

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

**Regular Meeting
6:30 p.m.**

**January 17, 2024
City Council Chambers**

1. CALL TO ORDER

Vice Chairperson Riley called the meeting to order at 6:30 P.M. on Wednesday, January 17, 2024, in Council Chambers.

2. ROLL CALL

Present: Commissioners Jones, Lutz, Hills, Vice Chairperson Riley
Absent: Commissioner Martin and Chairperson Gutilla

Staff: Acting City Attorney, Martin de los Angeles
Acting Director of Community Development, Kevin Scudero
Acting Planning Manager, Zoe Merideth
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Vice Chairperson Riley led the Pledge of Allegiance.

4. EX-PARTE COMMUNICATIONS - None

5. PUBLIC COMMENT – None

6. CONSENT CALENDAR

6-1. Planning Commission Meeting Minutes December 6, 2023

Vice Chairperson Riley announced that staff recommended this item be continued since the minutes had not been posted online.

On motion by Commissioner Hills, seconded by Commissioner Lutz the Planning Commission members present unanimously continued Consent Calendar Item 6-1 Planning Commission Meeting Minutes December 6, 2023. The motion carried the following vote:

***AYES: Jones, Hills, Lutz, Riley
NOES: None
ABSTAIN: None
ABSENT: Martin, Gutilla***

7. PUBLIC HEARING

- 7-1. Chevron Hydrogen Fuel Dispensing Facility | DR2023-0006, UP2023-0006, VAR2023-0008 | APN 068-132-038, 046, 052, and 053:** - The applicant requests a Use Permit, Variance and Design Review approval for a hydrogen fuel dispensing facility at an existing gas station. The project consists of hydrogen storage, associated equipment, two hydrogen dispensers located under a canopy, new landscaping, and stormwater control facilities. A variance is requested to reduce the minimum setback requirements of the canopy from 20 feet to 10 feet.

Acting Planning Manager Merideth presented the staff report dated January 17, 2024, recommending the Planning Commission adopt a resolution approving the Use Permit, Variance, and Design Review application subject to the attached conditions of approval (DR20230006, UP-2023-0003, VAR2023-0008).

Eric Snelling, Senior Principal Planner / Stantec Consulting Services, gave a PowerPoint presentation of the hydrogen program, project overview, safety systems and operational components. He stated that Chevron was excited to bring hydrogen fueling to Antioch.

Vice Chairperson Riley opened the public comment period.

Laura Kindsvater, Antioch resident, encouraged the Planning Commission to consider choosing plant species native to Antioch noting that they would provide habitat and food for native pollinators.

Alexander Broom suggested additional bollards and a larger setback before the concrete masonry units for protection of vehicular traffic. He supported more native plants and suggested the circulation plan be revised to improve access to the project.

Vice Chairperson Riley closed the public comment period.

Commissioner Lutz stated this was an exciting project.

In response to Commissioner Lutz, Mr. Snelling clarified that some early stations were demonstration projects that were taken offline. He explained that the hydrogen fueling network was guided by the state air resources board program and they looked at existing assets that could accommodate the use and provide adequate supply. He commented that there was a landscaping maintenance agreement between the owner and Chevron. He agreed to work with staff to revisit the plant pallet and explained that the plants chosen were based off the City's water efficient landscape ordinance.

Acting Director of Community Development Scudero added the applicant could offer to work with staff to revise the landscape plan; however, the City had a water efficient landscape ordinance and landscape design guidelines that needed to be followed.

Commissioner Lutz questioned if the Planning Commission could revisit landscape guidelines at a future date.

Acting Director of Community Development Scudero explained that the guidelines were policy set by Council. He stated if Council directed staff to update those policies, then they would reach out to landscaping consultants to begin the process; however, given current staffing levels and workload, revising design guidelines was not a priority. Additionally, he noted City landscaping that would also need to be part of a broader policy discussion. He stated if the developer was willing to meet with staff, they would be happy to have a conversation to see what could be accomplished within the current requirements and guidelines.

In response to Commissioner Jones, Mr. Snelling explained that there was a grade change and soil embankment between the street level and service station that would offer protection from vehicular traffic. Additionally, he noted there was a retaining wall along Sunset Drive. He further noted the concrete block wall was reinforced with rebar and the bollards were along the western side for protection of the equipment. He clarified that landscaping included the other edge of the site. He stated there were no other hydrogen stations in Antioch and noted the idea was to bring in hydrogen based on demand.

In response to Vice Chairperson Riley, Mr. Snelling clarified that there would be shrubbery planted to screen the wall of the equipment storage area.

A motion was made by Commissioner Lutz and seconded by Commissioner Hills to approve the resolution. Following discussion, Commissioner Lutz amended the motion to include an additional condition.

