



## PLANNING COMMISSION

City Hall Council Chambers  
200 H St. Antioch, CA

### ANNOTATED AGENDA

### VIRTUAL MEETING AGENDA

WEDNESDAY, June 15, 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](http://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 attend the meeting from home:

Please register in advance at the link below:

[https://us06web.zoom.us/webinar/register/WN\\_Le8djGJCT2u525AKSo4n7w](https://us06web.zoom.us/webinar/register/WN_Le8djGJCT2u525AKSo4n7w)

*After registering, you will receive a confirmation email containing information about joining the webinar.*

#### 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](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)

*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.*

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1. **CALL TO ORDER**

2. **ROLL CALL (6:30 pm)**

**Commissioners** Gutilla, Chair  
Riley, Vice Chair  
Hills (**absent**)  
Lutz  
Martin  
Motts (**absent**)  
Schneiderman (**absent**)

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 May 4, 2022**

**Recommendation:** Approve.

**APPROVED**

7. **PUBLIC HEARING**

**7-1. Proposed Code Amendments for Off-Street Motor Vehicle & Recreational Vehicle Parking-** The Planning Commission will review draft amendments to Title 9, Chapter 5 (Zoning Ordinance) of the Antioch Municipal Code regarding the off-street parking of motor vehicles, including recreational vehicles, on residentially zoned parcels. The proposed ordinance would permit the parking of motor vehicles, including recreational vehicles, on residential parcels without a City-issued permit. Standards are proposed that regulate location/setbacks, maintenance, paved parking surfaces, and other site and operational requirements.

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**Recommendation:** Adopt the Resolution recommending City Council amend Section 9-5.203 “DEFINITIONS” and Section 9-5.3830 “RECREATIONAL VEHICLES” of the Antioch Municipal Code.

**CEQA:** The proposed Zoning Code amendments are exempt from CEQA pursuant to Section 15061 (b) (3).

**RESOLUTION NO. 2022-18**

- 7-2. UP-22-10 Executive Inn Transitional Housing Use Permit, 515 E. 18<sup>th</sup> Street-** The applicant is seeking Use Permit approval for Transitional Housing in the existing motel building located at 515 E. 18<sup>th</sup> Street (APNs 065-143-018, 19). The subject site is .72 acres with an existing 24,829 sq. ft. building built in 1964. The property was recently rezoned to Transitional Housing Overlay as part of Ord No. 2208-C-S which allows for transitional housing subject to approval of a use permit.

**Recommendation:** Adopt the Resolution approving UP-22-10 allowing Transitional Housing at 515 E. 18<sup>th</sup> St.

**CEQA:** The project is Categorically exempt from CEQA pursuant to Section 15303 “New Construction or Conversion of Small Structures.”

**RESOLUTION NO. 2022-19**

**8. ORAL/WRITTEN COMMUNICATIONS**

- 8-1. Planning Commission Meeting Canceled: July 6, 2022**

**9. COMMITTEE REPORTS**

- 10. NEXT MEETING: July 20, 2022**

- 11. ADJOURNMENT (8:51 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](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 June 22, 2022.

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## 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)