FOR THE ENTIRE LENGTH OF BIKE LANE BUFFER, WIDTH PER PLAN.
- FURNISH & INSTALL YELLOW, THERMOPLASTIC, 4" WIDE DIAGONAL STRIPES 50' APART.
- FURNISH & INSTALL SEPARATOR CURB SYSTEM WITH FLEXIBLE DELINEATORS, COLOR PER PLAN.
- FURNISH & INSTALL PAVEMENT MARKING WORDS AS SHOWN AND PER CALTRANS STD PLANS A24D & A24E.
- FURNISH & INSTALL THERMOPLASTIC CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F (12" WIDE).

CONSTRUCTION NOTES (CONTINUED):

- FURNISH & INSTALL THERMOPLASTIC LIMIT LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL THERMOPLASTIC YIELD LINE PER CALTRANS STD PLAN A24E.
- FURNISH & INSTALL WHITE, THERMOPLASTIC TYPE VII (X) ARROW MARKING PER CALTRANS STD PLAN A24A.

ANTIQUCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVIEWS: _____
DATE: _____
BY: _____

DATE: 7/12/23	APPROVED BY:
DESIGNED BY: SDJ	PUBLIC WORKS DIRECTOR
CHECKED BY: C. SOLLA	CITY ENGINEER
DRAWN BY: SDJ	DATE:
REVISIONS:	NO. BY DATE

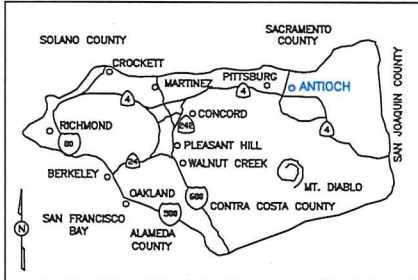
PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
JAMES DONLON BLVD

SCALE: 1"=20'
PUBLIC WORKS
PROJECT NO.
FW XXX-XX
SHEET 24
OF 24 SHEETS

CITY OF ANTIOCH
CAPITAL IMPROVEMENTS DEPARTMENT

TRAFFIC CALMING IMPROVEMENTS
WEST 10TH STREET
L Street to A Street

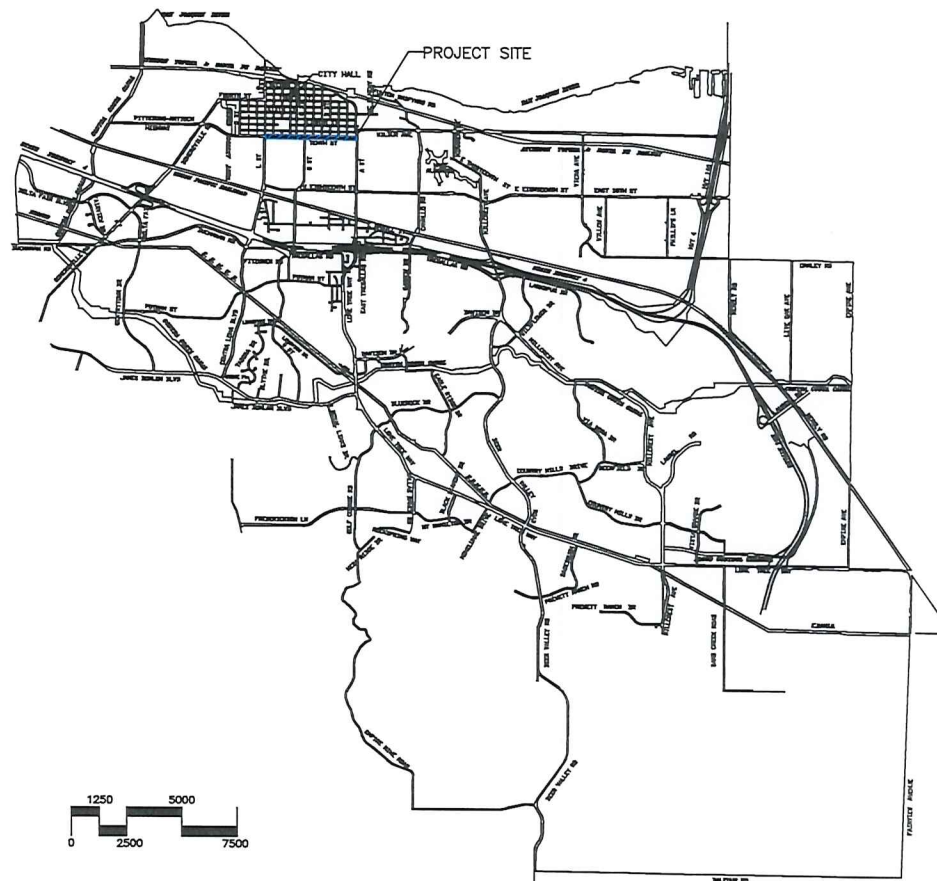
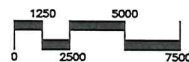


VICINITY MAP
N.T.S.



SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES, LEGEND, & DETAILS
3	SIGNING & STRIPING - L ST TO J ST
4	SIGNING & STRIPING - J ST TO H ST
5	SIGNING & STRIPING - H ST TO F ST
6	SIGNING & STRIPING - F ST TO D ST
7	SIGNING & STRIPING - D ST TO B ST
8	SIGNING & STRIPING - B ST TO A ST



ATTACHMENT "C"

CITY OF ANTIOCH

SCOTT BUENTING
PUBLIC WORKS DIRECTOR/CITY ENGINEER
R.C.E. NO. 67442
EXPIRES 12-31-2024

DATE

SHEET 1 OF 8 SHEETS

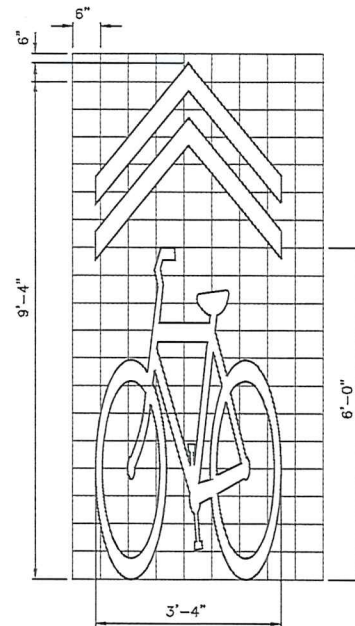
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SIGN LEGEND

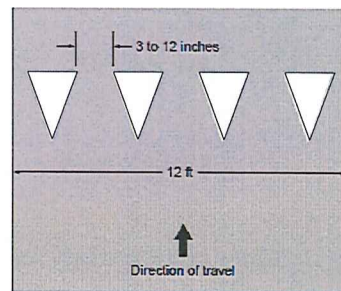


SIGN SIZES

SIGN	SIZE
R1-5	36" X 36"
R2-1	24" X 30"
R28	12" X 18"
SW24-2 (CA)	36" X 48"
SW24-3 (CA)	36" X 48"
W11-2	30" X 30"
W11-8	30" X 30"
W16-7P	24" X 12"
W16-9P	24" X 12"

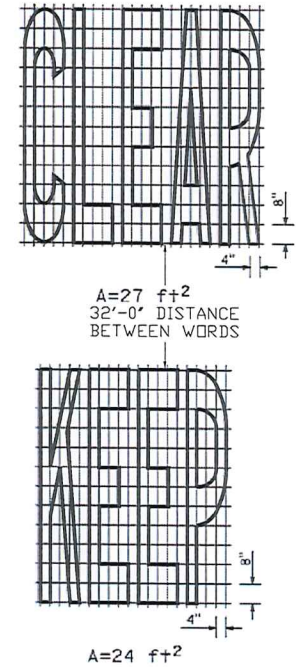
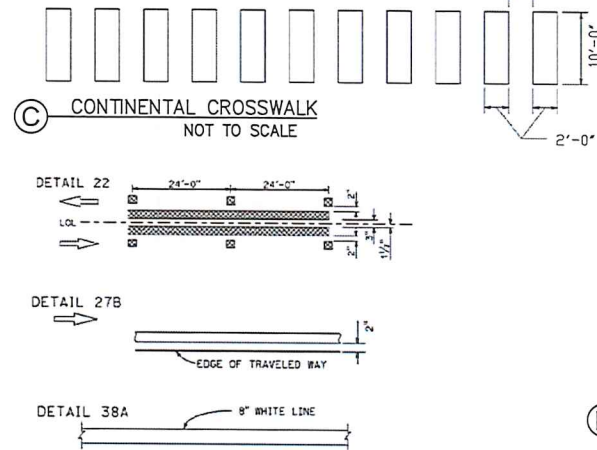
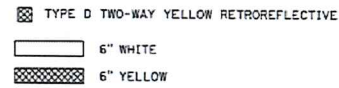


A SHARROW
NOT TO SCALE



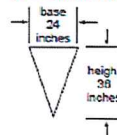
B "SHARK TEETH" YIELD LINE
NOT TO SCALE

STRIPING LEGEND



D "KEEP CLEAR" PAVEMENT MESSAGE
NOT TO SCALE

(b) Maximum Dimensions



Notes:
Triangle height is equal to
1.5 times the base dimension.

Yield lines may be smaller than
suggested when installed on much
narrower, slow-speed facilities such
as shared-use paths.

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

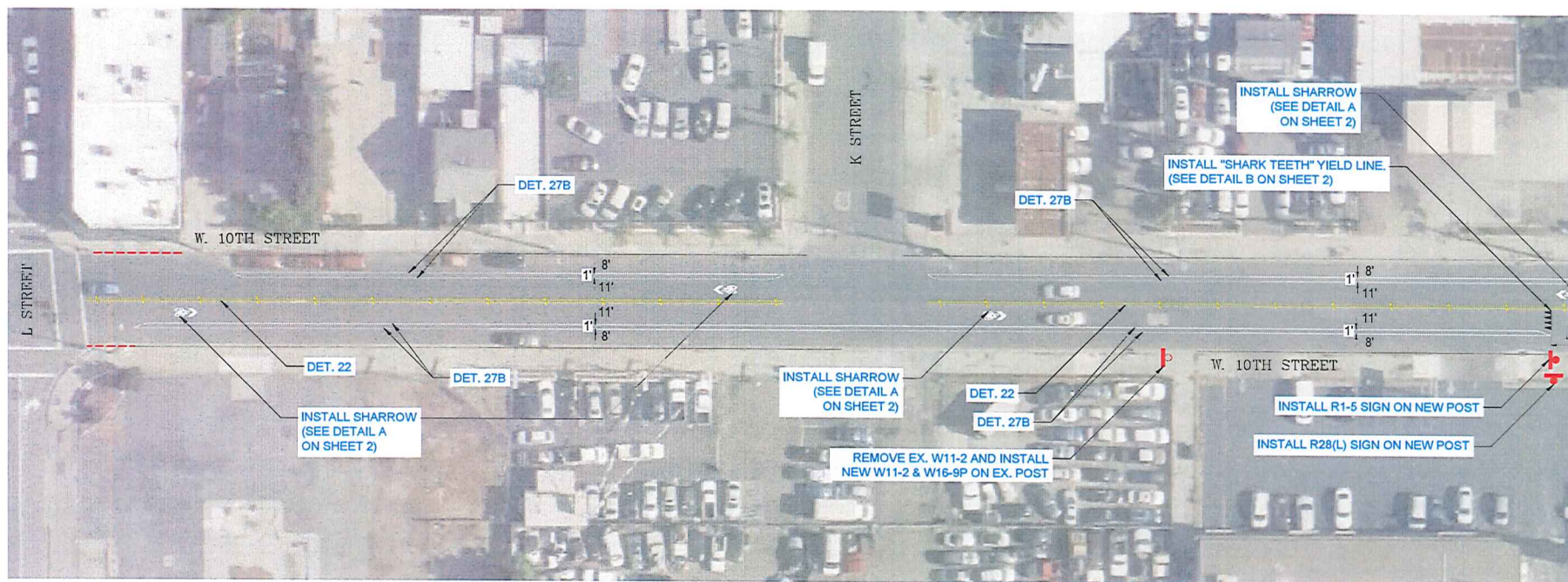
DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 11-3-22
DESIGNED BY: C. SOLLA
CHECKED BY: _____
DRAWN BY: _____
REVISIONS: _____

APPROVED BY: _____
PUBLIC WORKS DIRECTOR
/CITY ENGINEER
DATE: C.E. 67442
NO. BY DATE

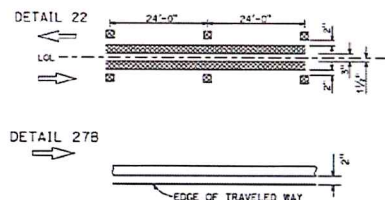
PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION
TRAFFIC CALMING IMPROVEMENTS
W. 10TH STREET
GENERAL NOTES, LEGEND, & DETAILS

SCALE: NO SCALE
PUBLIC WORKS
PROJECT NO.
XXXX
SHEET 2
OF 8 SHEETS



MATCHLINE A - SEE SHEET 4

LEGEND



ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

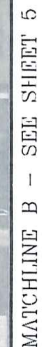
DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 11-03-22
DESIGNED BY: C. SOLLA
CHECKED BY: _____
DRAWN BY: _____
REVISIONS: _____

APPROVED BY: _____
PUBLIC WORKS DIVISION
CITY ENGINEER
DATE: C.E. 67442
NO. 1 BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION
TRAFFIC CALMING IMPROVEMENTS
W. 10TH STREET
FROM L STREET TO J STREET

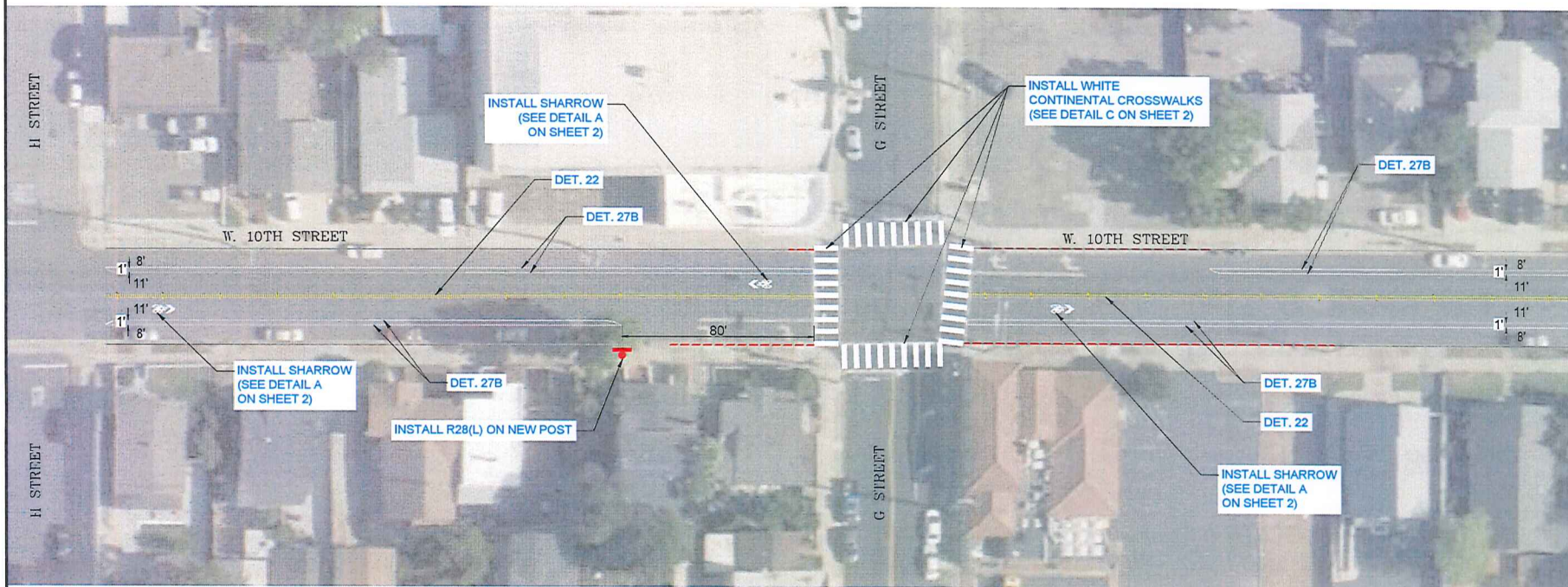
SCALE: 1"=20'
PUBLIC WORKS
PROJECT NO. XXXX
SHEET 3
OF 8 SHEETS



SCALE: 1"=20'
PUBLIC WORKS
PROJECT NO.
XXXX
SHEET 4
OF 9 SHEETS

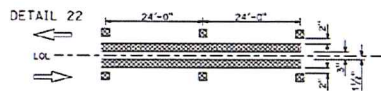
THE UNIVERSITY OF CHICAGO

MATCHLINE B - SEE SHEET 4



MATCHLINE C - SEE SHEET 6

LEGEND



R28 (CA)

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 11-03-22	APPROVED BY:
DESIGNED BY: C. SOLLA	PUBLIC WORKS ENGINEER / CITY ENGINEER
CHECKED BY:	DATE: C.E. 67442
DRAWN BY:	NO. 1 BY DATE
REVISIONS:	

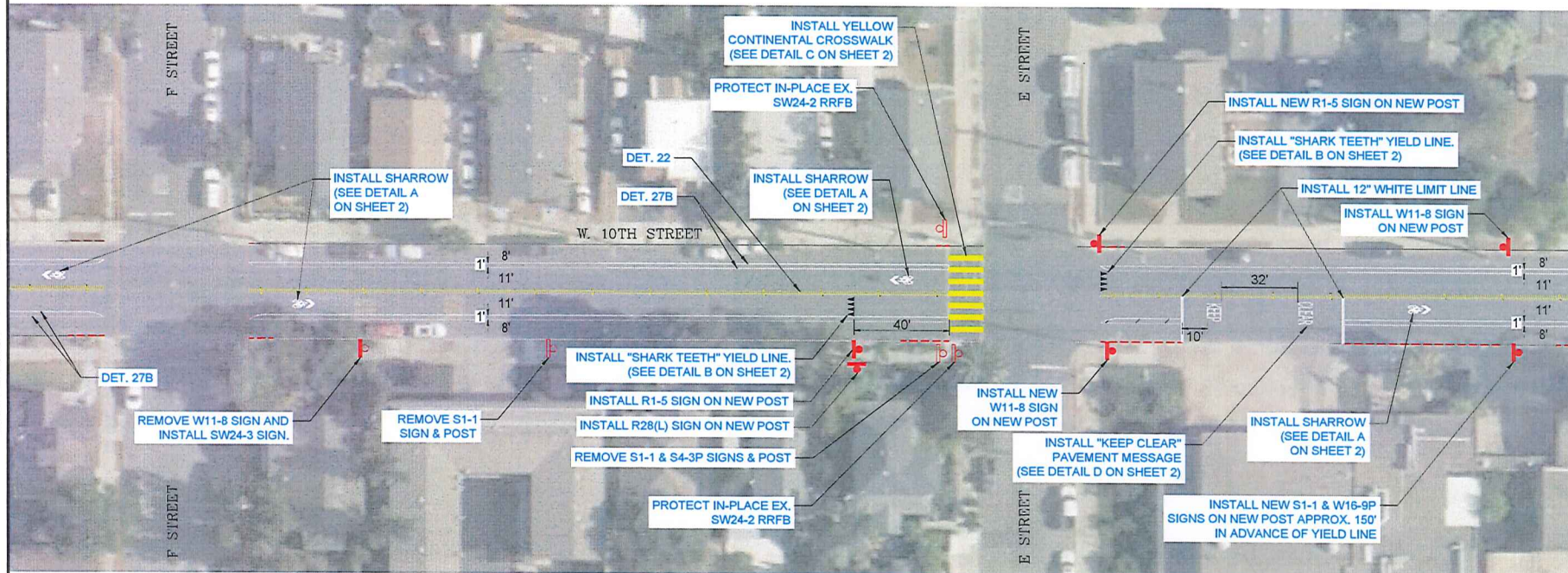
PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION
TRAFFIC CALMING IMPROVEMENTS
W. 10TH STREET
FROM H STREET TO F STREET