On motion by Commissioner Lutz, seconded by Commissioner Hills the Planning Commission members present unanimously adopted a resolution approving the Use Permit, Variance, and Design Review application subject to the attached conditions of approval (DR20230006, UP-2023-0003, VAR2023-0008) with the additional condition of approval.

- ***Direct the applicant to work with staff regarding native plant species as well as the addition of native plant species and vegetation to the screen wall.***

The motion carried the following vote:

AYES:	<i>Jones, Hills, Lutz, Riley</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Martin, Gutilla</i>

- 7-2. PG&E Service Center | PD-21-05, UP-21-14, DR2023-0022 | APN 051-160-002**
The applicant requests an Initial Study/Mitigated Negative Declaration, Planned Development Re-zone, Final Development Plan, Use Permit, and Design Review to redevelop the existing PG&E service center site. The proposed project involves the replacement and demolition of four existing buildings within the existing PG&E Service Center (Fleet Maintenance, Logistics Warehouse, Logistics Shops, and Operations buildings). Additionally, the proposed project would include the

construction of new non-occupied support structures, a below grade parking area, circulation improvements, expansion of paved surfaces, and expansion of lighting infrastructure.

Acting Planning Manager Merideth presented the staff report dated January 17, 2024, recommending the Planning Commission 1. Adopt the resolution recommending City Council approval of the PG&E Service Center 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 Planned Development (PD); and 3. Adopt the resolution recommending City Council approval of a Final Development Plan, Use Permit, and Design Review.

Brett Badelle, Local Government Affairs Representative / PG&E, introduced himself and thanked everyone for allowing them the opportunity to present their project. He encouraged the community to prepare for natural disasters or emergencies by building disaster supply kits. He stated the Antioch service center would improve service to customers, add beautification and have a positive impact on the economy.

Boris Letuchy, Portfolio Delivery / PG&E, thanked staff for the guidance with their application. He gave a history of their property and an overview of the goals for their project.

Richard Price, Principal / DGA, gave a PowerPoint presentation of their existing site, perimeter security, master plan concept, perspective views, property and utility overlay as well as the flyover view.

Vice Chairperson Riley opened the public comment period.

Alexander Broom reported there was significant wildlife and plants along the East Antioch Creek and questioned if this project provided sufficient mitigation for those items. He suggested additional native trees be planted in bioretention areas. He also suggested an additional condition requiring PG&E to secure the site they own across the street and plant additional trees in that area. He requested solar be installed wherever possible.

Laura Kindsvater encouraged the Planning Commission to consider choosing plant species native to Antioch noting that they would provide habitat and food for native pollinators.

Vice Chairperson Riley closed the public comment period.

In response to Commissioner Lutz, Mr. Letuchy explained that this project would improve safety, reliability, resiliency, and sustainability. He clarified their internal environmental compliance team would be part of the development process and all materials leaving the site would be tested and if contamination was found, it would be properly mitigated. He noted environmental compliance was their top priority. He stated he could not commit to keeping the balance of trees that would be removed since landscaping was specific to the overall design; however, he committed to fulfil their obligations in the CEQA report and do everything they could to meet or exceed the expectations for the number and types of trees recommended.

Commissioner Lutz stated it appeared that there would be enough room to accommodate the same number of trees on the property and it would be nice to see that commitment from PG&E.

Mr. Letuchy responded that the City had their commitment and he would meet their expectations. He clarified native plant species were their priority. He explained that they had planted as many trees, groundcover, and mulching in phase 1 as possible with the undergrounding of utilities and to meet the City's landscaping guidelines. He stated they would consider adding solar panels to the roof of the building; however, the roofs had not been designed so they could not commit at this time. He committed to targeting achieving zero net energy. He added that as part of their sustainability commitment, this project would not use any fossil fuels.

In response to Commissioner Jones, Acting Planning Manager Merideth explained the Initial Study Mitigated Negative Declaration was a CEQA document that required a checklist of all categories to determine mitigation. She noted that document was included in the staff report as Attachment A and the full document was available through a link. She further noted the CEQA consultant was present to answer specific questions.

In response to Vice Chairperson Riley, Acting Director of Community Development Scudero explained that requiring additional trees to be planted offsite was beyond the purview of the Planning Commission.

Mr. Letuchy stated they had done offsite landscaping in another city. He noted other cities also had tree funds and they could contribute toward that type of program. He stated they would work with staff to determine the best way to balance the number of trees.

Vice Chairperson Riley stated that he believed being net zero about tree destruction aligned with the goals of PG&E.

Mr. Letuchy commented that there were three future bioretention areas that they had planned to landscape. He noted they would balance the trees removed with native species.

In response to Commissioner Jones, Edward Heming, LSA, summarized the CEQA process for this project.

