

AGENDA

**JOINT SPECIAL MEETING OF THE
CITY OF ANTIOCH PLANNING COMMISSION AND
THE CITY OF ANTIOCH ECONOMIC DEVELOPMENT COMMISSION**

**ANTIOCH COUNCIL CHAMBERS
THIRD & "H" STREETS**

WEDNESDAY, NOVEMBER 19, 2014

6:30 P.M.

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **TUESDAY, DECEMBER 2, 2014**.

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 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". Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

ROLL CALL

6:30 P.M.

Planning Commissioners

Hinojosa, Chair
Motts, Vice Chair
Miller
Westerman
Pinto

Economic Development Commissioners

Adebayo
Archuleta
Parsons
Thorpe
Wright

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

NEW ITEMS

1. **Selection of Presiding Officer**
2. **GP-14-02, Z-14-01, SP-14-01** – The City of Antioch is conducting a study session on the opportunities and constraints for developing a Downtown Specific Plan and updating the General Plan Land Use Element and Zoning Ordinance.

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT

Notice of Availability of Reports

This agenda is a summary of the discussion items and actions proposed to be taken by the Joint Commission. For almost every agenda item, materials have been prepared by the City staff for the Joint Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 3rd and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Thursday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

Notice of Opportunity to Address the Planning Commission

The public has the opportunity to address the Joint Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the "Public Comment" section on the agenda.

Accessibility

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

**STAFF REPORT TO THE PLANNING AND ECONOMIC DEVELOPMENT
COMMISSIONS FOR CONSIDERATION AT THE MEETING OF NOVEMBER 19, 2014**

Prepared by: Mindy Gentry, Senior Planner *MG*

Date: November 13, 2014

Subject: Selection of Presiding Officer

RECOMMENDATION

Staff recommends that if the Planning Commission Chair is not available to chair this meeting, that the Chair of the Economic Development Commission chair the meeting.

STAFF REPORT TO THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSIONS FOR CONSIDERATION AT THE MEETING OF NOVEMBER 19, 2014

Prepared by: Mindy Gentry, Senior Planner *MS*
Date: November 13, 2014
Subject: **GP-14-02, Z-14-01, SP-14-01 – Study Session on the Downtown Specific Plan and General Plan Land Use Element and Zoning Ordinance Update**

RECOMMENDATION

It is recommended that the Planning and Economic Development Commissions conduct a study session on the opportunities and constraints for developing a Downtown Specific Plan and updating the General Plan Land Use Element and Zoning Ordinance.

BACKGROUND

On July 11, 2014, the City was awarded a grant from the Strategic Growth Council under the Sustainable Communities Planning Grant and Incentives Program. The grant was in the amount of \$426,857 for the development of a Specific Plan for the downtown (Rivertown) area.

Following the award of the grant, the City Council approved an additional \$241,406 for an update to the General Plan Land Use Element and the Zoning Ordinance. The General Plan Land Use Element and Zoning Ordinance updates are in response to the changes in the market due to the recession, as well as the increase in the pace of development. The updates would also take into consideration the reduction in staffing levels while also becoming more business friendly. With the understanding that the residents of the City are ultimately the primary concern, this process is aiming to achieve the following three goals:

- Support of clean and safe housing and neighborhoods.
- Encourage and expedite permits for businesses that provide residents with goods and services, entertainment, and employment opportunities.
- Preservation of the ability for residents to provide input on proposals that have the potential to impact residents and the community.

The City has hired Loewke Planning Associates as the firm to undertake the Specific Plan and the General Plan Land Use Element and Zoning Ordinance updates.

ENVIRONMENTAL

The study session is considered to be information collection and is a non-entitlement action; therefore, does not require environmental review. The Specific Plan and the General Plan Land Use and Zoning Ordinance updates would require compliance with the California Environmental Quality Act.

ANALYSIS

Loewke Planning Associates thus far has reviewed the existing conditions which revealed a number of important opportunities and constraints affecting the City's ability to advance the community's goals. The review of existing conditions has consisted of examining current City documents, conducting interviews with community stakeholders to solicit for feedback, examining the infrastructure capacity, and conducting an analysis of the real estate market to name a few.

Loewke Planning Associates will be presenting their findings as they pertain to the opportunities and constraints within the City of Antioch. Staff is looking for feedback from the Planning Commission and the Economic Development Commission, as well as the public, on the initial planning work that the City has undertaken thus far. The feedback will help to develop the City's goals and to shape the future policies that will guide land and economic development.