



ANNOTATED

AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

WEDNESDAY, APRIL 7, 2021

6:30 P.M.

PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 THIS MEETING WILL BE HELD AS A TELECONFERENCE MEETING.

Observers may view the meeting livestreamed via the Planning Division's website at: <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings-sp/>

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, APRIL 14, 2021**.

ROLL CALL

6:30 P.M.

(ALL PRESENT)

Commissioners

Schneiderman, Chair
Martin, Vice Chair
Barrow
Motts
Parsons
Soliz

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

NEW PUBLIC HEARING

1. Regional Housing Needs Allocation (RHNA) Update

Every seven years, the Regional Housing Needs Allocation (RHNA) process is initiated by the State of California, Department of Housing and Community Development (HCD). The purpose of the process is to ensure that each city and county agency in the State of California accommodates their fair share of new housing units to achieve the State's broader housing production goals.

RECOMMENDED ACTION(S): none.

2. **UP-20-03, AR-20-05 – Mt. Diablo Maintenance Facility**– Mt. Diablo Resource and Recovery requests approval of an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program, a Use Permit and Design Review for a truck maintenance facility at 2600 Wilbur Avenue. The proposed project would be developed in three phases on a 10.28-acre site that is currently developed with a 9,730 square foot metal warehouse building and approximately 10,000 square feet of paved surface parking (**APN: 051-032-009**).

RECOMMENDED ACTION(S):

It is recommended that the Planning Commission take the following actions:

- 1) Adopt the resolution approving the Mt. Diablo Resource Recovery Maintenance Facility Initial Study/Mitigated Negative Declaration (IS/MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP);
- 2) Adopt the resolution approving a Use Permit, and Design Review (UP-20-03, AR-20-05) for a truck maintenance facility, subject to conditions of approval.

RESOLUTION NO. 2021-07

RESOLUTION NO. 2021-08

3. **UP-21-01– Vista Diablo Mobile Estates**– Vista Diablo Mobile Estates, LP, requests Use Permit approval for the addition of six (6) new mobile home sites within the limits of a 150-site existing mobile home park located at 2901 Somersville Road Three (3) of the six (6) proposed sites are “in-fills” located within the existing park, and three (3) proposed sites would occur on the vacant eastern parcel under the same ownership. The sites would be developed in two phases. This project was previously approved. This project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (**APN: 076-010-029**).

RECOMMENDED ACTION(S):

It is recommended that the Planning Commission take the following actions:

- 1) Adopt the resolution approving a Use Permit for expansion of a mobile home park subject to the conditions of approval (UP-21-01).

RESOLUTION NO. 2021-09

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (8:18 P.M)

Notice of Availability of Reports

Copies of the documents relating to this proposal are available for review at <https://www.antiochca.gov/fc/community-development/planning/Current-Projects.pdf>
The staff report and agenda packet will be posted on Friday April 2nd, at <https://www.antiochca.gov/government/agendas-and-minutes/planning-commission/>

Notice of Opportunity to Address the Planning Commission

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

- Prior to 3:00 the day of the meeting: Written comments may be submitted electronically to the Secretary to the Planning Commission at the following email address: 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 3:00 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: <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/>.

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.

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.