

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**March 15, 2017
City Council Chambers**

Chair Motts called the meeting to order at 6:32 P.M. on Wednesday, March 15, 2017 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, March 22, 2017.

ROLL CALL

Present: Commissioners Parsons, Husary, Zacharatos, Mason, Turnage, Conley and Chair Motts
Staff: Director of Community Development, Forrest Ebbs
Planning Manager, Alexis Morris
City Attorney, Michael Vigilia
Assistant City Engineer, Lynne Filson
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: February 1, 2017
February 15, 2017

On motion by Commissioner Zacharatos, seconded by Commissioner Parsons, the Planning Commission approved the minutes of February 1, 2017, as presented. The motion carried the following vote:

AYES: Parsons, Zacharatos, Mason, Turnage, Conley and Motts
NOES: None
ABSTAIN: Husary
ABSENT: None

On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission approved the minutes of February 15, 2017, as presented. The motion carried the following vote:

AYES: *Parsons, Husary, Zacharatos, Mason, Turnage, Conley and Motts*
NOES: *None*
ABSTAIN: *None*
ABSENT: *None*

NEW ITEMS

- 2. PW-150-17 – THE CITY OF ANTIOCH** is requesting a determination that the 2017-2022 Capital Improvement Program is consistent with the Antioch General Plan.

Assistant City Engineer Filson presented the staff report dated March 8, 2017 recommending the Planning Commission determine that the 2017-2022 Capital Improvement Program is consistent with the Antioch General Plan

In response to Chair Motts, Assistant City Engineer Filson stated she would verify if the Development Impacts Fees had been already collected for the pending projects and bring the information back to the Planning Commission at their next meeting.

Commissioner Parsons suggested the CIP address the need for repairs in the Marina Parking Lot to address flooding.

Director of Community Development Ebbs responded that the role of the Planning Commission was to determine if the CIP was consistent with the General Plan.

Assistant City Engineer Filson suggested adding language to the narrative portion of the document that says the City needed to determine a funding source for the project at the Marina.

In response to Commissioner Turnage, Assistant City Engineer Filson explained that once the Downtown Specific Plan was approved, the undergrounding of utilities could be identified as a future project.

In response to Commissioner Conley, Assistant City Engineer Filson stated she believed Measure C was included as a funding source.

In response to Commissioner Parsons, Assistant City Engineer Filson stated Project 7018 funds improvements to existing parks. She noted the Parks and Recreation Commission and City Council determine which improvements would be funded.

Commissioner Parsons stated she would like the CIP to include specific projects to be funded.

Director of Community Development Ebbs reiterated the role of the Commission was to determine the CIP consistency with the General Plan. He noted most items funded were maintenance of existing facilities.

In response to Commissioner Parsons, Director of Community Development Ebbs explained construction of park facilities was within the purview of the Planning Commission when they were included in development projects; however, maintenance and rehabilitation of existing park facilities was considered by the Parks and Recreation Commission and then City Council.

RESOLUTION NO. 2017-04

On motion by Vice Chair Zacharatos, seconded by Commissioner Conley, the Planning Commission determined that the 2017-2022 Capital Improvement Program is consistent with the Antioch General Plan. The motion carried the following vote:

AYES: Parsons, Husary, Zacharatos, Turnage, Conley and Motts
NOES: None
ABSTAIN: Mason
ABSENT: None

NEW PUBLIC HEARING

- 3. UP-16-15, AR-16-09 Verizon Wireless Telecommunications Facility** – Verizon Wireless requests approval of a Use Permit to construct a new unmanned telecommunications facility consisting of a 62-foot tall “monopine” containing nine panel antennas and a fenced equipment enclosure at the base of the structure. The project site is located at the corner of Contra Loma Boulevard and Putnam Street (APN 076-550-002).

Staff recommended this item be continued to April 5, 2017.

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

On motion by Commissioner Parsons, seconded by Commissioner Husary, the Planning Commission unanimously continued this item to April 5, 2017. The motion carried the following vote:

AYES: Parsons, Husary, Zacharatos, Mason, Turnage, Conley and Motts
NOES: None
ABSTAIN: None
ABSENT: None

4. **Z-17-01 – Tobacco Ordinance Amendment** – The City of Antioch is proposing text amendments to Chapter 16: Drug Paraphernalia, Section 6-8.14-Tobacco Retailer License, Section 9-5.203-Definitions and Section 9-5.3843 Tobacco and Paraphernalia Retailers of the Antioch Municipal Code. The amendments include, but are not limited to, changes to definitions related to tobacco and paraphernalia retailers, the display of tobacco paraphernalia, licenses required for retail tobacco sales, and the prohibition of tobacco and paraphernalia retailers. The proposed ordinance would be applicable city-wide. This project is exempt from the California Environmental Quality Act.