On motion by Commissioner Hills, seconded by Commissioner Lutz the Planning Commission members present unanimously 1) Adopted the resolution recommending City Council approval of the PG&E Service Center Project Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP). 2) Adopted the resolution recommending City Council approval of an ordinance rezoning the project site to Planned Development (PD) and 3) Adopted the resolution recommending City Council approval of a Final Development Plan, Use Permit, and Design Review with the addition of the following conditions:

- ***The applicant shall work with staff to incorporate native species into the landscaping plan.***

- *The tree count will be increased to equal the number of trees that will be removed.*

The motion carried the following vote:

AYES: Jones, Hills, Lutz, Riley
NOES: None
ABSTAIN: None
ABSENT: Martin, Gutilla

Vice Chairperson Riley congratulated PG&E on their project approval and thanked them for continuing to do business in the City of Antioch.

8. NEW ITEMS

- 8-1. Radix Growth | DR2023-0015 | APN 051-052-094** The applicant requests Design Review approval for landscaping and façade improvements at an approved Cannabis Facility located at 3625 East 18th Street.

Acting Director of Community Development Scudero presented the staff report dated January 17, 2024, recommending the Planning Commission adopt the resolution approving the Design Review application (DR2023-0015) for landscaping and façade improvements at the proposed Radix Growth Cannabis Facility at 3625 E. 18th Street.

Vice Chairperson Riley opened the public comment period.

Laura Kindsvater requested the landscaping plan be revised to include native keystone species.

Vice Chairperson Riley closed the public comment period.

In response to Commissioner Lutz, Acting Director of Community Development Scudero explained that when the project was initially approved the Planning Commission requested these improvements come back for review and approval. He added that there had been some ownership changes, and it was nice to see the project moving forward. He noted at full build out this facility would employ approximately 100 employees. He further noted the applicant would be subject to the City's landscaping requirements.

Commissioner Lutz suggested the Planning Commission recommend that the applicant work with staff on native species.

The applicant clarified that they would be replacing existing dead trees and assured them their plants were in compliance with the City's regulations.

Commissioner Jones stated the concern was that the City's requirements were not for native species and that should be addressed in the future. She noted that even though they should be native, new landscaping needed to be similar to the existing landscaping.

The applicant stated they would consider incorporating native species and noted the way they had it designed would look nice.

On motion by Commissioner Hills, seconded by Commissioner Lutz the Planning Commission members present unanimously adopted the resolution approving the Design Review application (DR2023-0015) for landscaping and façade improvements at the proposed Radix Growth Cannabis Facility at 3625 E. 18th Street with the following recommendation:

- ***That the applicant work with staff to incorporate native species into the landscape plan. The motion carried the following vote:***

AYES: Jones, Hills, Lutz, Riley
NOES: None
ABSTAIN: None
ABSENT: Martin, Gutilla

8-2. Discuss Commissioner Appointment to the TRANSPLAN Committee

Acting Planning Manager Merideth presented the staff report dated January 17, 2024, recommending the Planning Commission discuss and choose a potential Commissioner to be appointed to the TRANSPLAN Committee.

Following discussion, the Planning Commission consensus directed staff to reagendaize this item for a discussion when a full Commission was present.

9. ORAL/WRITTEN COMMUNICATIONS

Commissioner Jones questioned the process for recommending policy changes for the landscape ordinance.

Acting Director of Community Development Scudero explained the City Council set policy and it was the responsibility of the Commission to review projects based on adopted guidelines and standards. He added if it was the direction of Council to amend policy, the City would bring on a subject matter expert and they would likely want to make the commitment for private and public property.

Commissioner Jones encouraged the community to make their recommendations to the City Council.

Acting Director of Community Development Scudero stated it had not been a priority for staff to update their guidelines based on current workload and staffing levels. He stated he would be happy to convey community advocacy for native species during pre-application conferences.

Commissioner Jones questioned how the Planning Commission would bring recommendations to Council.

Acting Director of Community Development Scudero responded that he would investigate that matter.

Acting Planning Manager Merideth announced there were calendars on the dais from East Bay Regional Parks District for the Commissioners.

10. COMMITTEE REPORTS - None

11. NEXT MEETING: February 7, 2024

Vice Chairperson Riley announced the February 7, 2024, Planning Commission meeting was canceled, and the next meeting would be held on February 21, 2024.

12. ADJOURNMENT

On motion by Commissioner Hills, seconded by Commissioner Jones, the Planning Commission members present unanimously adjourned the meeting at 8:33 P.M. The motion carried the following vote:

AYES:	<i>Jones, Hills, Lutz, Riley</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Martin, Gutilla</i>

Kitty Eiden
KITTY EIDEN, Minutes Clerk