



PLANNING COMMISSION

City Hall Council Chambers
200 H St. Antioch, CA 94509

IN PERSON

MEETING AGENDA

ANNOTATED AGENDA

WEDNESDAY, August 16, 2023, 6:30 PM

How to submit Public Comment:

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

Public Comment

- **Prior to 3:00pm the day of the meeting:** Written comments may be sent to Community Development Department, City Hall, 200 "H" Street (P. O. Box 5007) or 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 and entered into the public record. Please indicate the agenda item and title in your email subject line.

- **In person:** Fill out a Speaker Request Form, available near the entrance doors, and place it in the Speaker Card Tray before the item begins. Each speaker is limited to not more than 3 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments".

1. CALL TO ORDER

2. ROLL CALL

Commissioners Gutilla, Chair
Riley, Vice Chair
Hills (**absent**)
Lutz (**absent**)
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 July 19, 2023. APPROVED

Recommendation: Approve.

7. NEW PUBLIC HEARING

7-1. E. 18th Street East Warehouse (GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03) The applicant, DECA Company, is requesting the following entitlements for the property located at North of the intersection of East 18th Street and Philips Lane/ APN 051-052-056:

1. *The E. 18th Street East Warehouse Project Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP).* Pursuant to the California Environmental Quality Act (CEQA), an IS/MND and MMRP were prepared to evaluate the potential impacts to the environment associated with implementation of the proposed project.
2. *General Plan Amendment.* The proposed project would require approval of an amendment to the General Plan land use map to change the land use designation of the southern portion of the site from Regional Commercial to Business Park.
3. *Specific Plan Amendment.* The proposed project would require approval of an amendment to the East Eighteenth Street Specific Plan to change the land use designation of the southern portion of the site from Regional Commercial/Mixed

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- Use (CR/M) to Office/Light Industrial (O/LI) and to remove the planned loop road connecting Drive In Way and Vineyard Drive .
 4. *Planned Development Rezone.* The East Eighteenth Street Specific Plan requires all future development within the planning area to receive approval of a Planned Development (PD) application. The proposed project would include a Rezone of the project site from Heavy Industrial District (M-2) and Regional Commercial District (C-3) to PD.
 5. *Final Development Plan.* The Zoning Ordinance requires that a Final Development Plan be approved for all proposed PD districts.
 6. *Use Permit.* The Zoning Ordinance requires that a Use Permit be approved prior to the construction of any phase of an approved PD district.
 7. *Design Review.* The proposed project requires Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the project and to ensure consistency with the City of Antioch General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines.

Recommendation:

Staff recommends that the Planning Commission:

1. Adopt the resolution recommending City Council approval of the 18th Street East Warehouse Project IS/MND and MMRP;
2. Adopt the resolution recommending City Council approval of a General Plan Amendment to amend the City of Antioch General Plan Land Use Map;
3. Adopt the resolution recommending City Council approval of a Specific Plan Amendment to amend the East Eighteenth Street Specific Plan;
4. Adopt the resolution recommending City Council approval of an ordinance rezoning the project site to PD; and
5. Adopt the resolution recommending City Council approval of a Final Development Plan, Use Permit, and Design Review.

CEQA: The City has prepared an IS/MND for the project.

RESOLUTION NOS. 2023-21, 22, 23, 24, 25

7-2.

E. 18th Street West Warehouse (PD-22-02 UP-22-04 and AR-22-04) The applicant, DECA Company, is requesting the following entitlements for project located at 2901 East 18th Street and 1699 Vineyard Drive/ APNs 051-052-072 and 051-072-086:

1. *The E. 18th Street West Warehouse Project Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP).* Pursuant to the California Environmental Quality Act (CEQA), an

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- IS/MND and MMRP were prepared to evaluate the potential impacts to the environment associated with implementation of the proposed project.
2. *Planned Development Rezone.* The East Eighteenth Street Specific Plan requires all future development within the planning area to receive approval of a Planned Development (PD) application.
 3. *Final Development Plan.* The Zoning Ordinance requires that a Final Development Plan be approved for all proposed PD districts.
 4. *Use Permit.* The Zoning Ordinance requires that a Use Permit be approved prior to the construction of any phase of an approved PD district.
 5. *Design Review.* The proposed project requires Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the project and to ensure consistency with the City of Antioch General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines.
 6. *Lot Merger.* Lot merger to merge the existing two lots into one property.

Recommendation:

Staff recommends that the Planning Commission:

1. Adopt the resolution recommending City Council approval of the 18th Street West Warehouse Project Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP);
2. Adopt the resolution recommending City Council approval of an ordinance rezoning the project site to PD; and
3. Adopt the resolution recommending City Council approval of a Final Development Plan, Use Permit, Lot Merger, and Design Review.

CEQA: The City has prepared an IS/MND for the project.

RESOLUTION NOS. 2023-26, 27, 28

8. ORAL/WRITTEN COMMUNICATIONS

8-1. September 6, 2023 meeting is cancelled.

9. COMMITTEE REPORTS

10. NEXT MEETING: September 20, 2023

11. ADJOURNMENT (8:01 PM)

NOTICE

As a general policy, the Commission will not begin discussion or consideration of an agenda item after 9:30 pm.

Copies of the documents relating to development proposals are available for review at <http://www.antiochca.gov/planningprojects>. 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 and is available at the Community Development Department located on the 2nd floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday (closed for lunch between 12 p.m. and 1 p.m.) for inspection and copying (for a fee).

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 26, 2023.

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