



PLANNING COMMISSION
City Hall Council Chambers
200 H St. Antioch, CA

ANNOTATED AGENDA
VIRTUAL MEETING AGENDA
WEDNESDAY, April 6, 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**

2. **ROLL CALL**

Commissioners Gutilla, Chair
Martin, Vice Chair
Hills (**absent**)
Lutz
Motts
Riley
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. **None.**

7. **PUBLIC HEARING**

7-1. **GP-21-01, PD-21-01, UP-21-02, AR-21-03 – United Pacific Gas Station** – The applicant is requesting approval of a Mitigated Negative Declaration, General Plan Amendment, Rezone to Planned Development, Final Development Plan, Use Permit and Design Review for the development of a Gas Station, Car Wash and Convenience Store at 5200 Lone Tree Way. The subject site is approximately 2 acres and is located at the southwest corner of Lone Tree Way and Vista Grande Drive. There are existing, unoccupied buildings onsite which are proposed to be demolished and a new 3,500 sq. ft. convenience store, 1,125 sq. ft. carwash and eight (8) gas pumps (16 fuel stations total) are proposed. Site improvements, fencing and landscaping are also proposed.

Recommendation: Staff recommends that the Planning Commission adopt the following Resolutions recommending the City Council approve the following:

- Mitigated Negative Declaration
- General Plan Amendment
- Rezone to Planned Development,
- Final Development Plan including a Use Permit and Design Review request

CEQA: A Mitigated Negative Declaration (MND) was prepared and evaluated the project scope.

UNANIMOUSLY TABLED TO FUTURE MEETING

8. REGULAR BUSINESS

8-1. AR-22-01, Laurel Ranch Design Review – The applicant is requesting Design Review approval for the proposed residential architecture, parks, and landscaping for the Laurel Ranch Subdivision project (APN 053-060-051). This request includes:

Residential Architecture: There are two different residential dwellings offered:

- Single Family Dwelling: Spanish, Traditional Farmhouse, Contemporary Farmhouse architectural styles
- Cluster: Americana, Country European, West Coast Classic architectural styles

Parks: Park design of two parks and open space parcel (lot 48)

Landscaping: Front yard landscaping for the various elevations

Recommendation: Staff recommends that the Planning Commission adopt the Resolution approving Design Review for the Laurel Ranch Subdivision for residential architecture, parks, and landscaping.

CEQA: An addendum to the East Lone Tree Specific Plan Environmental Impact Report (EIR) was prepared and analyzed impacts associated with the project scope.

RESOLUTION NO. 2022-07

9. ORAL/WRITTEN COMMUNICATIONS

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|--|---|
| 9-1. Tree Policy Memo | <i>PC TO CONTINUE DISCUSSION</i> |
| 9-2. Planning Commissioner Handbook | <i>NO ACTION TAKEN</i> |
| 9-3. In-Person Meetings | <i>CONTINUE VIRTUAL MEETINGS & REVISIT IN 6 MONTHS</i> |
| 9-4. April 20, 2022 Planning Commission meeting cancelled | <i>NO ACTION TAKEN</i> |

10. COMMITTEE REPORTS

11. ADJOURNMENT (7:52 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 April 13, 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