



PLANNING COMMISSION

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

IN PERSON

MEETING AGENDA

ANNOTATED AGENDA

WEDNESDAY, OCTOBER 18, 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 (**arrived 6:38 pm**)
Hills (**arrived 7:00 pm**)
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 16, 2023.

Recommendation: Approve.

APPROVED

7. NEW PUBLIC HEARING

7-1. Innovative Housing (IH) Overlay District and Accessory Dwelling Units (LA2023-0003) The City of Antioch is requesting Zoning Text Amendments to Antioch Municipal Code (Title 9 Chapter 5) Article 2: Definitions; Article 3: Establishment of Districts; Article 6: Height and Area Regulations; Article 7: Multi-Family Residential Objective Design Standards; Article 17: Parking Requirements; and Article 38: Land Use Regulations to adopt State ADU law and establish the Innovative Housing (IH) Overlay District, which would allow the development of multiple ADUs as "cottage communities" on certain sites currently developed with faith assembly uses. The City of Antioch is also requesting the adoption of a Zoning Map Amendment to add the IH Overlay District to specific parcels.

Recommendation:

Staff recommends that the Planning Commission review and adopt the following Resolutions:

1. Adopt a resolution recommending the City Council adopt text amendments to Title 9 Chapter 5 of the Antioch Municipal Code to implement State legislation regarding Accessory Dwelling Units and to permit multiple Accessory Dwelling Units in the Innovative Housing (IH) Overlay District (LA2023-0003).

RESOLUTION NO. 2023-29

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2. Adopt a resolution recommending the City Council rezone 33 parcels to include an “Innovative Housing (IH) Overlay District.”

RESOLUTION NO. 2023-30

CEQA: Section 15061(b)(3), the “Common Sense” Exemption and Section 15282(h), the statutory exemption for updates to ADU Ordinances

- 7-2. **Zoning Text Amendments (LA2023-0004)** The City of Antioch is requesting Zoning Text Amendments to Antioch Municipal Code (Title 9 Chapter 5) Article 2: Definitions; Article 6: Height and Area Regulations; Article 16: Fences, Walls, Hedges and Screen Plantings; Article 17: Parking Requirements; and Article 38: Land Use Regulations to implement Housing Element programs, codify State and federal laws, and provide minor corrections and clarifications.

Recommendation:

Staff recommends that the Planning Commission Staff recommends that the Planning Commission adopt a resolution recommending the City Council adopt text amendments to Title 9 Chapter 5 of the Municipal Code to implement Housing Element programs, codify legislation, and clarify existing regulations (LA2023-0004).

CEQA: Section 15061(b)(3), the “Common Sense” Exemption

RESOLUTION NO. 2023-31

8. NEW ITEM

- 8-1. **Walmart Online Pickup Expansion (AR-22-12)** The applicant, Teresa Jones, requests approval of a Design Review application to allow a 7,250 square foot expansion of Walmart at 4893 Lone Tree Way (056-011-030). The Design Review includes a review of the project’s architecture, site design and landscaping.

Recommendation: It is recommended that the Planning Commission adopt a resolution approving the Design Review application subject to attached conditions of approval (AR-22-12).

CEQA: This project is Categorical Exempt from the provisions of CEQA, pursuant to Section 15301 – Existing Facilities.

RESOLUTION NO. 2023-32

9. ORAL/WRITTEN COMMUNICATIONS

10. COMMITTEE REPORTS

11. NEXT MEETING: November 1, 2023

12. ADJOURNMENT (8:22 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 OCTOBER 25, 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