SCALE: 1"=20'
PUBLIC WORKS
PROJECT NO.
XXXX
SHEET 5
OF 8 SHEETS

05

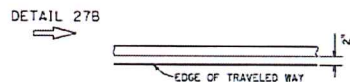
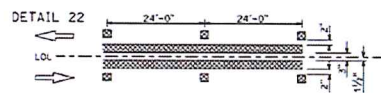


MATCHLINE C - SEE SHEET 5



MATCHLINE D - SEE SHEET 7

LEGEND



R28 (CA)



S1-1



R1-5



SW24-2 (CA)



SW24-3 (CA)



AHEAD



W11-8

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 11-03-22
DESIGNED BY: C. SOLLA
CHECKED BY: _____
DRAWN BY: _____
REVISIONS: _____

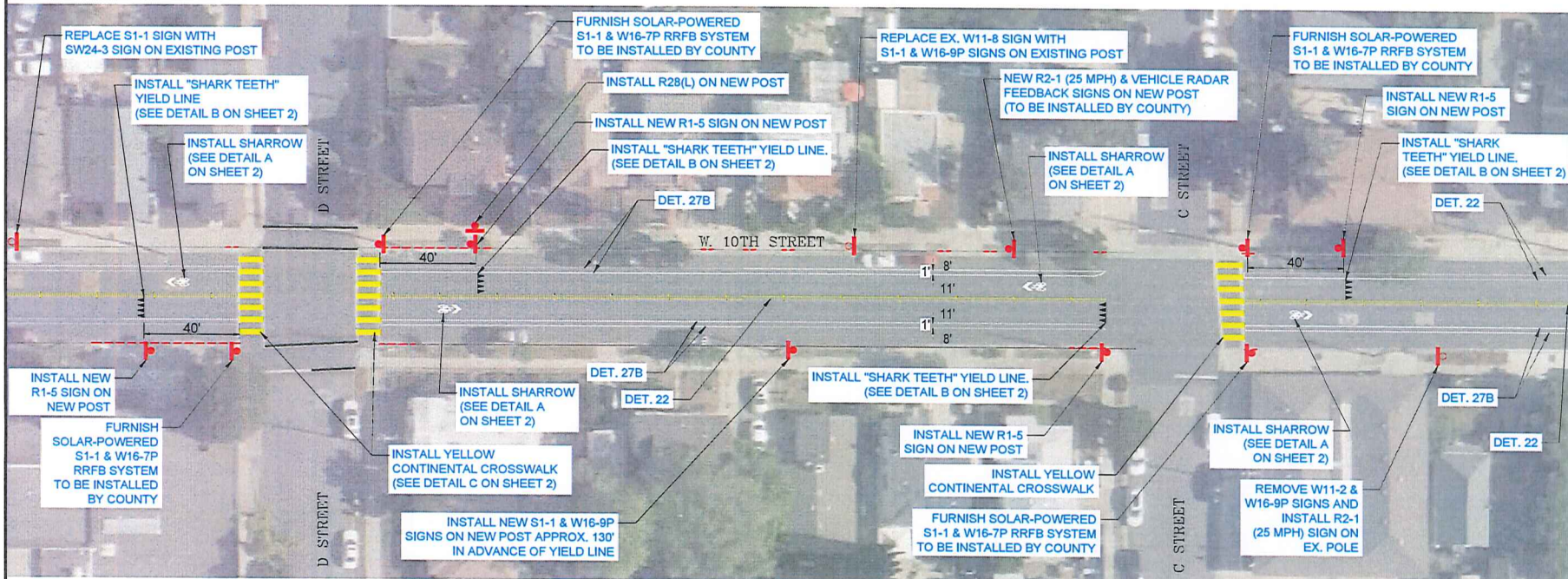
APPROVED BY: _____
PUBLIC WORKS DIRECTOR
/CITY ENGINEER
DATE: C.E. 67442
NO. 1 BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION
TRAFFIC CALMING IMPROVEMENTS
W. 10TH STREET
FROM F STREET TO D STREET

SCALE: 1"=20'
PUBLIC WORKS
PROJECT NO.
XXXX
SHEET E
OF 5 SHEETS

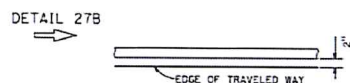
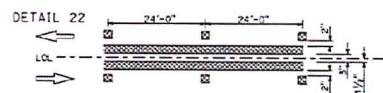


MATCHLINE D - SEE SHEET 6



MATCHLINE E - SEE SHEET 8

LEGEND



R26 (CA)



S1-1



R1-5



R2-1



Vehicle Speed Feedback Sign



W11-8



SW24-3 (CA)



AHEAD

W16-6P



W11-8

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 11-03-22
DESIGNED BY: C. SOLLA
CHECKED BY: _____
DRAWN BY: _____
REVISIONS: _____

APPROVED BY: _____
PUBLIC WORKS DIRECTOR
DATE: C.E. 67442
NO. 1 BY DATE

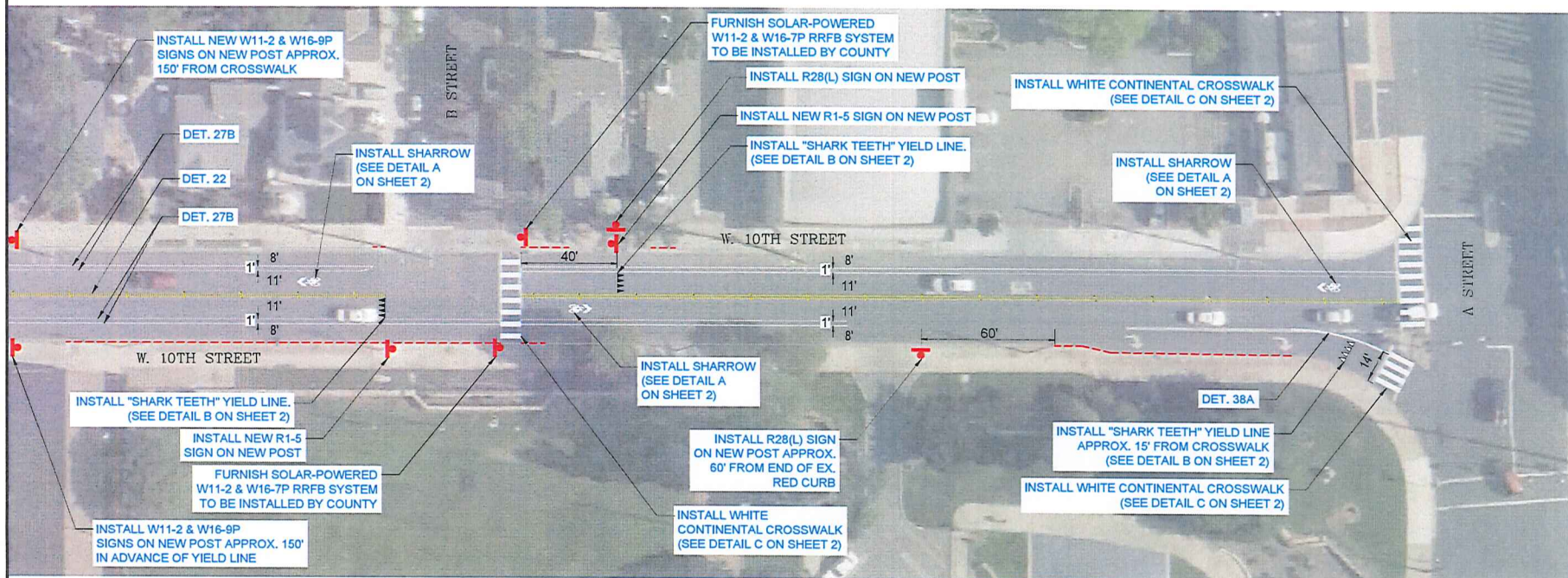
PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS
W. 10TH STREET
FROM D STREET TO B STREET

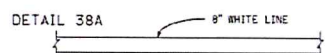
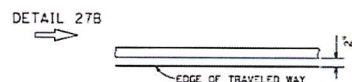
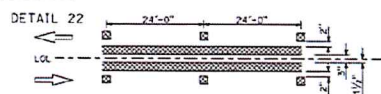
SCALE: 1"=20'
PUBLIC WORKS
PROJECT NO. XXXX
SHEET 7
OF 8 SHEETS



