

CITY OF
ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE
PLANNING COMMISSION
City Hall Council Chambers
200 H St. Antioch, CA

ANNOTATED AGENDA
VIRTUAL MEETING AGENDA
WEDNESDAY, March 16, 2022, 6:30 PM

COVID-19 NOTICE – PUBLIC MEETING GUIDELINES

Consistent with AB 361, the Planning Commission will be participating in meetings via phone/video conferencing. The public is invited to watch and submit comments via the methods below:

How to watch the meeting from home:

The Planning Commission Meetings will be 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.

The City of Antioch will continue to stream video and audio of these meetings at 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.

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 (6:30 pm)**

2. **ROLL CALL**

Commissioners Schneiderman, Chair
 Martin, Vice Chair
 Gutilla
 Hills
 Lutz
 Motts
 Riley

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. Minutes of the January 19, 2022 Planning Commission Meeting

Recommendation: Approve the meeting minutes.

APPROVED

7. **PUBLIC HEARING**

7-1. Strategic Housing & In-Fill Policies: The Planning Commission will review a draft General Plan Amendment, Zoning Text and Map Amendment and Design Standards policies that affect ten (10) privately owned, infill parcels. This request includes:

A. CEQA: EIR Addendum analyzing the impacts with the associated project scope.

B. General Plan Amendment. General Plan Amendment that establishes Commercial Infill Housing Policies in the Land Use Element.

C. Rezoning. Rezone the following ten (10) sites to include a “Commercial Infill Housing (CIH) Overlay District” designation:

1. 99 Cents Only/Big Lots, 2521 Somersville Rd.
2. Buchanan Crossings, 3110 Buchanan Rd.
3. Crestview Dr. & W. 10th St., APN: 074-334- 030
4. Deer Valley Plaza, 4346 Lone Tree Way
5. Delta Fair Shopping Center, 2710-3040 Delta Fair Blvd.
6. Hillcrest Summit, Shaddick Drive & Harris Dr
7. Hillcrest Terrace, 3440 Deer Valley Rd.
8. In-Shape Shopping Center, 4099 Lone Tree Way
9. Lakeview Center, 4042 Lone Tree Way
10. Somersville Towne Center, 2556 Somersville Rd

D. Zoning Text Amendments. Zoning text amendments to Sections 9-5.203 “Definitions,” 9-5.301 “Districts Established and Defined,” 9-5.3801 “Summary of Zoning Districts,” 9-5.3808 “Table of Land Use Regulations,” and 9-5.601 “Height, Area & Setback Regulations for Primary Structure.”

E. Objective Design Standards. Establish objective design standards for multi-family residential development that apply to the “Commercial Infill Housing (CIH) Overlay District”

Recommendation: Adopt the following resolutions making recommendations to the City Council:

1. **Resolution 2022-02 CEQA.** Adopt the resolution recommending the City Council adopt the addendum to the 2003 General Plan Environmental Impact Report.

RESOLUTION NO. 2022-02

2. **Resolution 2022-03 General Plan Amendment.** Adopt the resolution recommending the City Council adopt the General Plan Amendment (GP-22-01) establishing Commercial In-Fill Housing Policies in the Land Use Element.

RESOLUTION NO. 2022-03

3. **Resolution 2022-04 Zoning Map Amendments.** Adopt the resolution recommending the City Council rezone ten (10) sites to include a “Commercial Infill Housing (CIH) Overlay District” designation.

RESOLUTION NO. 2022-04

4. **Resolution 2022-05 Zoning Text Amendments** Adopt the resolution recommending the City Council adopt an ordinance for a zoning text amendment Sections 9-5.203 “Definitions,” 9-5.301 “Districts Established and Defined,” 9-5.3801 “Summary of Zoning Districts,” 9-5.3808 “Table of Land Use Regulations,” and 9-5.601 “Height, Area & Setback Regulations for Primary Structure” and a zoning map amendment (Z-22-01).

RESOLUTION NO. 2022-05

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5. **Resolution 2022-06 Objective Design Standards.** Adopt the resolution recommending that City Council approve a resolution adopting the project's Objective Design Standards.

RESOLUTION NO. 2022-06

CEQA: An EIR Addendum was prepared analyzing impacts associated with the project scope.

8. ORAL/WRITTEN COMMUNICATIONS

- 8-1. Chair & Vice Chair Reorganization for 2022-** The Planning Commission will select a chair and vice-chair to serve facilitate Planning Commission meetings in 2022. The Chair and Vice Chair roles are rotated on an annual basis in January or February.

Recommendation: Make nominations and vote for members to serve as Chair and Vice Chair.

APPOINTED CHAIR: GUTILLA
APPOINTED VICE CHAIR: RILEY

9. COMMITTEE REPORTS

10. ADJOURNMENT (8:57 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 MARCH 23, 2022.

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