



PLANNING COMMISSION

City Hall Council Chambers
200 H St. Antioch, CA

ANNOTATED AGENDA VIRTUAL MEETING AGENDA

WEDNESDAY, January 4, 2023, 6:30 PM

Consistent with AB 361, the Planning Commission will be participating in meetings via phone/video conferencing. The public is invited to attend, watch and listen.

How to attend, watch, or listen to the meeting from home:

Planning Commission Meetings are held as a Zoom webinar and the public is invited to participate as “attendees”. Please note that, in order to participate, you must have the Zoom app installed on your smart phone or computer and you may need speakers and a microphone to use certain computers. Please visit www.zoom.us for more information.

Attend the meeting from home:

Please register in advance at the link below:

https://us06web.zoom.us/webinar/register/WN_Le8djGJCT2u525AKSo4n7w

After registering, you will receive a confirmation email containing information about joining the webinar.

Watch the meeting from home:

Planning Commission meetings may be streamed through the following webpage:

<https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/> You do not need the Zoom app to use this service. However, you will not be able to provide comment during the meeting.

Listen to the meeting from home:

To join by phone please call: 1 (669) 900 6833, Webinar ID: **854 8614 7338** followed by #. When asked for a participant ID, press # again.

How to submit Public Comment:

There are two ways to submit public comments to the Planning Commission:

- **Prior to 3:00pm** the day of the meeting: Written comments may be submitted electronically to the Secretary to the Planning Commission at: planning@ci.antioch.ca.us
All comments received before 3:00 pm the day of the meeting will be provided to the Planning Commissioners before the meeting. Please indicate the agenda item and title in your email subject line.
- **After 3:00pm** the day of the meeting and during the meeting: Please refer to the Planning Division’s website for instructions on how to comment after 3:00 the day of the meeting and during the Planning Commission meeting: www.antiochca.gov/pcmeetings

Written comments submitted during the meeting will be read into the record by staff (not to exceed three minutes at staff’s cadence) when the chair of the Planning Commission opens the public comment period for the relevant agenda item.

1. **CALL TO ORDER**

2. **ROLL CALL**

Commissioners Gutilla, Chair
Riley, Vice Chair
Hills
Lutz (*absent*)
Martin (*absent*)
Motts (*absent*)
Schneiderman

3. **PLEDGE OF ALLEGIANCE**

4. **EX-PARTE COMMUNICATIONS**

Ex-parte communications include verbal and written communications between individual Commissioners and a party with a real interest in a pending Commission decision. Ex parte communications should be avoided on matters pending before the Planning Commission as they may represent or be perceived to represent evidence that may unfairly influence a Commissioner's decision on a matter before the full Commission. If such contact does occur, the substance of the communication shall be disclosed before the full Commission and public in advance of public hearing items on the agenda. Written ex parte communications shall be forwarded to staff so that it may be disclosed to the full Commission and public.

5. **PUBLIC COMMENT**

For persons desiring to address the Commission on an item that is not on the agenda please note that each speaker is limited up to three (3) minutes. The Brown Act limits the Commission ability to take and/or discuss items that are not on the agenda; therefore, such items are normally referred to staff for comment or to a future agenda.

6. **CONSENT CALENDAR**

Consent Calendar items are considered routine and will be enacted by one motion. By approval of the Consent Calendar, the staff recommendations will be adopted unless otherwise modified by the Commission. There will be no separate discussion on these items unless a member of the Commission or a member of the public requests removal of the items from the Consent Calendar.

6-1. Planning Commission Meeting Minutes November 16, 2022

Recommendation: Approve.

APPROVED

7. **PUBLIC HEARING**

7-1. 2023-2031 6th Cycle Housing Element - The Planning Commission will review and make a recommendation to the City Council on the draft 2023-2031 6th Cycle Housing Element. The review includes the draft Housing Element, Environmental Impact Report, General Plan Map and General Plan Text Amendments, the Safety Element, Zoning Text Amendments, Zoning Map Amendments, East Lone Tree Specific Plan Amendments and Objective Design Standards for multi-family housing development.

Recommendation: Adopt the Resolutions recommending City Council approve:

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1. **CEQA:** Resolution recommending the City Council adopt the Environmental Impact Report. **RESOLUTION NO. 2023-01**
 2. **Housing Element:** Resolution recommending the City Council approve the 6th Cycle 2023-2031 Housing Element. **RESOLUTION NO. 2023-02**
 3. **General Plan Amendments:** Resolution recommending the City Council approve the following changes to the General Plan:
 - a. General Plan Text Amendments to Table 4.A Appropriate Land Uses
 - b. Table of General Plan Land Use Map Amendments
 - c. Diagram of General Plan Land Use Map Amendments
 - d. Environmental Hazards Element Update
 - e. Resource Mgmt. Element Text Amendment (Bio Resource)**RESOLUTION NO. 2023-03**
 4. **East Lone Tree Specific Plan Amendment:** Resolution recommending the City Council adopt amendments to the Specific Plan. **RESOLUTION NO. 2023-04**
 5. **Zoning Ordinance Text Amendments:** Resolution recommending the City Council adopt amendments to:
 - a. Zoning Text Amendments
 - b. Table of Amendments to Zoning Districts for Housing Element Opportunity Sites**RESOLUTION NO. 2023-05**
 6. **Multi-Family Objective Design Standards:** Resolution recommending the City Council adopt Multi-Family Objective Design Standards. **RESOLUTION NO. 2023-06**

CEQA: An Environmental Impact Report was prepared for the project.

8. ORAL/WRITTEN COMMUNICATIONS

9. COMMITTEE REPORTS

10. NEXT MEETING: January 18, 2023

11. ADJOURNMENT 7:55 pm

NOTICE

As a general policy, the Commission/Committee/Board will not begin discussion or consideration of an agenda item after 9:30 pm.

Notice of Availability of Reports Copies of the documents relating to this proposal are available for review at antiochca.gov/planning/projects The staff report and agenda packet will be posted at least 72 hours (3 days) in advance of the scheduled meeting date at www.antiochca.gov/pcagendas

APPEALS

Pursuant to Section 9-5.2509 of the Antioch Municipal Code, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.

The final appeal date of actions made at this Planning Commission hearing is 5:00 p.m. on

WEDNESDAY January 11, 2023.

ACCESSIBILITY

Accessibility In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers 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 email 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 by phone: (925) 779-6950 and e-mail: publicworks@ci.antioch.ca.us