MATCHLINE E - SEE SHEET 7



LEGEND



R26 (CA)



W11-2



R1-5



W16-9P



W16-7P

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

AS BUILT

DATE ACCEPTED: _____
INSPECTED BY: _____
AS BUILT REVISIONS: _____
DATE: _____
BY: _____

DATE: 11-03-22
DESIGNED BY: C. SCILLA
CHECKED BY: _____
DRAWN BY: _____
REVISIONS: _____

APPROVED BY: _____
PUBLIC WORKS ENGINEER
/CITY ENGINEER
DATE: C.E. 67442
NO. 1 BY DATE

PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION

TRAFFIC CALMING IMPROVEMENTS

W. 10TH STREET
FROM B STREET TO A STREET

SCALE: 1"=20'
PUBLIC WORKS
PROJECT NO.
XXXX
SHEET 8
OF 9 SHEETS

Sycamore Drive Traffic Calming
Cost Estimate

STRIPING INSTALLATION

No.	Description	Quantity	Unit	Unit Price	Extension
1	6" Broken White	2,790	Lin Ft	\$3.00	\$8,370
2	6" Solid White	6,240	Lin Ft	\$3.00	\$18,720
3	8" Solid White	250	Lin Ft	\$4.00	\$1,000
4	6" Solid Yellow (Detail 24)	5,230	Lin Ft	\$3.00	\$15,690
5	Double Yellow	250	Lin Ft	\$6.00	\$1,500
6	Green/Red Lane - thermoplastic	3,570	Sq Ft	\$22.43	\$80,062
7	Markings & Messages (see page 2)	522	Sq Ft	\$8.52	\$4,447
8	Staggered Yellow/White Continental Crosswalks (see page 3)		Lump Sum	-	\$8,042
9	Existing Striping Removal	2,290	Lin Ft	\$6.00	\$13,740
10	Dots Removal	944	EA	\$2.00	\$1,888
					\$153,460

SIGN INSTALLATION

No.	Sign Type	Quantity	Unit	Unit Price	Extension
1	R1-5	1	Each	\$250.00	\$250
2	R2-1 (30mph)	4	Each	\$250.00	\$1,000
3	R81	9	Each	\$250.00	\$2,250
4	R81B	1	Each	\$250.00	\$250
5	W2-2	3	Each	\$250.00	\$750
6	W11-2	4	Each	\$250.00	\$1,000
7	W16-7P	3	Each	\$250.00	\$750
8	W16-9P	1	Each	\$250.00	\$250
9	Radar Feedback Sign	4	Each	\$7,200.00	\$28,800
10	New sign poles	15	Each	\$50.00	\$750
11	Sign Removals	6	Each	\$125.00	\$750
					\$36,800

DELINEATORS

No.	Description	Quantity	Unit	Unit Price	Extension
1	Tuff Curb - yellow	602	8 LF	\$303.73	\$182,847

BEACONS

No.	Description	Quantity	Unit	Unit Price	Extension
1	Solar Powered Amber Beacon	3	Each	\$2,500.00	\$7,500

Subtotal \$380,607
10% Contingency \$38,061
Total \$418,668

With Engineering Contingency **\$425,000**

D1

**James Donlon Boulevard Traffic Calming
Somersville to Contra Loma
Cost Estimate**

Item No.	Description	Quantity	Unit	Unit Price	Extension
1	Det 38A (8" SW)		Lin Ft	\$4.00	\$0
2	Det 9, Det39A (6" Broken White)	17620	Lin Ft	\$3.00	\$52,860
3	Detail 39 (6" Solid White)	14775	Lin Ft	\$3.00	\$44,325
4	Messages** (see page 2)	4000	ea		\$4,000
5	4" SW for hatching in buffer	1330	Lin Ft	\$3.00	\$3,989
6	6" SY (Det 24)	25655	Lin Ft	\$3.00	\$76,965
7	Continental Xwalk (24" bar x11')	56.00	Each Bar	\$100.54	\$5,630
8	Green/Red Lane - thermoplastic	0	Sq Ft	\$22.43	\$0
					\$187,769

Item No.	Message or Arrow	Quantity	EA	Total Area	
1	Type I Straight Arrow (10')	0	200	0	
2	Type IV Left/Right Arrow (8')	0		0	0.00
3	Type III Left/Right Arrow (24')	0		0	
4	Type VII Straight+Lt/Rt Arrow (13')	0		0	
5	Type V Straight Arrow (24')	0		0	
6	Type VI Merge Arrow (10')	0		0	
7	Bike Lane Symbol (78")	6	300	1800	
8	TRAIL	2	400	800	48.00
9	AHEAD	2	400	800	62.00
10	XING	2	300	600	42.00
11	Yield Teeth (Typically 4 per lane)	8		0	

Item No.	Description	Quantity	Unit	Unit Price	
1	Grind Striping	152.00	SQFT	\$6.00	\$912.00
2	Remove buttons	15730.00	LF	\$2.50	\$39,325.00

No.	Sign Type	Estimated Signs	Unit	Unit Price	Extension
1	R1-5	4	Each	\$200.00	\$800.00
2	W1-8	9	Each	\$200.00	\$1,800.00
3	R3-2	1	Each	\$200.00	\$200.00
4	W2-1/ W2-2	10	Each	\$200.00	\$2,000.00
5	W16-8P (sns)	10	Each	\$200.00	\$2,000.00
6	W1-2a/ W1-4	8	Each	\$200.00	\$1,600.00
7	W11-2		Each	\$200.00	\$0.00
8	W11-15 (TRAIL XING)		Each	\$200.00	\$0.00
9	W16-7P (HERE)		Each	\$200.00	\$0.00

D2

10	W73A / W74		Each	\$200.00	\$0.00
11	W16-9P (AHEAD)	1	Each	\$200.00	\$200.00
12	R81 (BIKE LANE)	4	Each	\$150.00	\$600.00
13	R3-8 (LANE ASSIGNMENT)		Each	\$200.00	\$0.00
14	Radar Feedback Sign	2	Each	\$7,200.00	\$14,400.00
15	Post	29	Each	\$50.00	\$1,450.00
16	Remove sign and post	11	Each	\$75.00	\$825.00
					\$25,875.00

No.	Delineator	Quantity	Unit	Unit Price	Extension
1	Tuff Curb - yellow	15	Each	\$303.73	\$4,555.95
2	Tuff Curb - white	12	Each	\$304.73	\$3,656.76

No.	Flashing beacon	Quantity	Unit	Unit Price	Extension
1	Flashing beacon	9	Each	\$2,500.00	\$22,500.00

Subtotal \$284,594.20
10% Contingency \$28,459.42
Total \$313,053.62

With Engineering Contingency **\$320,000**

D3

**James Donlon Boulevard Traffic Calming
Contra Loma to Lone Tree Way
Cost Estimate**

Item No.	Description	Quantity	Unit	Unit Price	Extension
1	Det 38A (8" SW)		Lin Ft	\$6.57	\$0
2	Det 9, Det39A (6" Broken White)	12970	Lin Ft	\$3.69	\$47,859
3	Detail 39 (6" Solid White)	10480	Lin Ft	\$5.61	\$58,793
4	Messages** (see page 2)	12985	Sq Ft	\$8.52	\$12,985
5	4" SW for hatching in buffer	943	Lin Ft	\$4.49	\$4,235
6	6" SY (Det 24)	25655	Lin Ft	\$5.61	\$143,925
7	Continental Crosswalks 24" x11'	72	Each Bar	\$100.54	\$7,239
8	Green/Red Lane - thermoplastic	624	Sq Ft	\$22.43	\$13,996
					\$289,032

Item No.	Message or Arrow	Quantity	Unit Price	Total Area
1	Type I Straight Arrow (10')	0		0
2	Type IV Left/Right Arrow (8')	5	200	1000
3	Type III Left/Right Arrow (24')	6	710	4260
4	Type VII Straight+Lt/Rt Arrow (13')	1	325	325
5	Type V Straight Arrow (24')	0	710	0
6	Type VI Merge Arrow (10')	0		0
7	Bike Lane Symbol (78")	8	300	2400
8	TRAIL	4	400	1600
9	AHEAD	2	400	800
10	XING	2	300	600
11	Yield Teeth (Typically 4 per lane)	20	100	2000

Item No.	Description	Quantity	Unit	Unit Price
1	Grind Striping	5946	SQFT	6.00
2	Remove buttons	27225	LF	2.50

No.	Sign Type	Estimated Signs	Unit	Unit Price	Extension
1	R1-5	4	Each	\$200.00	\$800.00
2	W1-8	18	Each	\$200.00	\$3,600.00
3	R3-2		Each	\$200.00	\$0.00
4	W2-1/ W2-2	10	Each	\$200.00	\$2,000.00
5	W16-8P (sns)	10	Each	\$200.00	\$2,000.00
6	W1-2a/ W1-4	5	Each	\$200.00	\$1,000.00
7	W11-2		Each	\$200.00	\$0.00
8	W11-15 (TRAIL XING)	8	Each	\$200.00	\$1,600.00
9	W16-7P (HERE)	4	Each	\$200.00	\$800.00

