



PLANNING COMMISSION

City Hall Council Chambers
200 H St. Antioch, CA

ANNOTATED AGENDA VIRTUAL MEETING AGENDA

WEDNESDAY, July 20, 2022, 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 (*arrived 6:52 PM*)
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 May 18, 2022

Recommendation: Approve.

APPROVED

6-2. Planning Commission Meeting Minutes June 1, 2022

Recommendation: Approve.

APPROVED

7. **PUBLIC HEARING**

7-1. UP-21-08, AR-21-05 Use Permit and Design Review for Dutch Bros Coffee at Hillcrest Avenue & Wildflower Drive - The applicant is seeking use permit and design review approval for a new 1,400 sq. ft. drive-through coffee business on Hillcrest Ave. at Wildflower Drive. The subject site is a vacant .95 acre parcel and located between an existing grocery store and gas station. The business is proposed to be open Sunday-Thursday 4:30am-10pm and Friday-Saturday 4:30am-11pm. The building design includes horizontal

composite siding at the tower element, stucco, brick base and steel awnings.

Recommendation: Adopt the Resolution approving UP-21-08, AR-21-05 Use Permit and Design Review for Dutch Bros Coffee.

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

RESOLUTION NO. 2022-20

7-2. UP-22-12, AR-22-08 Use Permit and Design Review for Deer Valley- The applicant is seeking Use Permit and Design Review approval for 121 new single-family homes at 6100 Deer Valley Rd. A Tentative Map, Final Development Plan, Use Permit and Design Review were approved for the project on 8/21/21. The subject sites are approximately 37.56 acres and are vacant. The applicant is proposing to change the architectural design from the original approvals. New styles include Coastal, Spanish, and Farmhouse design. A Use Permit is required to allow a reduction of lot area and building footprint.

Recommendation: Adopt the Resolution approving UP-22-12, AR-22-08 Use Permit and Design Review for Deer Valley.

CEQA: An Environmental Impact Report (EIR) was adopted on August 21, 2021.

RESOLUTION NO. 2022-21

8. ORAL/WRITTEN COMMUNICATIONS

8-1. Planning Commissioner Training October 21, 2022

9. COMMITTEE REPORTS

10. NEXT MEETING: August 3, 2022

11. ADJOURNMENT (7:30 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 July 27, 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