

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

Regular Meeting
6:30 p.m.

April 7, 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, April 7, 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/. 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
Engineering, Jon Crawford
Planning Manager, Alexis Morris
Associate Planner, Jose Cortez
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS - None

NEW PUBLIC HEARINGS

- 1. Regional Housing Needs Allocation (RHNA) Update** - Every seven years, the Regional Housing Needs Allocation (RHNA) process is initiated by the State of California, Department of Housing and Community Development (HCD). The purpose of the process is to ensure that each city and county agency in the State of California accommodates their fair share of new housing units to achieve the State's broader housing production goals.

Director of Community Development Ebbs presented the staff report dated April 7, 2021 recommending the Planning Commission receive the presentation.

In response to Vice Chair Martin, Director of Community Development Ebbs explained that protests for the RHNA had never been successful. He stated that staff was considering changing the definition of the zoning rather than the zoning itself. He noted opportunities existed in underdeveloped commercial sites. He further noted it would not be feasible to remove and replace existing residential with apartment projects.

Commissioner Motts stated he was pleased to see the recalculation of RHNA.

In response to Commissioner Barrow, Director of Community Development Ebbs confirmed that the RHNA covered 2023-2031, the total number of units for Antioch was 3016 and the City had had a housing element for decades. He stated that he was confident that the City could accommodate 3016 units. He noted that staff anticipated presenting Council with inclusionary housing policies with the housing element update.

Commissioner Barrow thanked Director of Community Development Ebbs for representing Antioch.

Commissioner Parsons commented that the burden was on the City to have zoning in place to allow for projects to meet income eligibility. She believed the former Kmart property would be a good location to designate low-income housing because it was located near transit.

In response to Commissioner Parsons, Director of Community Development Ebbs clarified that above moderate housing was market rate housing.

Commissioner Soliz stated he was pleased Director of Community Development Ebbs was involved in the process. He felt Antioch's allocation had an overabundance of very low-income housing and there was not enough housing at the upper end. He noted the allocations for other jurisdictions may be higher; however, it could mean that their moderate and above moderate-income numbers were significantly higher than Antioch. He commented that if the City did not question or demand a better situation, they would be subjected to what they had experienced in the past. He expressed concern for ABAG increasing the numbers because he was believed that had occurred in the past. He suggested addressing the RHNA plan prior to the revision of the General Plan.

Director of Community Development Ebbs responded that the ratio for the various housing allocations was consistent across all jurisdictions. He clarified that this matter was in the hands

of the State and ABAG could no longer adjust the numbers. He noted a previous attempt by several cities to change the formula had failed. He further noted this was a politically charged issue and a high priority, so the NIMBY mentality would not be tolerated.

In response to Commissioner Parsons, Director of Community Development Ebbs stated there was an exception that forced more very low/low-income allocations into the affluent areas.

In response to Commissioner Soliz, Director of Community Development Ebbs confirmed that Contra Costa County had significant allocations.

In response to Commissioner Barrow, Director of Community Development Ebbs clarified that they had not analyzed any properties yet; however, he believed a key factor would be to preserve the economic base. He noted industrial locations would be a last resort because the City wanted to retain their potential job development and significant mitigation measures would need to take place in those areas.

In response to Commissioner Barrow, Director of Community Development Ebbs responded that a local hire provision was policy discussion that would not be addressed through the housing element. He noted Council was aware of the issue.

Commissioner Parsons explained that the local hire matter had always been a part of the development process.

2. **UP-20-03, AR-20-05 – Mt. Diablo Maintenance Facility** – Mt. Diablo Resource and Recovery requests approval of an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program, a Use Permit and Design Review for a truck maintenance facility at 2600 Wilbur Avenue. The proposed project would be developed in three phases on a 10.28-acre site that is currently developed with a 9,730 square foot metal warehouse building and approximately 10,000 square feet of paved surface parking (APN: 051-032-009).

Associate Planner Cortez presented the staff report dated April 7, 2021 recommending the Planning Commission take the following actions: 1) Adopt the resolution approving the Mt. Diablo Resource Recovery Maintenance Facility Initial Study/Mitigated Negative Declaration (IS/MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP); 2) Adopt the resolution approving a Use Permit, and Design Review (UP-20-03, AR-20-05) for a truck maintenance facility, subject to conditions of approval.

In response to Commissioner Barrow, Associate Planner Cortez explained that the Department of Fish and Game sent a comment letter. He noted that the Environmental Consultant had incorporated their comments and responses in the environmental document and mitigation measures.

Commissioner Barrow stated that he wanted to be sure there would be no toxic elements seeping into the Delta from this facility.

Associate Planner Cortez reiterated that staff had determined any potential environmental impacts for this project could be mitigated.

Planning Manager Morris added that the IS/MND indicated that all the potential impacts could be mitigated to a less than a significant level. She clarified that the fire department was not a CEQA agency; however, they had sent the project to review during the application process and they had not provided any comments. She noted Fish and Wildlife comments were not significant and minor modifications requested were incorporated into the mitigation measures.

In response to Commissioner Barrow, Planning Manager Morris explained conditions of approval addressed improvements to Wilbur Avenue.

Director of Public Works/City Engineer Samuelson explained that the improvements for Wilbur Avenue were for the frontage of the applicant's property because the traffic analysis did not indicate a need for additional travel lanes. He reiterated that there was a standard condition for full roadway improvements along their frontage and as the project moved forward on those improvements, lighting would be considered.

Commissioner Barrow urged staff to consider the best interest of Antioch.