DF

10	W73A / W74	2	Each	\$200.00	\$400.00
11	W16-9P (AHEAD)	4	Each	\$200.00	\$800.00
12	R81 (BIKE LANE)	5	Each	\$150.00	\$750.00
13	R3-8 (LANE ASSIGNMENT)		Each	\$200.00	\$0.00
14	Radar Feedback Sign		Each	\$7,200.00	\$0.00
15	Post	23	Each	\$50.00	\$1,150.00
16	Remove sign and post	11	Each	\$75.00	\$825.00
					\$15,725.00

No.	Delineator	Quantity	Unit	Unit Price	Extension
1	Tuff Curb - yellow	5	Each	\$303.73	\$1,518.65
2	Tuff Curb - white	4	Each	\$304.73	\$1,218.92

No.	Flashing beacon	Quantity	Unit	Unit Price	Extension
1	Flashing beacon	10	Each	\$2,500.00	\$25,000.00

Subtotal \$488,732.89
10% Contingency \$48,873.29
Total \$537,606.18

With Engineering Contingency **\$545,000**

D5

W 10th St Traffic Calming
Cost Estimate

STRIPING INSTALLATION

No.	Description	Quantity	Unit	Unit Price	Extension
1	12" Crosswalk Lines / Stop Bars	39	Lin Ft	\$12.00	\$468
2	6" Solid White	12,300	Lin Ft	\$3.00	\$36,900
3	8" Solid White or Yellow	45	Lin Ft	\$4.00	\$180
4	Double Yellow	3,300	Lin Ft	\$6.00	\$19,800
5	Raised Pavement Markers (White or Yellow)	279	Lin Ft	\$20.55	\$5,728
6	Messages** (see page 2)	486	Sq Ft	\$17.04	\$8,283
7	Color Curb Painting	1,150	Sq Ft	\$14.31	\$16,457
8	Staggered Yellow/White Continental Crosswalks (see page 3)	Lump Sum	-		\$8,042
9	Existing Striping Removal	320	Lin Ft	\$6.00	\$1,920
10	Dots removal	383	EA	\$2.00	\$766
					\$98,545

SIGN INSTALLATION

No.	Sign Type	Quantity	Unit	Unit Price	Extension
1	R1-5	10	Each	\$250.00	\$2,500
2	R2-1 (25mph)	3	Each	\$250.00	\$750
3	R28 (L)	6	Each	\$250.00	\$1,500
4	S1-1	0	Each	\$250.00	\$0
5	SW24-2	0	Each	\$250.00	\$0
6	SW24-3	2	Each	\$250.00	\$500
7	W11-2	16	Each	\$250.00	\$4,000
8	W11-8	2	Each	\$250.00	\$500
9	W16-7P	8	Each	\$250.00	\$2,000
10	W16-9P	8	Each	\$250.00	\$2,000
11	Radar Feedback Sign	2	Each	\$7,200.00	\$14,400
12	New sign poles	33	Each	\$50.00	\$1,650
13	Sign Removals	7	Each	\$125.00	\$875
					\$30,675

BEACONS

No.	Description	Quantity	Unit	Unit Price	Extension
1	RRFB	4	Each	\$16,000.00	\$64,000

Subtotal \$193,220
10% Contingency \$19,322
Total \$212,542

With Engineering Contingency \$220,000

DP



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting on November 14, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Thomas Lloyd Smith, City Attorney TLS

SUBJECT: Discussion Item: Review and Consideration of City Ordinance Prohibiting Spectators at Illegal Motor Vehicle Speed Contests, Exhibitions of Speed, and Sideshows

RECOMMENDED ACTION

It is recommended that the City Council provide direction to staff to:

1. Prepare a sideshow and street racing organizer and by-stander ordinance for the City of Antioch or
2. Take no further action.

FISCAL IMPACT

Preparation, adoption, and implementation of a sideshow and street racing organizer and by-stander ordinance would require some staff time, but the cost is not likely to be substantial. If the new law enforcement tools provided by the sideshow ordinance are successful in helping the City discourage and reduce large-scale sideshows, then the City would reduce expenses due to fewer deployments of police officers, fewer road and property repairs, and less clean-up expenses.

DISCUSSION

Sideshow and street racing events generally occur on the streets late at night and early in the morning. Crowds of spectators often block off intersections and streets from traffic to clear open stretches of road for automotive stunts or street racing. When spectators block off intersections or streets, spectators often place themselves in proximity to speeding vehicles, which jeopardizes their own safety and enables an activity that may endanger other people. Spectators also make it difficult for law enforcement to enter the scene, apprehend sideshow drivers, and quickly end sideshows or street racing events.

State law currently does not address by-standers (spectators) at these events. The proposed ordinance would hold spectators accountable and prohibit them from being within 200 feet of sideshow or speed racing events.

1. State Law Provides Legal Accountability for Drivers in Sideshows and Street Races

The existing penalties for drivers in sideshows and street races are extensive. The California Vehicle Code (“CVC”) makes it illegal to engage in the following conduct on all public streets and offstreet parking facilities:

- Motor vehicle speed contests, where one vehicle races against another vehicle or against a clock, on public highways are prohibited (CVC § 23109(a)).
- Aiding or abetting motor vehicle speed contests is prohibited (CVC § 23109(b)).
- Motor vehicle speed exhibitions are prohibited (CVC § 23109(b)(c)).
- Driving on a highway with deliberate disregard for the safety of persons or property is prohibited (Section 23103(a)).
- Driving on an off-street parking facility with deliberate disregard for the safety of persons or property is prohibited (CVC § 23103 (b)).

The California Vehicle Code allows a police officer to arrest a person and seize their motor vehicle if the police officer determines that the person engaged in these illegal activities. Police can impound the vehicle for up to 30 days (CVC § 23109(h)).

Arrests and/or citations for sideshow or speed racing drivers may lead to driver’s license suspension. Vehicles are also subject to inspection for modifications to the engine or smog emissions devices, which can lead to out of service orders placed on vehicles. Vehicles placed out of service are often required to be inspected by the State Referee and repairs can be costly.

2. A City Ordinance Can Provide Legal Accountability for Organizers and By-Standers at Sideshows and Street Races

Implementing a sideshow and street racing organizer and by-stander ordinance (“Ordinance”) would substantially broaden the scope of individuals held legally accountable for sideshows and street races beyond the drivers participating in the event. A sideshow and street racing organizer and by-stander ordinance would prohibit promotion of, preparation for, participation in, and attendance as a spectator at sideshows or street races.

The Ordinance would discourage organizing and being a spectator at illegal sideshows or street races by providing proper notice of unlawful activities to citizens, addressing a clear, identifiable, and limited population, and holding individuals accountable for promoting, preparing, participating in, and being a by-stander at sideshows.

The Ordinance could rely on evidence of past sideshows or street races to identify patterns of violations. An Ordinance could require evidence that includes preparation for any sideshow or street race, such as when a person has arrived at a predetermined location on a public street, highway, or in an off-street parking facility, and have interfered with the free use of a public street, highway, or off-street parking facility. Interference with

the free use of a public street includes acts, or physical barriers, or lining up vehicles on a public street.

The Ordinance could also require that the person charged has previously aided and abetted sideshow or street race, previously attended a sideshow or street race, or has previously been present at a location where preparations were being made for a sideshow or street race, or where a sideshow or street race event was in progress. Such a provision would narrow the focus of law enforcement and allow the City to focus on those most involved in creating these events while protecting those persons who may have coincidentally and innocently been found to be in the location of a sideshow or street racing event. Moreover, evidence that a person has been at a prior sideshow would strengthen the case for citing a participant.

An Ordinance can assist the City in taking enforcement action against those who park their vehicles in a position that interferes with traffic by blocking an intersection to set the stage for a sideshow or street race. For example, these “by-standers” could be held accountable for being an integral part of the production by having their cars seized.

The Ordinance’s definition of a by-stander or spectator could apply to those who are found within 200 feet of the location of a sideshow, street race, or the site of the preparations for these activities, for the purpose of viewing, observing, watching, or witnessing the event as it progresses.

The Ordinance may reduce the probability of accidents, injuries, and death caused by sideshows. It may also protect against damage to private property, homes, and vehicles. The ordinance may also alleviate harmful health and environmental impacts, such as the trauma and stress created by sideshow noise and air pollution.

In an effort to protect the health and safety of its residents, several cities have adopted ordinances banning spectators at sideshows. Sideshow ordinances from Pittsburg, Oakland, and San Jose are attached for your review and consideration.

3. Summary of Proposed Ordinance

Findings and Purpose.

- (A) The streets within the City have been the site of continuing illegal sideshows, speed contests, and exhibitions of speed over several years despite law enforcement efforts to prevent and abate these illegal events through the enforcement of existing traffic laws. Illegal motor vehicle sideshows, speed contests and exhibitions of speed are fueled by the presence of spectators and create an environment in which these, as well as other, illegal activities can flourish. Therefore, the intent and purpose of this chapter is to discourage the presence of spectators at illegal vehicle sideshows, speed contests and exhibitions of speed in the City. The chapter targets a clear, limited population and gives proper notice to individuals as to which activities are lawful and which activities are

unlawful. The act of organizing and participating in illegal sideshows, street races, and exhibitions of speed will be discouraged in part by discouraging spectators.

- (B) This chapter is intended to compliment state laws governing the regulation of speed contests, exhibitions of speed, and sideshows by prohibiting spectators at these events. This chapter is not intended to preempt state laws governing the regulation of illegal motor vehicle sideshows, speed contests, and exhibitions of speed events.

Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (A) "Motor vehicle" means a vehicle as defined in Vehicle Code section 670.
- (B) "Motor vehicle speed contest" means any speed contest as defined in Vehicle Code section 23109(a), as may be amended.
- (C) "Exhibition of speed" means exhibition of speed as defined in Vehicle Code section 21309(c), as may be amended.
- (D) "Sideshow" means an event in which two or more persons block or impede traffic on a highway or in an offstreet parking facility, for the purpose of performing motor vehicle stunts, motor vehicle speed contests, motor vehicle exhibitions of speed, or reckless driving, for spectators as defined in Vehicle Code sections 23109(i)(2)(A), as may be amended.
- (E) "Reckless driving" means a person who drives a vehicle upon a highway in willful or wanton disregard for the safety of persons or property as defined in Vehicle Code Section 23103, as may be amended.
- (F) "Event" means an illegal motor vehicle speed contest, exhibition of speed, or sideshow.
- (G) "Offstreet parking facility" means any offstreet facility held open for use by the public for parking vehicles and includes any publicly owned facilities for offstreet parking, and privately owned facilities for offstreet parking where no fee is charged for the privilege to park and which are held open for the common public use of retail customers as defined in subdivision (c) of California Vehicle Code Section 12500, as may be amended.
- (H) "Preparations" for an illegal motor vehicle sideshow, speed contest, exhibition of speed, include, but are not limited to, situations in which:
 - (1) A group of vehicles or individuals has arrived at a location for the

- purpose of participating in or being spectators at the event;
- (2) A group of individuals has lined one or both sides of a public street or highway for the purpose of participating in or being a spectator at the event;
 - (3) A group of individuals has gathered on private property open to the general public without the consent of the owner, operator, or agent thereof for the purpose of participating in or being a spectator at the event;
 - (4) One (1) or more individuals has impeded the free public use of a public street or highway by actions, words, or physical barriers for the purpose of conducting the event;
 - (5) Two (2) or more vehicles have lined up with motors running for an illegal motor vehicle sideshow, speed contest, exhibition of speed;
 - (6) One (1) or more drivers is revving his/her engine or spinning his/her tires in preparation for the event; or
 - (7) An individual is stationed at or near one (1) or more motor vehicles serving as a race or event starter.
- (I) "Spectator" means any individual who is present at an illegal motor vehicle sideshow, speed contest, exhibition of speed, or at a location where preparations are being made for such events, for the purpose of viewing, observing, watching, or witnessing the event as it progresses. The term "spectator" includes any individual at the location of the event without regard to whether the individual arrived at the event by driving a vehicle, riding as a passenger in a vehicle, walking, or arriving by some other means.

VIOLATIONS; BEING A SPECTATOR AT AN ILLEGAL MOTOR VEHICLE SPEED CONTEST, EXHIBITION OF SPEED, OR SIDESHOW IS PROHIBITED.

- (A) It is unlawful for any person to:
- 1. Be knowingly present as a spectator at an illegal motor vehicle speed contest, exhibition of speed, or sideshow on a public street or highway or in an offstreet parking facility
 - 2. Be knowingly present as a spectator where preparations are being made for an illegal motor vehicle speed contest, exhibition of speed, or sideshow conducted on a public street or highway or in an offstreet parking facility
- (B) An individual is present at an illegal motor vehicle speed contest, exhibition of speed, or sideshow if that individual is on a public street or

highway, public property, or on private property without the consent of the owner, operator, or agent thereof, and is within two hundred (200) feet of the location of the event or within two hundred (200) feet of the location where preparations are being made for the event.

- (C) Local law enforcement shall also have the authority to cite any spectator inviolation of this chapter with an administrative citation.
- (D) Exceptions. This Section shall not apply in any of the following instances:
 - (1) Nothing in this section prohibits law enforcement officers or their agents from being spectators at illegal motor vehicle speed contests or exhibitions of speed in the course of their official duties.
 - (2) Where its application results in or is coupled with an act prohibited by the Unruh Civil Rights Act or any other provision of law relating to prohibited discrimination against any person on account of sex, race, color, religion, creed, ancestry, national origin, disability, medical condition, marital status, or sexual orientation;
 - (3) Where its application would result in an interference with or inhibition of peaceful labor picketing or other lawful labor activities;
 - (4) Where its application would result in an interference with or inhibition of any other exercise of a constitutionally protected rights of freedom of press and freedom of speech such as (but not limited to) peaceful expressions of political or religious opinions, not involving offensive personal conduct.

RELEVANT CIRCUMSTANCES TO PROVE A VIOLATION.

- (A) Notwithstanding any other provision of law, to prove a violation of Section 4-17.03, admissible evidence may include, but is not limited to, any of the following:
 - (1) The time of day;
 - (2) The nature and description of the scene;
 - (3) The number of people at the scene;
 - (4) The location of the individual charged in relation to any individual or group present at the scene;
 - (5) The number and description of motor vehicles at the scene;
 - (6) The activities in which the motor vehicles are engaged;
 - (7) Whether individual charged drove, walked, or was transported to the scene;
 - (8) How long the individual charged was present at the scene of the event;
 - (9) Whether the individual charged has previously participated in an

- illegal motor; vehicle speed contest, exhibition of speed, or sideshow;
 - (10) Whether the individual charged has previously aided and abetted an illegal motor vehicle speed contest, exhibition of speed, or sideshow;
 - (11) Whether the individual charged has previously attended an illegal motor vehicle speed contest, exhibition of speed, or sideshow; or
 - (12) Whether the individual charged previously was present at a location where preparations were being made for an illegal motor vehicle speed contest, exhibition of speed, or sideshow or where an illegal motor vehicle speed contest, exhibition of speed, or sideshow was in progress.
- (B) For purposes subsection (A), above, "scene" refers to the location of the street race or exhibition of speed or the location of the preparations for the street race or exhibition of speed.

Enforcement.

Any person who violates this chapter is guilty of a misdemeanor subject to a maximum of six (6) months in jail, a fine of \$1,000, or both, unless at the discretion of the district attorney or a court of competent jurisdiction, the violation is reduced to an infraction. The City may seek compliance with this chapter by any remedy allowed under this code and any other remedy allowed by law, including but not limited to the administrative citation procedures set forth in Antioch Municipal Code § 1-5. The amount of the administrative fine is \$1,000 for each violation.

ATTACHMENTS

- A. Sideshow Ordinance – City of Pittsburg
- B. Sideshow Ordinance – City of Oakland
- C. Sideshow Ordinance – City of San Jose

ATTACHMENT A

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending Pittsburg Municipal Code Title 10 to Add)
Chapter 10.61 To Prohibit Spectators at Illegal)
Speed Contests, Exhibitions of Speed, or Side Shows) ORDINANCE NO. 22-

WHEREAS, pursuant to the City's police power under Article XI Section 7 of the California Constitution, the City Council of the City of Pittsburg has the authority to enact and enforce ordinances and regulations for the public peace, morals, and welfare of the City and its residents; and

WHEREAS, vehicle exhibitions and street racing have been a recurring concern for the health and safety of motorists, pedestrians, and residents in the city of Pittsburg. These activities have caused fatal collisions, property damage and traffic congestion, creating a public nuisance; and

WHEREAS, Illegal speed contests, exhibitions of speed, and sideshows pose a clear danger to the residents of the City and the motoring public traveling on the roadways within the City; and

WHEREAS, the purpose of the proposed ordinance is to prohibit spectators at these illegal racing events with the aim of significantly curbing the criminal activity.

NOW, THEREFORE, the City Council of the City of Pittsburg Does ORDAIN as follows:

Section 1. Findings. The City Council finds that each fact set forth in the preceding recitals is true and correct and incorporated by reference.

Section 2. Amendment. Chapter 10.61 is hereby added to Pittsburg Municipal Code Title 10 to read as follows:

Chapter 10.61
SPECTATORS OF ILLEGAL SPEED CONTESTS PROHIBITED

Sections:

10.61.010 Definitions.

10.61.020 Spectating of illegal speed contests, exhibitions of speed, or sideshows prohibited.

10.61.030 Relevant circumstances to prove a violation.

10.61.040 Enforcement.

10.61.010 Definitions.

For the purposes of this chapter, the following words and phrases shall have the following meanings:

A. "Illegal motor vehicle speed contest" or "illegal exhibition of speed" means any speed contest or exhibition of speed referred to in Vehicle Code Section 23109, and reckless driving as referred to in Vehicle Code Section 23103.

B. "Preparations for an illegal motor vehicle speed contest, exhibition of speed, or sideshow" include, but are not limited to, situations in which:

1. A group of motor vehicles or individuals has arrived at a location for the purpose of participating in, or being spectators at, the event; or

2. A group of individuals has lined one or both sides of a public street or highway for the purpose of participating in, or being a spectator at, the event; or

3. A group of individuals has gathered on private property without the consent of the owner, operator, or agent thereof for the purpose of participating in, or being a spectator at, the event; or

4. One (1) or more individuals has impeded the free public use of a public street or highway by actions, words, or physical barriers for the purpose of conducting the event; or

5. Two (2) or more vehicles have lined up with motors running for an illegal motor vehicle speed contest, exhibition of speed, or sideshow; or

6. One (1) or more drivers is revving his or her engine or spinning his or her tires in preparation for the event; or

7. An individual is stationed at or near one (1) or more motor vehicles serving as a race starter.

8. "Sideshow" means a gathering, procession, or assemblage of vehicles where vehicles are used to exhibit stunts and maneuvers in the presence of spectators.

9. "Spectator" means any individual who is present at an illegal motor vehicle speed contest, exhibition of speed, or sideshow, or at a location where preparations are being made for such activities, for the purpose of viewing, observing, watching, or witnessing the event as it progresses. "Spectator" includes any individual at the location of the event without regard to whether the individual arrived at the event by driving a vehicle, riding as a passenger in a vehicle, walking, or arriving by some other means.

