

CITY OF
ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE
PLANNING COMMISSION
City Hall Council Chambers
200 H St. Antioch, CA

ANNOTATED AGENDA
VIRTUAL MEETING AGENDA
WEDNESDAY, October 5, 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
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 August 17, 2022

Recommendation: Approve.

APPROVED

6-2. **Contd. from September 7, 2022 Appeal of Tree Committee Approval Granting a Street Tree Removal Permit at 411 W. 5th St.-** The appellant has filed an appeal of the Tree Committee's decision approving a street tree removal permit request to remove two (2) London Plane trees at 411 W. 5th St. The appeal cites aesthetic concerns, violation of existing tree policy, and the removal is unnecessary and a detriment to the quality of life in the downtown neighborhood.

Recommendation: Adopt the Resolution upholding the Tree Committee’s approval to remove two street trees at 411 W. 5th St.

CEQA: The project is Categorically Exempt pursuant to Section 15340 “Minor Alterations to Land.”

CONTINUED TO OCTOBER 19, 2022

7. PUBLIC HEARING

- 7-1. PD-22-03, UP-22-08, AR-22-07: Travis Credit Union at 3500 Hillcrest-** The applicant is seeking Planned Development Rezone, Final Development Plan, Use Permit and Design Review approval for the construction of a new Travis Credit Union and associated site improvements at 3500 Hillcrest Avenue. The subject site is a 1.48-acre vacant parcel. The project scope includes the construction of new 3,525 square foot bank building with a drive-up ATM. Site improvements include the construction of a new parking lot, site lighting, landscaping and stormwater detention basins. The site will have twenty-seven (27) off-street parking spaces. Operating hours are proposed to be 10 am-5:30 pm, Monday - Friday, 10 am – 2 pm on Saturday and closed on Sundays. There will be a total of 11 full-time employees on a typical shift.

Recommendation: Adopt the Resolution recommending City Council approve the entitlements request for Travis Credit Union subject to the findings and Conditions of Approval.

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

RESOLUTION Nos. 2022-25 & 2022-26

- 7-2. Z-22-05: Buchanan Crossings Parcel 7 Rezone, Buchanan Road-** The City of Antioch is proposing to rezone Parcel 7 of the Buchanan Crossings project to include the Commercial Infill Housing (CIH) Overlay Zoning District. The CIH Overlay District will allow residential development on the subject site. The adjacent parcel was rezoned to include the CIH Overlay District on April 26, 2022 (Ord. No. 2210-C-S).

Recommendation: Adopt the Resolution recommending City Council approve the rezone request for Buchanan Crossings Parcel 7.

CEQA: The project is Exempt from CEQA pursuant to Section 15061(b)(3), the “Common Sense” Exemption.

RESOLUTION NO. 2022-27

- 7-3. Z-22-06: Lakeview Center Parcel 5 Rezone, Lone Tree Way and Golf Course Road -** The City of Antioch is proposing to rezone Parcel 5 of the Lakeview Center project to include the Commercial Infill Housing (CIH) Overlay District to the subject site. The CIH Overlay District allows residential development to occur on the parcel. Three vacant parcels in the development were rezoned to include the CIH Overlay District on April 26, 2022 (Ord. No. 2210-C-S).

Recommendation: Adopt the Resolution recommending City Council approve the rezone request for Lakeview Center Parcel 5.

CEQA: The project is Exempt from CEQA pursuant to Section 15061(b)(3), the “Common Sense” Exemption.

RESOLUTION NO. 2022-28

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8. **ORAL/WRITTEN COMMUNICATIONS**
 9. **COMMITTEE REPORTS**
 10. **NEXT MEETING: October 19, 2022**
 11. **ADJOURNMENT (8:01 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 October 12, 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