

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**January 20, 2021
Meeting Conducted Remotely**

The City of Antioch, in response to the Executive Order of the Governor and the Order of the Health Officer of Contra Costa County concerning the Novel Coronavirus Disease (COVID-19), held Planning Commission meetings live stream (at <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/>). The Planning Commission meeting was conducted utilizing Zoom Audio/Video Technology.

Chairperson Schneiderman called the meeting to order at 6:30 P.M. on Wednesday, January 20, 2020. She announced that because of the shelter-in-place rules issued as a result of the coronavirus crisis, tonight's meeting was being held in accordance with the Brown Act as currently in effect under the Governor's Executive Order N-29-20, which allowed members of the Planning Commission, City staff, and the public to participate and conduct the meeting by electronic conference. She stated anyone wishing to make a public comment, may do so by submitting their comments using the online public comment form at www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/. Public comments that were previously submitted by email have been provided to the Planning Commissioners.

ROLL CALL

Present: Commissioners Motts, Parsons, Soliz, Barrow, Martin and Chairperson Schneiderman

Staff: City Attorney, Thomas Lloyd Smith
Director of Community Development, Forrest Ebbs
Director of Public Works/City Engineer, John Samuelson
Jon Crawford, Contract Public Works Consultant
Planning Manager, Alexis Morris
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS - None

CONSENT CALENDAR

1. Approval of Minutes: November 4, 2020
November 18, 2020

On motion by Commissioner Barrow, seconded by Commissioner Soliz the Planning Commission approved the minutes of November 4, 2020, as presented. The motion carried the following vote:

AYES: Parsons, Soliz, Barrow and Martin
NOES: None
ABSTAIN: Motts and Schneiderman
ABSENT: None

On motion by Commissioner Barrow, seconded by Commissioner Parsons the Planning Commission approved the minutes of November 18, 2020, as presented. The motion carried the following vote:

AYES: Parsons, Soliz, Barrow, Martin and Schneiderman
NOES: None
ABSTAIN: None
ABSENT: Motts and Soliz

NEW PUBLIC HEARINGS

2. **GP-19-06, PD-19-02 – Creekside Vineyards at Sand Creek** – The applicant, GBN Partners, LLC, is requesting approval of the proposed single-family development of 220 single-family residential units and associated improvements on approximately 58.9 acres of the 158.2-acre project site, as well as 1.8 acres of off-site improvements. The proposed residential units would consist of either non-age restricted units, senior/active adult units, or a combination of both. The project improvements would include, but would not be limited to, parks, trails, landscaping, circulation improvements, and utility installation. The remainder of the site, including Sand Creek and the associated buffer area, would be retained as open space. Necessary entitlements from the City include certification of an Environmental Impact Report, General Plan Amendment, Rezone to Planned Development District (PD), Vesting Tentative Subdivision Map, Resource Management Plan, and Design Review. The project site is bordered by the Contra Costa County line to the south and the City of Brentwood city limit to the east. Sand Creek is located to the north of the site, and State Route (SR) 4 is located approximately 0.38-mile east of the site. The project site is situated within the Sand Creek Focus Area of the General Plan, which contains lands designated by the City of Antioch General Plan for open space, residential, commercial, and mixed-use development (APN: 057-050-024).

Chairperson Schneiderman announced that staff recommended the Planning Commission continue the item to the Planning Commission Meeting scheduled for February 17, 2021.

In response to Commissioner Parsons, Planning Manager Morris clarified that the recommendation to continue this item was from staff to allow additional time to finalize the conditions of approval and exhibits. She explained that when they noticed this item, they believed they would be able to meet the deadline for the preparation of the report; however, they were unable to so, so they were requesting a continuance.

Commissioner Parsons commented that time was money with developers.

On motion by Commissioner Motts, seconded by Commissioner Barrow the Planning Commission unanimously continued GP-19-06, PD-19-02 – Creekside Vineyards at Sand Creek to February 17, 2021. The motion carried the following vote:

AYES: Motts, Parsons, Soliz, Barrow, Martin and Chairperson Schneiderman
NOES: None
ABSTAIN: None
ABSENT: None

- 3. UP-18-23, AR-18-24, V-19-03 – Contra Costa Farms Cannabis Facility Lot Merger–** Contra Costa Farms Cannabis Facility requests an approval of a lot merger to remove a lot line and merge parcels located at 3400 Wilbur Avenue (APN: 051-051-021). This project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act.

Director of Public Works/City Engineer Samuelson introduced Public Works Contract Employee Crawford presented the staff report dated January 20, 2021 recommending the Planning Commission approve the variance and design review request subject to the conditions contained in the attached resolution. He explained that the staff report recommended action was to adopt a resolution recommending approval to the City Council; however, by code the Planning Commission had the authority to approve the merger and that action.

In response to Commissioner Barrow, Contract Employee Crawford explained that this project would merge two lots into a single lot and the action would not require a tentative parcel map.

Chairperson Schneiderman opened and closed the public hearing with no speakers requesting to speak.

RESOLUTION NO. 2021-01

On motion by Commissioner Parsons, seconded by Commissioner Soliz the Planning Commission unanimously approved the variance and design review request subject to the conditions contained in the attached resolution. The motion carried the following vote:

AYES: Motts, Parsons, Soliz, Barrow, Martin and Chairperson Schneiderman
NOES: None
ABSTAIN: None
ABSENT: None

ORAL COMMUNICATIONS

In response to Vice Chair Martin, Director of Public Works/City Engineer Samuelson reported that the Council Chambers renovation had been completed and accepted.

Commissioner Barrow on behalf of the Planning Commission offered best wishes to President Biden and Vice President Harris.

WRITTEN COMMUNICATIONS – None

COMMITTEE REPORTS

Commissioner Motts reported that the TRANSPLAN meeting had been cancelled.

Commissioner Parsons announced that Contra Costa Transportation Authority (CCTA) Executive Director Randy Iwasaki had left his position.

ADJOURNMENT

On motion by Commissioner Barrow, seconded by Commissioner Soliz the Planning Commission unanimously adjourned the meeting at 6:52 P.M. The motion carried the following vote:

AYES:	<i>Motts, Parsons, Soliz, Barrow, Martin and Chairperson Schneiderman</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>None</i>

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk