

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**February 6, 2019  
City Council Chambers**

Vice Chair Turnage called the meeting to order at 6:30 P.M. on Wednesday, February 6, 2019 in the City Council Chambers. He stated that 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, February 13, 2019.

**ROLL CALL**

Present: Commissioners Schneiderman, Martin, Soliz, Zacharatos and Vice Chair Turnage  
Absent: Commissioner Motts and Chair Parsons  
Staff: Director of Community Development, Forrest Ebbs  
Planning Manager, Alexis Morris  
Project Manager, Ken Warren  
Associate Planner, Zoe Merideth  
Interim City Attorney, Samuel Emerson  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. Approval of Minutes: December 5, 2019

***On motion by Commissioner Martin, seconded by Commissioner Zacharatos, the Planning Commission approved the minutes of December 5, 2019, as presented. The motion carried the following vote:***

**AYES:** Schneiderman, Martin, Soliz, Zacharatos  
**NOES:** None  
**ABSTAIN:** Turnage  
**ABSENT:** Motts and Parsons

## **NEW PUBLIC HEARING**

- 2. Z-18-10 - Revisions to the Nonconforming Uses and Structures Ordinance –**  
The City of Antioch is proposing to update Title 9, Chapter 5, Article 30 of the City of Antioch Zoning Ordinance regulating the alteration, enlargement, continuation or restoration of nonconforming uses and structures. The ordinance update is categorically exempt from CEQA.

Planning Manager Morris presented the staff report dated January 11, 2019 recommending the Planning Commission approve the staff report's attached resolution recommending the City Council repeal and replace title 9, Chapter 5 of Article 30 of the Antioch Zoning Ordinance.

Following discussion, Commissioner Martin suggested changing language in 9-5.3004 Loss of Nonconforming Status (A) (1) that would allow the Zoning Administrator, Planning Commission or City Council to have the ability to waive the 365-day time period in the event of a catastrophic incident.

In response to Commissioner Martin, Planning Manager Morris explained that the replacement structures needed to comply with the building code.

In response to Commissioner Zacharatos, Planning Manager Morris stated there were many non-conforming structures particularly north of highway 4 that would be impacted mainly due to lot size and coverage. She noted the ordinance, as written, did not have an exemption process; however, in some instances property owners may be able to apply for a variance.

In response to Commissioner Soliz, Planning Manager Morris stated these provisions would allow legally established non-conforming uses to continue to operate. She explained that this ordinance only addressed existing businesses. She noted the downtown specific plan would direct new businesses on where to locate based on zoning.

Vice Chair Turnage stated that due to challenges in dealing with insurance companies, he suggested the language be changed to indicate that plans for construction shall be submitted to the City within 365 days.

Vice Chair Turnage opened and closed the public hearing with no members of the public requesting to speak.

**RESOLUTION NO. 2019-01**

***On motion by Commissioner Martin, seconded by Commissioner Soliz, the Planning Commission approved the staff report's attached resolution recommending the City Council repeal and replace title 9, Chapter 5 of Article 30 of the Antioch Zoning Ordinance. With the following changes:***

- ***9-5.3004 Loss of Nonconforming Status (B) (1), (9-5.3006) (B) (1) (d), adding language that would allow the Zoning Administrator, Planning Commission or City Council to have the ability to waive the 365-day time period in the event of a catastrophic incident.***
- ***9-5.3004 Loss of Nonconforming Status (B) (1) (9-5.3006) (B) (1) (d), changing the language that plans for construction shall be submitted to the City within 365 days.***

***The motion carried the following vote:***

<b>AYES:</b>	<b>Schneiderman, Turnage, Martin, Soliz, Zacharatos</b>
<b>NOES:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Motts, Parsons</b>

- 3. Z-18-11 - Water Efficient Landscape Ordinance** – The City of Antioch is proposing to adopt an Ordinance that would adopt, by reference the Model Water Efficient Landscape Ordinance drafted and distributed by the State of California Department of Water Resources.

Director of Community Development Ebbs presented the staff report dated January 10, 2019 recommending the Planning Commission adopt a resolution recommending approval of an ordinance to amend the Antioch Municipal Code to adopt by reference, the State of California Model Water Efficient Landscape Ordinance.

In response to Commissioner Martin, Director of Community Development Ebbs explained that in the instance of sports fields, turf would stop where the field ended.