10.61.20 Spectating of illegal speed contests, exhibitions of speed, or sideshows prohibited.

A. It is unlawful for any individual to:

1. Be knowingly present as a spectator at an illegal motor vehicle speed contest, exhibition of speed, or sideshow; or

2. Be knowingly present as a spectator where preparations are being made for an illegal motor vehicle speed contest, exhibition of speed, or sideshow.

B. An individual is present at an illegal motor vehicle speed contest, exhibition of speed, or sideshow if that individual is on a public street or highway, public property, or on private property without the consent of the owner, operator, or agent thereof, and is within two hundred (200) feet of the location of the event or within two hundred (200) feet of the location where preparations are being made for the event.

C. Exemption. Nothing in this Section prohibits law enforcement officers, medical professionals, firefighters, or their agents from being present at illegal motor vehicle speed contests, exhibitions of speed, or sideshows in the course of their official duties.

10.61.030 Relevant circumstances to prove a violation.

A. Notwithstanding any other provision of law, to prove a violation of section 10.61.020 of this chapter, admissible evidence may include, but is not limited to, any of the following:

1. The time of day;
2. The nature and description of the scene;
3. The number of people at the scene;
4. The location of the individual charged in relation to any individual or group present at the scene;
5. The number and description of motor vehicles at the scene;
6. The activities in which the motor vehicles are engaged;
7. Whether individual charged drove, walked, or was transported to the scene;
8. How long the individual charged was present at the scene of the event;
9. Whether the individual charged has previously participated in an illegal motor vehicle speed contest, exhibition of speed, or sideshow;
10. Whether the individual charged has previously aided and abetted an illegal motor vehicle speed contest, exhibition of speed, or sideshow;
11. Whether the individual charged has previously attended an illegal motor vehicle speed contest, exhibition of speed, or sideshow; or
12. Whether the individual charged previously was present at a location where preparations were being made for an illegal motor vehicle speed contest, exhibition of speed, or sideshow or where an illegal motor vehicle speed contest, exhibition of speed, or sideshow was in progress.

B. The list of circumstances set forth in subsection (a) of this section is not exclusive. Evidence of prior acts may be admissible to show the propensity of the individual charged to be present at or attend an illegal motor vehicle speed contest, exhibition of speed, or sideshow, if the prior act or acts occurred within three (3) years of the presently charged offense. These prior acts may be admissible to show knowledge on the part of the individual charged that an illegal motor vehicle speed contest, exhibition of speed, or sideshow was taking place at the time of the presently charged offense. Prior acts are not limited to those that occurred within the city.

10.61.040 Enforcement.

Any person who violates this chapter is guilty of a misdemeanor subject to a maximum of six (6) months in jail and a fine of \$1,000, unless at the discretion of the district attorney, the violation is reduced to an infraction. The city may seek compliance with this chapter by any remedy allowed under this code and any other remedy allowed by law, including but not limited to the administrative citation procedures set forth in PM 1.20.030. The amount of the administrative fine is \$1,000 for each violation.

Section 3. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

Section 4. Severability. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

Section 5. Publication. The ordinance shall be posted and published in accordance with the California Government Code.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on May 2, 2022, and was adopted and ordered published at a meeting of the City Council held on _____, 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk

ATTACHMENT B



CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

ORDINANCE _____ C.M.S.

ORDINANCE ADDING CHAPTER 10.74 TO THE OAKLAND MUNICIPAL CODE IMPOSING FINES AND PENALTIES AGAINST ORGANIZERS AND FACILITATORS OF SIDESHOWS

WHEREAS, “sideshow” means an event in which two or more persons block or impede traffic on a highway or other public place open to vehicle traffic, or access private property without the consent of the owner, operator, or agent thereof, for the purpose of performing motor vehicle stunts, motor vehicle speed contests, motor vehicle exhibitions of speed, or reckless driving, for spectators; and

WHEREAS, participants in a sideshow include drivers or passengers of the involved vehicles, and any pedestrians, drivers, or passengers who barricade or prevent access to a highway or other property where the motor vehicle sideshow is being performed, and an aider or abettor to a motor vehicle sideshow includes any person who organizes, facilitates, or promotes a sideshow; and

WHEREAS, existing law makes it a crime to engage in a motor vehicle speed contest on a highway, reckless driving on a highway, reckless driving in an off-street parking facility, or an exhibition of speed on a highway, and existing law allows a peace officer to arrest a person and seize the motor vehicle of the person if the peace officer determines that the person was engaged in these activities, and existing law allows a vehicle seized for these purposes to be impounded for up to 30 days; and

WHEREAS, drivers participating in sideshows can be arrested and prosecuted for reckless driving under Section 23103 of the California Vehicle Code; and

WHEREAS, persons willfully delaying or obstructing any peace officer or police investigation can be arrested and prosecuted pursuant to state and local law; and

WHEREAS, sideshows cause significant damage to city infrastructure by destroying intersection markings, street signs, poles, and other equipment that requires replacement after a sideshow event that diverts resources from other critical safety improvements; and

WHEREAS, sideshows require extraordinary police response costs that divert officers from responding to other emergencies at a time when violent crime rates are high and typically occur during times when the police department is already addressing high call volumes; and

WHEREAS, sideshows create an unsafe environment for the communities in which they occur due to participants driving recklessly, often under the influence of drugs and alcohol, and have often been associated with the discharge of firearms, resulting in a higher violent crime rates; and

WHEREAS, sideshows drastically impact the quality of life in the communities where they occur

by causing damage to vehicles and private property, reduced air quality due to the smoke released by burning rubber tires, noise pollution, and unmanageable crowds that leave behind garbage; and

WHEREAS, promoters of sideshows attract hundreds of people from outside of Oakland that have no stake in the community and typically plan events in frontline neighborhoods that already suffer from poverty, higher crime rates, historic disinvestment and the resulting poor equity indicators; and

WHEREAS, the City seeks to be able to impose both civil and criminal penalties in order to minimize the effects of sideshows; and

WHEREAS, the City has a responsibility to prioritize its resources to serve those communities, to reduce the trauma associated with historic injustice that is further inflamed by sideshow events,

THEREFORE, THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

Section 1: Title 10, Chapter 10.74 of the Oakland Municipal Code is hereby added to read as follows (additions are shown in underline; deletions are shown as ~~striketrough~~):

Sections:

10.74.010 Title.

This chapter shall be known as the Oakland Sideshow Ordinance.

10.74.020 Purpose.

This chapter establishes the elements necessary for organizers and facilitators of Sideshows, Street Races and Reckless Driving Exhibitions to be held accountable.

10.74.030 Definitions.

As used in this chapter:

- A. “Street Race” means any motor vehicle speed contest or motor vehicle exhibition of speed referred to in subdivisions (a) and (c) of California Vehicle Code Section 23109, as may be amended.
- B. “Reckless Driving Exhibition” shall mean any exhibition of reckless driving referred to in California Vehicle Code Section 23103, as may be amended.
- C. “Sideshow” means an event in which two or more persons block or impede traffic on a highway or other public place open to vehicle traffic, or access private property without the consent of the owner, operator, or agent thereof, for the purpose of performing motor vehicle stunts, motor vehicle speed contests, motor vehicle exhibitions of speed, or reckless driving, for spectators
- D. “Offstreet Parking Facility” is defined in subdivision (c) of California Vehicle Code Section 12500, as may be amended.

- E. A person is “present” at the Sideshow, Street Race or Reckless Driving Exhibition if that person is within two hundred (200) feet of the location of the Sideshow, Street Race or Reckless Driving Exhibition, or within two hundred (200) feet of the site of the Preparations for either of these activities.
- F. “Preparations for,” “Organizing,” or “Facilitating” any Sideshow, Street Race or Reckless Driving Exhibition include, but are not limited to, any of the following acts done for the purpose of a Sideshow, Street Race or Reckless Driving Exhibition:
1. One (1) or more motor vehicles and persons have arrived at a predetermined location on a public street or highway or in an Offstreet Parking Facility;
 2. Two (2) or more persons have gathered on, or adjacent to, a public street or highway;
 3. Two (2) or more persons have gathered in an Offstreet Parking Facility;
 4. One (1) or more persons have impeded the free public use of a public street, highway, or Offstreet Parking Facility by acts, words or physical barriers;
 5. One (1) or more motor vehicles have lined up on a public street, highway, or Offstreet Parking Facility with motors running;
 6. One (1) or more drivers is revving a motor vehicle’s engine or causing the motor vehicle’s tires to spin; or
 7. A person is standing or sitting in a location to act as a race starter.

10.74.040 Organizing or Facilitating Sideshows, Street Races and Reckless Driving Exhibitions Prohibited

- A. It shall be unlawful for any person to (1) knowingly organize, promote, instigate, assist, facilitate, aid, or abet, or (2) knowingly impede, obstruct or delay peace officers in performance of their duties before, at or immediately following:
- i. A Sideshow or Street Race or the gathering of persons at a Sideshow or Street Race conducted on a public street or highway; or
 - ii. A Sideshow or Reckless Driving Exhibition or the gathering of persons at a Sideshow or Reckless Driving Exhibition conducted on a public street or highway or in an Offstreet Parking Facility.
- B. It shall be unlawful for any person to (1) knowingly organize, promote, instigate, assist, facilitate, aid, or abet or (2) knowingly impede, obstruct or delay peace officers in performance of their duties before, at or immediately following:
- i. Preparations for a Sideshow or Street Race or the gathering of persons where Preparations are being made for a Sideshow or Street Race conducted on a public street or highway; or
 - ii. Preparations for a Sideshow or Reckless Driving Exhibition or the

gathering of persons where Preparations are being made for a Sideshow or Reckless Driving Exhibition conducted on a public street or highway or in an Offstreet Parking Facility.