Staff recommends this item be continued to April 5, 2017.

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

On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission unanimously continued this item to April 5, 2017. The motion carried the following vote:

AYES: *Parsons, Husary, Zacharatos, Mason, Turnage, Conley and Motts*
NOES: *None*
ABSTAIN: *None*
ABSENT: *None*

5. **Downtown Specific Plan** – The City of Antioch will hold a public hearing for the Planning Commission to review and consider recommendation to the City Council of adoption of the Downtown Specific Plan that is intended to serve as a comprehensive land use document for the Downtown. The Planning Commission will also review and consider recommendation of adoption to the City Council of an Addendum to the General Plan Update Environmental Impact Report (EIR) that was certified in November 2003.

Director of Community Development Ebbs gave a PowerPoint presentation and presented the staff report dated March 15, 2017 recommending the Planning Commission Adopt the Addendum to the Environmental Impact Report for the 2003 General Plan; and Adopt the Downtown Specific Plan.

Chair Motts spoke in support of a high density residential overlay on the regional commercial property at 10th and Auto Center.

In response to Commissioner Conley, Assistant City Engineer Filson stated the City could petition the railroad for a quiet zone; however, it would require securing the tracks with fencing which may not be the look the City desired along the tracks.

Mitch Oshinsky added there is a policy within the document which speaks to exploring the potential of a quiet zone.

In response to Commissioner Mason, Director of Community Development Ebbs stated a policy could be added which speaks to exploring a high risk rail designation.

In response to Chair Motts, Director of Community Development Ebbs clarified that data on sea level rise was not complete and it would be an ongoing discussion resulting in a Sea Level Rise Adaptation Plan, in the future.

Mitch Oshinsky added that there were a couple policies regarding careful planning for flood zone and prone areas.

Chair Motts stated a historical study would be an integral part of establishing the core of the Downtown Specific Plan.

Commissioner Parsons requested the park designation be expanded to the marina.

In response to Commissioner Conley, Mitch Oshinsky stated existing mixed use zoning through the Specific Plan for "The Yard" site allowed for maximum flexibility for all those uses or a combination of them.

Director of Community Development Ebbs stated if the Planning Commission recommended adoption of the ordinances, the next steps would be to take the final draft of the Downtown Specific Plan to Council on April 25, 2017. He noted staff would follow up with the General Plan Land Use Element update in 2017 and the Zoning Ordinance update would be addressed in 2017-2019.

Chair Motts opened the public hearing.

Sandra Kelly, Antioch resident, stated she supported the Downtown Specific Plan; however, it had not addressed the impediment crime and the homeless were having on bringing citizens into the area. She suggested discouraging homeless programs along the waterfront, addressing sea level rise in more detail and using native plants in landscaping whenever possible. She stated she did not support unbundled parking. She suggested replacing Barbara Price Park and discussed the need for improvements to circulation along 10th Street.

Mitch Oshinsky explained that projects with unbundled parking would be subject to Planning Commission review and approval.

Director of Community Development Ebbs added that projects would not be built without parking as renting or selling a house without the amenity would be difficult.

Don Bright, Antioch resident, stated Council had declared by proclamation downtown as a historic district and he requested the draft Historic Ordinance be included in the

Downtown Specific Plan. He stated the issue with the train was freight trains transporting chemicals and spoke in support of a speed limit through downtown.

Chair Motts closed the public hearing.

In response to Chair Motts, Director of Community Development Ebbs reported Land Use Objective 2.5 and policies within addressed the preservation and restoration of historic resources throughout the Rivertown Historic District and Downtown Antioch. He also noted Program 2.5.3a stated "The City shall prepare and adopt an ordinance specifically addressing the Citywide treatment of historic properties."

Director of Community Development Ebbs stated a policy could be added that as street trees are planted or replaced, the City preferred native or drought tolerant plants. He stated the High Density Residential Overlay on the Regional Commercial property at 10th and Auto Center and expanding the Park Designation to the Marina would also be included as previously discussed.

RESOLUTION NO. 2017-05

On motion by Commissioner Conley, seconded by Commissioner Parsons the Planning Commission 1) Recommended to the City Council adoption of the Downtown Specific Plan as amended by the Planning Commission this evening and, 2) Recommendation of adoption to the City Council of an Addendum to the General Plan Update Environmental Impact Report (EIR) that was certified in November 2003. The motion carried the following vote:

AYES: Parsons, Husary, Zacharatos, Mason, Turnage Conley and Motts
NOES: None
ABSTAIN: None
ABSENT: None

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Motts reported that he did not attend the Tranplan meeting.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 8:27 P.M. to the next regularly scheduled meeting to be held on April 5, 2017.

Respectfully Submitted,
Kitty Eiden