

**CITY OF ANTIOCH  
PLANNING COMMISSION  
REGULAR MEETING**

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

**February 17, 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 6:32 P.M. on Wednesday, February 17, 2021. 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/](https://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  
Planning Manager, Alexis Morris  
Associate Planner, Kevin Scudero  
Contract Planner, Cindy Gnos  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS** - None

**CONSENT CALENDAR**

Chairperson Schneiderman separated the minutes for consideration as Commissioners Parsons and Soliz would be abstaining from the vote of the December 16, 2021 minutes due to their absence at that meeting.

**1. Approval of Minutes: December 16, 2020**

*On motion by Vice Chair Martin, seconded by Commissioner Barrow the Planning Commission approved the minutes of December 16, 2020, as presented. The motion carried the following vote:*

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

**1. Approval of Minutes: January 20, 2021**

Vice Chair Martin requested to amend the votes on the second motion to approve the minutes from January 20, 2021 page 2, to read:

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

*On motion by Vice Chair Martin, seconded by Commissioner Soliz the Planning Commission approved the minutes of January 20, 2021, as amended. The motion carried the following vote:*

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

**CONTINUED PUBLIC HEARING**

**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).

Contract Planner Gnos presented the staff report dated February 17, 2021 recommending the Planning Commission 1) Adopt the resolution in Attachment A recommending certification of the Creekside/Vineyards at Sand Creek Project Environmental Impact Report, adopting findings of fact and statement of overriding considerations, and adopting the mitigation monitoring and reporting program. 2) Adopt the resolution in Attachment B recommending approval of a General Plan Amendment for purposes of amending the City of Antioch General Plan Text and Land Use Map (GP-19-06). 3) Adopt the resolution in Attachment C recommending approval of an ordinance rezoning the property to Planned Development District (PD-19-02). 4) Approve the resolution in Attachment D recommending approval of a Vesting Tentative Map, Design Review adopting Design Guidelines, and a Resource Management Plan. She announced the Planning Commission had received a memorandum dated February 17, 2021 showing recommended revisions to project specific conditions P.5 and Q.4.a. She also announced the Planning Commission received all comments received prior to 3:00 P.M. today and anything received after that time would be read into the record during the public hearing.

Commissioner Barrow complemented staff on the comprehensive report.

In response to Commissioner Barrow, Contract Planner Gnos confirmed the final EIR was completed in compliance with CEQA. She explained that the letter from CALTRANS regarding drainage concerns was responded to in the final EIR and they had incorporated the fire departments conditions of approval. She noted that the Bay Area Air Quality Management District had the opportunity to review the EIR and had not provided any comments. She further noted that mitigation monitoring would occur as development moved forward and staff would review the checklist to ensure compliance.

In response to Vice Chair Martin, Contract Planner Gnos stated that oil and gas lines would not be located under houses and the applicant could confirm their location. She noted other than the intersection at the extension of Hillcrest, the project did not have any ties to Sand Creek Road.

In response to Chairperson Schneiderman, Contract Planner Gnos explained that the bridge for the extension of Hillcrest would be constructed full width over Sand Creek and was designed to accommodate vehicles. She noted an additional bridge for emergency vehicles and pedestrians would be located at the northeast corner of the site near Heidorn Ranch Road.

In response to Commissioner Soliz, Contract Planner Gnos clarified the conditions of approval required police and fire district annexations. She noted that there were no additional fees for schools.

In response to Vice Chair Martin, Contract Planner Gnos stated staff was in agreeance with the planned development standards proposed by the applicant as modified in the conditions of approval.

In response to Commissioner Barrow, Planning Manager Morris reported that all utilities were consulted with regards to the City's ability to handle capacity to the development when they reviewed the application.

Contract Planner Gnos added that the initial study in the EIR outlined all providers of services and verified that capacity existed.

Chairperson Schneiderman opened the public hearing.

Matt Beinke representing GBN Partners LLC, thanked staff for their efforts to complete their application. He stated their team was available to answer any questions this evening.

In response to Chairperson Schneiderman, Mr. Beinke confirmed that the change in density was in response to changes in market demand and to keep the product similar in the area. He noted cost of infrastructure was also a factor.

In response to Commissioner Motts, Mr. Beinkie explained that they had kept things consistent with previous approvals at the Vineyards at Sand Creek. He noted this project would allow for active adult/age restricted as well as non-age restricted housing options and they had analyzed the project based on non-age restricted which would have the most impact. He clarified there were no oil or gas lines on this site and there were no plans for a well. He stated that they owned the property; however, other rights were on the title and some of them go back 100+ years. He stated they typically minimize the ability to access those rights so they would not create a burden or potentially dangerous situation within the community.

Commissioner Barrow congratulated Mr. Beinke and welcomed him to Antioch. He also congratulated staff and the developer for addressing the EIR and MMRP issues.

In response to Commissioner Barrow, Mr. Beinke reported their best guess assumptions were that this project would be a 3–5-year buildout from the time they are able to go vertical. He confirmed that they would be subject to the City and County's restrictions regarding natural gas fireplaces.

Director of Community Development Ebbs explained that the current green building standards implemented under the state, prohibited wood burning fireplaces in new construction.

Commissioner Barrow wished the applicant good luck and stated he believed it was a great project.

Vice Chair Martin requested the applicant consider single story homes if the project were to be age restricted.

In response to Vice Chair Martin, Mr. Beinke clarified that zero side yard setbacks referred to attached units for age restricted development and beveled curbs were an option that allowed them to keep approvals flexible, so they would not have to come back in the future.

Director of Community Development Ebbs added that beveled curb and sidewalks were a means of complying with the Americans with Disabilities Act.

Mr. Beinke confirmed that this community would be in the Brentwood School District.

In response to Commissioner Barrow, Contract Planner Gnos reviewed the planned development standards contained in the staff report.

Mr Beinke reported that they had projects in nearby communities with all the items proposed for this development and he offered to provide their locations to the Planning Commission should they wish to visit them.

Bryan Wenter, representing Miller Starr Regalia on behalf of Lucia Albers and the Hillside Development Group, voiced their support for the project. He stated the proposed general plan text amendment would create a carve out for this project under Measure T because it was deemed complete prior to the adoption of the measure. He explained that Measure T did not create any such carve outs and it did not apply east of Deer Valley Road. He stated when they bring their project forward, he would request staff and the Planning Commission provide them with the same cooperation.

Mousaab Atassi, Antioch resident representing the Sheet Metal Union Local 104, spoke in support of the project and noted it would create jobs close to home for their members.

The following public comment were read into the record by Planning Manager Morris. She announced that the Planning Commission had received comments earlier today via email.

Jonathan Amavizca, Apprenticeship Local 104, provided written comment in support of the project.

Chairperson Schneiderman closed the public hearing.

In response to Commissioner Soliz, Planning Manager Morris explained that it was the developer's responsibility to contact the City of Brentwood to determine fees involved for schools in this area.

In response to Commissioner Parsons, Contract Planner Gnos stated it was recommended that the Planning Commission include the revised conditions of approval with the adoption of the fourth resolution.

***On motion by Commissioner Parsons, seconded by Commissioner Soliz the Planning Commission unanimously adopted the resolution in Attachment A recommending certification of the Creekside/Vineyards at Sand Creek Project Environmental Impact***

**Report, adopting findings of fact and statement of overriding considerations, and adopting the mitigation monitoring and reporting program. The motion carried the following vote:**

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

In response to Vice Chair Martin, City Attorney Smith stated that he agreed with the staff recommendation to adopt the following resolution.

**On motion by Commissioner Barrow, seconded by Commissioner Parsons the Planning Commission unanimously adopted the resolution in Attachment B recommending approval of a General Plan Amendment for purposes of amending the City of Antioch General Plan Text and Land Use Map (GP-19-06). The motion carried the following vote:**

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

**On motion by Commissioner Motts, seconded by Commissioner Parsons the Planning Commission unanimously adopted the resolution in Attachment C recommending approval of an ordinance rezoning the property to Planned Development District (PD-19-02). The motion carried the following vote:**

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

**On motion by Commissioner Barrow, seconded by Commissioner Motts the Planning Commission unanimously adopted the resolution in Attachment D recommending approval of a Vesting Tentative Map, Design Review adopting Design Guidelines, and a Resource Management Plan with conditions P. 5 and Q.4.a. revised to read:**

**P.5. A four (4) lane Hillcrest Avenue bridge over Sand Creek shall have a width of 92' edge to edge or as approved by the City Engineer.**

**Q.4.a. Hillcrest Avenue/'B' Street Traffic Signal: The applicant shall fully construct a traffic signal at the intersection of Hillcrest Avenue and 'B' Street. Upon concurrence of the applicant and the City the applicant may deposit payment into the City's traffic signal account for traffic signal design and construction.**

**The motion carried the following vote:**

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

Chairperson Schneiderman thanked the applicant for building his project in Antioch.

Mr. Beinke thanked everyone for their efforts.

### **NEW PUBLIC HEARING**

- 3. UP-19-08, AR-19-15 – Ducky’s Car Wash** – Ducky’s Car Wash requests approval of a CEQA addendum, final development plan, use permit and design review for the construction of a self-service car wash on a previously undeveloped site. The project site is located at the northwest corner of Lone Tree Way and Country Hills Drive (APN: 055-071-113).

Associate Planner Scudero presented the staff report dated February 17, 2021 recommending the Planning Commission 1) Approve the resolution recommending that the City Council approve the Ducky’s Car Wash CEQA Addendum. 2) Approve the resolution recommending that the City Council approve a Final Development Plan, Use Permit, and Design Review subject to conditions of approval (UP-19-08, AR-19-15).

In response to Chairperson Schneiderman, Associate Planner Scudero stated staff had expressed concerns that the project was not in compliance with the design guidelines and the applicant chose to move forward with the design. He noted it was then staff’s responsibility to review it against the guidelines adopted by the Planning Commission and City Council.

Commissioner Barrow expressed concern regarding the project noting that Lone Tree Way was a major commercial corridor and there should be conformity/uniformity in the area. He noted this project deviated from the City’s design review process and staff’s recommendations to the applicant. He also stated he was concerned for the visual effects of glare from the metallic/glossy siding. He recognized the applicant for applying for development in the area.

Associate Planner Scudero clarified that the original project was a bank and carwash. He noted this applicant previously brought forward the carwash and at this time the parcel to the west did not include any development.

Commissioner Motts stated he did not receive the staff report on this item.

Associate Planner Scudero displayed elevations of the proposed architecture and added that the applicant would be presenting their project.

Chairperson Schneiderman opened the public hearing.

Richard Miller, Owner of Ducky's Car Wash, announced that this would be their tenth Car Wash in the Bay Area and it was a family-owned business. He gave a PowerPoint Presentation of the site layout and car wash operations. He discussed their focus on being positive community participants.

Carolyn Natividad, LDA Partners Design Architects, gave the PowerPoint Presentation of the elevations and project design. She noted the materials and design reflected a modern automotive design. She explained that the panels would not be reflective and were resilient to elements.

In response to Commissioner Motts, Mr. Miller stated that they utilized soft cloth brushes and high-pressure water for wheels/rims. He noted air dryers and commercial vacuum stations would be provided.

Commissioner Parsons stated she liked the design.

Commissioner Soliz stated that he also liked the project design and thanked the applicant for expressing interest in Antioch. He questioned if interior detailing would be available.

Mr. Miller stated that this facility would not be a full-service location to keep the price point at a place for consumers to feel they were getting a value.

Commissioner Barrow reiterated his concerns regarding the design of the project. He also expressed concern regarding securing of the site afterhours and suggested a significant landscape buffer for the structure. He stated he could not support the project as presented; however, he was open to the applicant working with staff for a more compatible building design and enhanced landscaping.

In response to Chairperson Schneiderman, Mr. Miller clarified that they did not own the lot adjacent to the car wash. He reported that their Brentwood location was a similar design.

Vice Chair Martin stated after initial review of the staff report he agreed with staff; however, with the retail downturn he believed a building designed to attract business may be fitting and could avoid the use of sidewalk promotions. He noted it may be appropriate to modernize the City's design guidelines. He agreed with staff's recommendation to revise the monument sign.

Mr. Miller agreed with Vice Chair Martin and noted the sign program would be revisited.

City Attorney Smith questioned how many jobs would be associated with the site.

Mr. Miller stated there would be five full-time jobs.

In response to Commissioner Barrow, Associate Planner Scudero explained that at the narrowest point, there would be approximately a 50-foot building setback. He clarified that staff's analysis was against the design guidelines and that is what was presented to the Planning Commission.



Mousaab Attasi stated he liked the design of the project and suggested the applicant consider a touchless option.

The following public comment were read into the record by Associate Planner Scudero.

Steven and Ann provided written comment suggesting the applicant plant additional trees to help reduce pollutants and heat at the project site.

Chairperson Schneiderman closed the public hearing.

Commissioner Motts stated he supported the project design and believed it was good to offer different aspects of architectural design.

Commissioner Soliz agreed with Commissioner Motts and suggested the applicant consider a full-service option. He stated he liked the project's unique design and new approaches.

Commissioner Parsons spoke in support of the project design and business model.

Planning Manager Morris announced that there was someone on zoom who wanted to speak on this project.

Chairperson Schneiderman re-opened the public hearing.

Mike stated that the project was unique and would draw attention to motorist without using street promotions to attract business. He noted this service was needed in that area of Antioch.

Chairperson Schneiderman closed the public comment hearing.

***On motion by Commissioner Parsons, seconded by Commissioner Soliz the Planning Commission 1) Approved the resolution recommending that the City Council approve the Ducky's Car Wash CEQA Addendum. 2) Approved the resolution recommending that the City Council approve a Final Development Plan, Use Permit, and Design Review subject to conditions of approval (UP-19-08, AR-19-15). The motion carried the following vote:***

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

Several Planning Commissioners thanked Mr. Miller for bringing his project to Antioch.

### **ORAL COMMUNICATIONS**

The following public comment were read into the record by Planning Manager Morris. Catherine Chang provided written comment discussing property related thefts and questioning the Antioch Police Department's strategy for addressing property related thefts.

Chairperson Schneiderman suggested forwarding the comment to City Manager Bernal.

Commissioner Soliz suggested forwarding the comment to the Police Crime Prevention Commission.

Vice Chair Martin stated the staff report packet for this meeting involved a lot of information for the Planning Commission to review in a short amount of time. He requested the Planning Commission be given the information in advance or that it be broken up into 2-3 meetings.

Commissioner Parsons stated that she was thankful for receiving the CEQA document a week in advance of the meeting and suggested staff reports be broken up into separate documents.

Planning Manager Morris responded that staff could accommodate separated PDF documents for staff reports. She stated it would be difficult to provide staff reports ahead of time due to public hearing noticing requirements.

Director of Community Development Ebbs added that the City Clerk created shortcuts on the agenda posted on the City's website and they could look at ways to make documents more easily navigated. He added that if there was a lot of information to be considered, the Planning Commission had the ability to continue the item to a following meeting.

Planning Manager Morris noted that under new state law if people are not asking for a rezone, they were limited to four hearings.

Commissioner Parsons commented that time was money for developers, so she felt it was important the Planning Commission to move projects forward as quickly as possible.

Commissioner Motts agreed that if there was a way to navigate different documents more expediently, it would be advantageous. He reiterated that he had not received part of the agenda packet.

Planning Manager Morris questioned if anyone else had an issue with receiving the entire agenda packet.

Commissioner Parsons responded that she received it all; however, it took her a while to figure out where the documents were located.

Planning Manager Morris stated she would implement separate files for the agenda items, and they could discuss internally publishing the report earlier; however, that would require adjusting timelines for finalizing reports.

Vice Chair Martin stated that he used two screens and opened the documents twice. He stated he still had issues with how to view engineering drawings that were turned 90 degrees from the text.

Commissioner Parsons reported that she was able to flip the documents.

Commissioner Barrow stated he appreciated staff placing the reports online and noted that he did not want paper documents.

Commissioner Soliz stated that he would not be opposed to breaking up a large project into separate meetings provided and the applicant had sufficient time to prepare. He stated he was able to toggle through the PDF documents by opening the document outline which gave the ability to look at all the files independently. He stated he also utilized two screens.

Chairperson Schneiderman suggested drawings be placed in a separate document.

**WRITTEN COMMUNICATIONS** – None

**COMMITTEE REPORTS**

Commissioner Motts reported on his attendance at the TRANSPLAN meeting.

**ADJOURNMENT**

***On motion by Commissioner Soliz, seconded by Commissioner Parsons the Planning Commission unanimously adjourned the meeting at 9:06 P.M. The motion carried the following vote:***

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

Respectfully submitted:

*Kitty Eiden*  
KITTY EIDEN, Minutes Clerk