- C. Geographic proximity to a Sideshow, Street Race or Reckless Driving Exhibitions alone is insufficient evidence to meet the criteria to be found guilty of organizing or facilitating.

10.74.050 Relevant Circumstances to Prove a Violation

- A. Notwithstanding any other provision of law, to prove a violation of this Chapter, admissible evidence may include, but is not limited to, any of the following:
1. That the person charged has previously participated in or organized, promoted, instigated, assisted, facilitated, aided, or abetted at a Sideshow, Street Race or Reckless Driving Exhibition;
 2. That the person charged has previously aided and abetted Street Racing;
 3. That the person charged was previously present at a location where Preparations were being made for a Sideshow, Street Race or Reckless Driving Exhibition, or where a Sideshow, Street Race or Reckless Driving Exhibition was in progress.
 4. Evidence of these prior acts may be admissible, to the fullest extent permissible by law, to show the opportunity, intent, plan, knowledge, identity, or the absence of a mistake or accident, if the prior act or acts occurred within three (3) years of the presently charged offense. These prior acts may always be admissible to show knowledge on the part of the defendant that a Street Race or a Reckless Driving Exhibition was taking place.
- B. In addition to the circumstances set out in subsection A. above, and notwithstanding any other provision of law, to prove a violation of this Chapter, admissible evidence may also include, but is not limited to, any of the following:
1. The nature and description of the Scene, including the number and configuration of traffic lanes;
 2. The number of people at the Scene;
 3. The number and descriptions of motor vehicles at the Scene;
- C. For purposes subsection B., above, "Scene" refers to the location of the Sideshow, Street Race or Reckless Driving Exhibition or the location of the Preparations for the Sideshow, Street Race or Reckless Driving Exhibition.

10.74.060 Penalties and Violations

- A. A violation of this section shall be subject to enforcement through criminal prosecution and/or civil penalties, as provided herein.

1. Violation a Misdemeanor. A person who violates this chapter shall be guilty of a misdemeanor punishable by imprisonment in the County Jail not exceeding six months or by fine not exceeding one thousand dollars (\$1,000.00), or by both. Each violation shall be deemed a distinct and separate offense.
2. Civil Penalties. The City may seek civil injunctions or assess penalties for violations of this chapter pursuant to state and local law.

10.74.70 **Severability**

If any article, section, subsection sentence, clause or phrase of this ordinance or exhibit is held to be invalid or unconstitutional, the offending portion shall be severed and shall not affect the validity of remaining portions, which shall remain in full force and effect.

10.74.080 **Preemption**

Nothing in this Chapter 10.74 shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any federal or state law.

10.74.090 **Effective Date**

This ordinance shall become effective immediately on final adoption if it receives six or more affirmative votes; otherwise it shall become effective upon the seventh day after final adoption.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES – FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO AND PRESIDENT
FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST:

ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California

NOTICE AND DIGEST

ORDINANCE ADDING CHAPTER 10.74 TO THE OAKLAND MUNICIPAL CODE IMPOSING FINES AND PENALTIES AGAINST ORGANIZERS AND FACILITATORS OF SIDESHOWS

This Ordinance will add Oakland Municipal Code Chapter 10.74 (the Sideshow Ordinance) to attach penalties to anyone who organizes, promotes, participates or facilitates, willfully resists, delays or obstructs curtailment of sideshows in Oakland, California. This Ordinance would allow the City to impose either civil or criminal fines, penalties or equitable relief for violations of these provisions.

ATTACHMENT C

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF SAN JOSE ADDING A
NEW CHAPTER 10.50 TO TITLE 10 OF THE SAN JOSE
MUNICIPAL CODE TO PROHIBIT SPECTATORS AT
STREET RACES AND RECKLESS DRIVING EXHIBITIONS**

WHEREAS, pursuant to the provisions and requirements of the California Environmental Quality Act of 1970, together with related State CEQA Guidelines and Title 21 of the San José Municipal Code (collectively, "CEQA"), the Director of Planning, Building and Code Enforcement has determined that the provisions of this Ordinance do not constitute a project, under File No. PP17-008 (General Procedure and Policy Making resulting in no changes to the physical environment); and

WHEREAS, the City Council of the City of San José is the decision-making body for this Ordinance; and

WHEREAS, this Council has reviewed and confirms the "not a project" determination under CEQA prior to taking any approval actions on this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

A new Chapter 10.50 is added to Title 10 of the San José Municipal Code, to be numbered, entitled, and to read as follows:

Chapter 10.50
SPECTATORS PROHIBITED AT STREET RACES AND
RECKLESS DRIVING EXHIBITIONS

10.50.010 Definitions

The definitions in this Section apply to the following terms as used in this Chapter:

- A. "Street Race" means any motor vehicle speed contest or motor vehicle exhibition of speed referred to in subdivisions (a) and (c) of California Vehicle Code Section 23109, as may be amended.
- B. "Reckless Driving Exhibition" shall mean any exhibition of reckless driving referred to in California Vehicle Code Section 23103, as may be amended.
- C. "Offstreet Parking Facility" is defined in subdivision (c) of California Vehicle Code Section 12500, as may be amended.
- D. "Spectator" shall mean any person who is present at a Street Race or Reckless Driving Exhibition, or the site of the Preparations for either of these activities, for the purpose of viewing, observing, watching, or witnessing the event as it progresses. A "Spectator" includes any person at the location of the event without regard to the means by which the person arrived.
- E. A person is "present" at the Street Race or Reckless Driving Exhibition if that person is within two hundred (200) feet of the location of the Street Race or Reckless Driving Exhibition, or within two hundred (200) feet of the site of the Preparations for either of these activities.
- F. "Preparations" for any Street Race or Reckless Driving Exhibition include, but are not limited to, any of the following acts done for the purpose of a Street Race or Reckless Driving Exhibition:

1. One (1) or more motor vehicles and persons have arrived at a predetermined location on a public street or highway or in an Offstreet Parking Facility;
2. One (1) or more persons have gathered on, or adjacent to, a public street or highway;
3. One (1) or more persons have gathered in an Offstreet Parking Facility;
4. One (1) or more persons have impeded the free public use of a public street, highway, or Offstreet Parking Facility by acts, words or physical barriers;
5. One (1) or more motor vehicles have lined up on a public street, highway, or Offstreet Parking Facility with motors running;
6. One (1) or more drivers is revving a motor vehicle's engine or causing the motor vehicle's tires to spin; or
7. A person is standing or sitting in a location to act as a race starter.

10.50.020 Spectators Prohibited at Street Races and Reckless Driving Exhibitions

- A. It shall be unlawful for any person to:
1. Be knowingly present as a Spectator at a Street Race conducted on a public street or highway; or

2. Be knowingly present as a Spectator at a Reckless Driving Exhibition conducted on a public street or highway or in an Offstreet Parking Facility.
- B. It shall be unlawful for any person to:
1. Be knowingly present as a Spectator where Preparations are being made for a Street Race conducted on a public street or highway; or
 2. Be knowingly present as a Spectator where Preparations are being made for a Reckless Driving Exhibition conducted on a public street or highway or in an Offstreet Parking Facility.
- C. Nothing in this Section prohibits peace officers or their agents who are acting in the course of their official duties from being Spectators at a Street Race or Reckless Driving Exhibition or Spectators at the location of Preparations for either of these activities.

10.50.030 Relevant Circumstances to Prove a Violation

- A. Notwithstanding any other provision of law, to prove a violation of this Chapter, admissible evidence may include, but is not limited to, any of the following:
1. That the person charged has previously participated in or been a Spectator at a Street Race or Reckless Driving Exhibition;
 2. That the person charged has previously aided and abetted Street Racing;
 3. That the person charged has previously attended a Street Race or Reckless Driving Exhibition; or

4. That the person charged was previously present at a location where Preparations were being made for a Street Race or Reckless Driving Exhibition, or where a Street Race or Reckless Driving Exhibition was in progress.
 5. Evidence of these prior acts may be admissible, to the fullest extent permissible by law, to show the opportunity, intent, plan, knowledge, identity, or the absence of a mistake or accident, or propensity of the defendant to be present at or attend a Street Race or a Reckless Driving Exhibition if the prior act or acts occurred within three (3) years of the presently charged offense. These prior acts may always be admissible to show knowledge on the part of the defendant that a Street Race or a Reckless Driving Exhibition was taking place.
- B. In addition to the circumstances set out in subsection A. above, and notwithstanding any other provision of law, to prove a violation of this Chapter, admissible evidence may also include, but is not limited to, any of the following:
1. The time of day;
 2. The nature and description of the Scene, including the number and configuration of traffic lanes;
 3. The number of people at the Scene;
 4. The location of the person charged in relation to any person or group of persons present at the Scene;

5. The number and descriptions of motor vehicles at the Scene;
 6. That the motor vehicles at the Scene have been modified or altered to increase power, handling, or visual appeal;
 7. That the person charged drove or was transported to the Scene.
- C. For purposes subsection B., above, "Scene" refers to the location of the Street Race or Reckless Driving Exhibition or the location of the Preparations for the Street Race or Reckless Driving Exhibition.

PASSED FOR PUBLICATION of title this _____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk