



## PLANNING COMMISSION

City Hall Council Chambers  
200 H St. Antioch, CA

### IN PERSON MEETING AGENDA

WEDNESDAY, JANUARY 17, 2024, 6:30 PM

#### 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 Planning Commission at: [PlanningCommission@AntiochcaCommission.gov](mailto:PlanningCommission@AntiochcaCommission.gov) and Planning Division staff at [planning@ci.antioch.ca.us](mailto: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](http://www.antiochca.gov/pcmeetings)

#### 1. CALL TO ORDER

#### 2. ROLL CALL

**Commissioners** Gutilla, Chair  
Riley, Vice Chair  
Hills  
Jones  
Lutz  
Martin

#### 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.

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**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 December 6, 2023.**

**7. PUBLIC HEARING**

**7-1. Chevron Hydrogen Fuel Dispensing Facility | DR2023-0006, UP2023-0006, VAR2023-0008 | APN 068-132-038, 046, 052, and 053:** - The applicant requests a Use Permit, Variance and Design Review approval for a hydrogen fuel dispensing facility at an existing gas station. The project consists of hydrogen storage, associated equipment, two hydrogen dispensers located under a canopy, new landscaping, and stormwater control facilities. A variance is requested to reduce the minimum setback requirements of the canopy from 20 feet to 10 feet.

**CEQA:** The project is Categorically Exempt under California Environmental Quality Act Guidelines Section 15303, New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures.

**7-2 PG&E Service Center | PD-21-05, UP-21-14, DR2023-0022 | APN 051-160-002** The applicant requests an Initial Study/Mitigated Negative Declaration, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review to redevelop the existing PG&E service center site. The proposed project involves the replacement and demolition of four existing buildings within the existing PG&E Service Center (Fleet Maintenance, Logistics Warehouse, Logistics Shops, and Operations buildings). Additionally, the proposed project would include the construction of new non-occupied support structures, a below grade parking area, circulation improvements, expansion of paved surfaces, and expansion of lighting infrastructure.

**CEQA:** In accordance with the California Environmental Quality Act, the City has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) and Response to Comments, 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.

**8. NEW ITEMS**

**8-1 Radix Growth | DR2023-0015 | APN 051-052-094** The applicant requests Design Review approval for landscaping and façade improvements at an approved Cannabis Facility located at 3625 East 18<sup>th</sup> Street.

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**CEQA:** This project has been determined to be Categorically Exempt from the provisions of CEQA, pursuant to Section 15301 – Class 1 (Existing Facilities)

**8-2 Discuss Commissioner Appointment to the TRANSPLAN Committee**

**9. ORAL/WRITTEN COMMUNICATIONS**

**10. COMMITTEE REPORTS**

**11. NEXT MEETING:** February 7, 2024

**12. ADJOURNMENT**

**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](http://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](http://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 24, 2024

**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](mailto:publicworks@ci.antioch.ca.us)