In response to Commissioner Schneiderman, Director of Community Development Ebbs commented that they had not been enforcing the requirements; however, drought tolerant landscaping required very low maintenance, so most people were incentivized to keep it because it was easier and cheaper to maintain. Additionally, he noted when the Landscape Architect approved landscaping, they vouched for what was installed.

In response to Commissioner Soliz, Director of Community Development Ebbs reported that the Department of Water Resources audited the process and if the City was found to be out of compliance, they would most likely consult with the City. He noted the City had been requiring drought tolerant landscaping; however, record keeping could have been more comprehensive. He explained that cemeteries were exempt.

Vice Chair Turnage opened and closed the public hearing with no members of the public requesting to speak.

**RESOLUTION NO. 2019-02**

***On motion by Commissioner Martin, seconded by Commissioner Soliz, the Planning Commission adopted a resolution recommending approval of an ordinance to amend the Antioch Municipal Code to adopt by reference, the State of California Model Water Efficient Landscape Ordinance. The motion carried the following vote:***

**AYES:** *Schneiderman, Turnage, Martin, Soliz, Zacharatos*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *Motts, Parsons*

**NEW ITEM**

- 4. AR-18-10 – Nelson Ranch Unit 3 –** K. Hovnanian requests Design Review approval for phase 3 of the Nelson Ranch subdivision, which includes 100 units. The Design Review application consists of four plans with multiple floor plan options with three design schemes and associated landscaping plans. This project has been determined to be exempt from CEQA.

Associate Planner Merldeth presented the staff report dated January 11, 2019 recommending the Planning Commission approve AR-18-10, subject to the conditions in the staff report's attached resolution.

Dave Jacobson, Director of Land Acquisition K. Hovnanian Homes, stated that he appreciated the work of staff and he believed this project would be a great asset to the City.

In response to Commissioner Martin, Mr. Jacobson explained the plot plan for the project. He confirmed that they would work with staff to ensure elevation styles would be varied where the same plans were adjacent to one another.

Commissioner Martin stated he liked the project, especially the plan with an option for an in-law suite.

Commissioner Zacharatos stated she appreciated the project incorporating single-story plans and larger lot sizes.

In response to Commissioner Soliz, Mr. Jacobson confirmed that this project was not a gated community.

**RESOLUTION NO. 2019-03**

***On motion by Vice Chair Turnage, seconded by Commissioner Zacharatos, the Planning Commission approved AR-18-10, subject to the conditions in the staff report's attached resolution. The motion carried the following vote:***

<b>AYES:</b>	<b>Schneiderman, Turnage, Martin, Soliz, Zacharatos</b>
<b>NOES:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Motts, Parsons</b>

Commissioner Martin congratulated Mr. Jacobson.

- 5. PW 460-4 - Wildflower Station Street Names** – DeNova Homes requests approval of street names for the private drive aisles and street within Wildflower Station Subdivision 9427.

Project Manager Warren presented the staff report recommending the Planning Commission approve street names for Wildflower Station Subdivision 9427 (PW 460-4).

Commissioner Martin questioned if parcel D could be changed to Landing Heights Court due to its location on the upper elevation. He noted as a result parcel B could be changed to Lilly Place.

Planning Manager Morris explained that if the street names were to be interchanged, it would create a timing challenge since they would have to be rerouted to the Antioch Police Department and Fire Department for their review and approval.

Commissioner Martin withdrew his request.

**RESOLUTION NO. 2019-04**

***On motion by Commissioner Soliz, seconded by Commissioner Martin, the Planning Commission members present unanimously approved street names for Wildflower Station Subdivision 9427 (PW 460-4).***

**AYES:**                    ***Schneiderman, Turnage, Martin, Soliz, Zacharatos***  
**NOES:**                    ***None***  
**ABSTAIN:**                ***None***  
**ABSENT:**                 ***Motts, Parsons***

**ORAL COMMUNICATIONS**

None.

**WRITTEN COMMUNICATIONS**

Planning Manager Morris announced that the Planning Commission had received a memo from staff regarding their training budget.

In response to Commissioner Soliz, Planning Manager Morris explained that Council had allocated \$5k for this purpose and any training opportunities selected should be related to planning or land use law.

**COMMITTEE REPORTS**

None.

**ADJOURNMENT**

***Vice Chair Turnage adjourned the Planning Commission at 7:15 P.M. to the next regularly scheduled meeting to be held on February 20, 2019.***

Respectfully submitted:

Kitty Eiden  
Minutes Clerk