



ANNOTATED

AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

WEDNESDAY, DECEMBER 1, 2021

6:30 P.M.

PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 THIS MEETING WILL BE HELD AS A TELECONFERENCE MEETING.

Observers may view the meeting livestreamed via the Planning Division's website at: antiochca.gov/pcmeetings

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 **WEDNESDAY DECEMBER 8, 2021**.

ROLL CALL

6:30 P.M.

(CALL TO ORDER 6:30 PM)

Commissioners

Schneiderman, Chair

Martin, Vice Chair

Barrow

Gutilla

Motts

Parsons

Riley

(absent)

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

NEW PUBLIC HEARING

- 1. Wild Horse Multifamily Project (PD-20-01, GP-20-03, AR-21-17)** – The applicant, CCP-Contra Costa Investor, LLC, is seeking approval of an EIR Certification, General Plan Amendment, Rezone to Planned Development District, Vesting Tentative Map, Final Development Plan, and Design Review for the development of a 126 multifamily unit residential community and associated improvements on an approximately 11.72 acre project site, known as the Wild Horse Multifamily Project (PD-20-01, GP-20-03, AR-21-17). The project site is located at the terminus of Wild Horse Road, between Le Conte Circle and State Route (SR) 4 and is identified as Assessor Parcel Number

(APN) 041-022-003.

RECOMMENDED ACTION(S):

- 1) Adopt the resolution recommending certification of the Wild Horse Multifamily Project Environmental Impact Report (EIR).

RESOLUTION NO. 2021-26
(ADOPTED 6/1 – Parsons absent)

- 2) Adopt the resolution recommending approval of the Wild Horse Multifamily Project General Plan Amendment (GP-20-03) changing the land use designation from Low Density Residential to High Density Residential.

RESOLUTION NO. 2021-27
(ADOPTED 6/1 – Parsons absent)

- 3) Adopt the resolution recommending approval of an ordinance for a zoning map amendment from Planned Development District (PD) to Planned Development District (PD-20-01).

RESOLUTION NO. 2021-28
(ADOPTED 6/1 – Parsons absent)

- 4) Adopt the resolution recommending approval of a Vesting Tentative Map, Final Development Plan, and Design Review, subject to conditions of approval (PD-20-01, AR-21-17).

RESOLUTION NO. 2021-29
(ADOPTED 6/1 – Parsons absent)

add a condition of approval: developer shall use non-invasive drought tolerant plants.

2. **Transitional Housing Zoning Overlay District Update** -- The City of Antioch proposes to amend Title 9, Chapter 5 of the Antioch Municipal Code to establish a Transitional Housing (TH) Zoning Overlay District and to apply the proposed TH Zoning Overlay District to the property at 515 E. 18th Street (APN 065-143-018).

RECOMMENDED ACTION(S):

- 1) Approve the resolution recommending:
 - a. that the City Council adopt the ordinance amending Title 9: Chapter 5 of the Antioch Municipal Code (Zoning Ordinance) to create a Transitional Housing Overlay District; and
 - b. that the City Council adopt the ordinance amending the zoning of the parcel at 515 E. 18th Street (APN 065-143-018) to be located within the Transitional Housing Zoning Overlay District; and

- c. that the City Council approve a Use Permit for Transitional Housing at 515 E. 18th Street.

RESOLUTION NO. 2021-30

1a and 1b) approved the resolution 6/1 Parsons absent - with an amendment to staff report page A7 – (Attachment A Exhibit 1) Transitional Housing - the last column (TH) to indicate “U” for Use Permit

1c) motion that Planning staff add additional details and come back to the Planning Commission for the use permit for Transitional Housing at 515 E. 18th Street.

NEW ITEMS

- 3. Discussion on Virtual vs. In-Person Planning Commission Meetings – A discussion on continuing virtual meetings or implementing in-person meetings beginning 2022.**

***Discussion on Virtual vs. In-Person Planning Commission Meetings.
Direction to staff to continue with virtual only meetings
and revisit the item after March 2022***

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT

(8:50 PM)

Notice of Availability of Reports

Copies of the documents relating to this proposal are available for review at 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 antiochca.gov/pcagendas

Notice of Opportunity to Address the Planning Commission

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

- **Prior to 3:00 the day of the meeting:** Written comments may be submitted electronically to the Secretary to the Planning Commission at the following email address: 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 3:00 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:
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.

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.