



PLANNING COMMISSION

City Hall Council Chambers
200 H St. Antioch, CA

VIRTUAL MEETING AGENDA ANNOTATED AGENDA

WEDNESDAY, February 15, 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
Martin
Motts
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 January 4, 2023. *APPROVED***

Recommendation: Approve.

7. **PUBLIC HEARING**

7-1. **PDP-22-01 Laurel Ranch Gas Station (SW Corner of Laurel Rd. & Country Hills Drive/APN: 053-060-064)** - The applicant is requesting a Preliminary Development Plan review for a proposed gas station with an automatic carwash and convenience store. The subject site is a vacant 1.35 acre parcel. The proposal includes site improvements and landscaping. The objective of this review is to provide feedback about any potential concerns or issues prior to the submittal of entitlements. If a formal application is filed, project entitlements would include Environmental Review, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review. This is a preliminary submittal only.

Recommendation: Provide feedback to the applicant and staff. This is a preliminary review and formal action is not required.

CEQA: N/A- A formal application has not been filed. **FEEDBACK PROVIDED**

- 7-2. UP-22-18, AR-22-16 Delta Bowl Billboard 3300 Delta Fair Boulevard-** The applicant is seeking a Use Permit and Design Review approval for the construction of a new digital billboard and associated site improvements at 3300 Delta Fair Boulevard. The subject site is a 3.34-acre parcel developed with a bowling alley and parking lot. The project scope includes the construction of a new 70 ft. tall 14ft. x 48ft. (672 sq. ft.) double sided digital billboard mounted on a 3 ft. diameter support column.

Recommendation: Adopt the Resolution approving the Use Permit and Design Review for a new digital billboard at 3300 Delta Fair Boulevard.

CEQA: The project is Categorical Exempt from CEQA pursuant to Section 15332 "In-Fill Development Projects."

RESOLUTION NO. 2023-07

- 7-3. UP-22-17 Somersville Plaza Liquor Store 2651 Somersville Rd, Suite D -** The applicant is seeking Use Permit approval for the operation of a new liquor store with a Type 21-Off-Sale General license from Alcoholic Beverage Control (ABC). The subject site is a 2.02-acre parcel developed with a commercial center and parking lot. The liquor store is proposed to sell beer, wine, liquor, drinks, snacks, and similar items. The applicant is proposing to operate from 7am to 12am, 7 days a week. Four (4) employees will work at the store.

Recommendation: Adopt the Resolution approving the Use Permit to allow a liquor store at 2651 Somersville Rd, Suite D subject to the findings and Conditions of Approval.

CEQA: The project is Categorical Exempt from CEQA pursuant to Section 15332 "In-Fill Development Projects."

RESOLUTION NO. 2023-08

- 7-4. UP-22-14, AR-22-14 Delta Courtyard Apartments 810 Wilbur Ave.-** The applicant is seeking Use Permit and Design Review approval for the construction of a new 74-unit apartment complex at 810 Wilbur Avenue. The subject site is a 2.86-acre vacant parcel. The project scope includes the construction of two apartment buildings with a mix of one, two and three bedroom apartments, resulting in 74 units total with 4 very low-income units. Site improvements include the construction of a new parking lot, lighting, landscaping, outdoor open space and stormwater detention basins. The applicant has also applied for a Density Bonus to increase the base density of the project from 71.5 units to 74 units.

Recommendation: Adopt the Resolution approving the Use Permit, Design Review, and Density Bonus for 810 Wilbur (Delta Courtyard Apartments) subject to the findings and Conditions of Approval.

CEQA: The project is Categorical Exempt from CEQA pursuant to Section 15332 "In-Fill Development Projects."

RESOLUTION NO. 2023-09

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- 7-5. Appeal of Street Tree Permit at 411 W. 5th St.-** The appellant has filed an appeal of the Tree Committee’s decision approving a street tree removal permit request to remove two (2) London Plane trees at 411 W. 5th St. The appeal cites aesthetic concerns, violation of existing tree policy, and states that the removal is unnecessary and a detriment to the quality of life in the downtown neighborhood.

Recommendation: Adopt the Resolution approving removal of both street trees based on Planning Commission direction from October 5, 2022.

CEQA: The project is Categorically Exempt pursuant to Section 15340 “Minor Alterations to Land.”

RESOLUTION NO. 2023-10

8. ORAL/WRITTEN COMMUNICATIONS

8-1. March 1, 2023 Planning Commission meeting canceled.

8-2. Return to in-person Planning Commission meetings.

9. COMMITTEE REPORTS

10. NEXT MEETING: March 15, 2023

11. ADJOURNMENT (9:53 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 February 22, 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