In response to Vice Chair Martin, Associate Planner Cortez explained that the applicant had not finalized phase 3 of the project and if that proposal that comes forward was permitted by right, it would not come back before the Planning Commission; however, if a project required a use permit, it would be brought before the Commission. Speaking to the design of the railroad crossing, Associate Planner Cortez explained that the applicant would be required to comply with the plans submitted this evening. Planning Manager Morris added that the stripping for the easement was shown on the applicant's plans.

In response to Vice Chair Martin, Director of Public Works/City Engineer Samuelson clarified that the applicant would be improving their side of Wilbur Avenue. He noted there was a condition requiring the applicant provide the necessary right-of-way for the widening of Wilbur Avenue. He commented that the plan was to install signage at back of the sidewalk approximately every 300-feet.

Commissioner Soliz encouraged the applicant to consider expanding their maintenance facility to accommodate commercial vehicles for nearby businesses.

In response to Commissioner Soliz, Director of Public Works/City Engineer Samuelson stated they would be looking into either a dedicated turn lane or a two-way left turn lane to accommodate vehicles entering and leaving the facility. He added that they were aware of issues at COCO Farms, and he was working with them to widen the asphalt and install a turn pocket or a two-way left turn lane at their location.

In response to Commissioner Barrow, Director of Community Development Ebbs explained that this project would be a truck maintenance facility for Mt. Diablo Resource Recovery and not a transfer station.

In response to Commissioner Motts, Planning Manager Morris clarified that staff did not typically address fiscal impact studies for these types of business. She noted the applicant may be able to address job creation and site/roadway improvements. She further noted they would have a business license and pay on gross receipts.

Chairperson Schneiderman opened the public hearing.

Sal Evola representing Mt. Diablo Resource Recovery, thanked staff for working with them on this project and gave a brief history of the business. He explained that this facility would serve surrounding communities and would generate sales tax for fuel and parts. He clarified that phases 1 and 2 of this facility would provide for fleet maintenance and dispatch, and they hoped phase 3 would be needed for their future growth. He noted they would look for opportunities to enhance their business and were committed to this facility, and Antioch.

Chairperson Schneiderman stated that she believed this business would be an enhancement to the Wilbur Avenue corridor.

In response to Chairperson Schneiderman, Mr. Evola stated there were approximately 56 trucks/drivers in their fleet that would eventually grow to 72 and they would hire approximately 10 additional union employees. He noted the trucks went out early in the morning and returned by approximately 3:00 P.M. He further noted that their service area was primarily east so it would not add traffic on City streets.

Commissioner Parsons thanked Mr. Evola for bringing in an established company to Antioch that would improve Wilbur Avenue.

Mr. Evola stated that he appreciated how City staff had welcomed them to Antioch.

In response to Vice Chair Martin, Bob Hammons, Project and Property Manager for Mt. Diablo Resource Recovery, stated they were proposing an 8000-gallon above ground biodiesel tank and a 1000-gallon auto fuel tank. He noted the fuel island would be located to the rear of the site.

In response to Commissioner Barrow, Mr. Evola explained that trucks would come in empty, and reiterated that this facility was for repairs. He offered the Commission tours of their Concord facility. He noted they had a containment system for diesel and oil, and they maintained their properties following strict environmental regulations.

In response to Commissioner Motts, Mr. Evola stated they hoped their employees patronized Antioch businesses.

In response to earlier inquiry, Mr. Evola stated that he received confirmation that their trucks would leave the site at 3:30 A.M., well in advance of peak hour traffic.

The following public comment was made by an individual utilizing Zoom Audio/Video Technology.

Jim Kennard, Antioch resident. stated his two-story home and a residential neighborhood backed up to this maintenance facility and he believed the buffer zone was insufficient to address the noise and odor impacts. He commented that the hours of operation of this facility was 4:00 A.M. – 11:00 P.M. Monday – Friday and the trucks would be parked directly behind his home. He noted his quality of life would change dramatically with the approval of this project and asked the applicant to reconsider how they parked their trucks. He stated he was also concerned with how many more trucks would come in with phase 3 of the project. He questioned if garbage trucks would be able to drive through his neighborhood.

Planning Manager Morris read written comment from an individual who requested the Planning Commission consider noise, time of operation and lighting as well as how they would handle the noise level if it were an issue after building the project.

Chairperson Schneiderman closed the public hearing.

Vice Chair Martin reported that this area had always been zoned industrial and had potential to bring these types of jobs to Antioch. He expressed concern that so many businesses in the area had closed. He noted this was a prime area to bring in working class people to an environmentally responsible business. He thanked Mr. Evola and Mt. Diablo Resource Recovery for bringing their project to Antioch.

Commissioner Barrow agreed with Vice Chair Martin and noted that the business fit criteria for the zoning in an industrial area. He thanked Mr. Evola for factoring in environmental measures and technology. He wished Mt. Diablo Resource Recovery success and encouraged them to take the neighbors behind the facility under consideration. He recommended the project move forward.

Commissioner Soliz concurred with the Commissioners comments regarding the project. He questioned if maintenance of vehicles would be taking place inside a warehouse.

Planning Manager Morris responded that there were mitigation measures within the MND related to noise and the noise study considered the adjacent residential properties.

Commissioner Soliz reiterated his suggestion of expanding business activity to other trucking facilities to spur additional economic growth in the area. He spoke in support of the project and hoped it would be a much-needed stimulus for the area.

Commissioner Motts agreed with his fellow Commissioners and he stated he was happy to see the Wilbur corridor used in an industrial way. He stated he was pleased to see the mitigation measures in the report.

On motion by Commissioner Motts, seconded by Commissioner Parsons the Planning Commission unanimously adopted the resolution approving the Mt. Diablo Resource

Recovery Maintenance Facility Initial Study/Mitigated Negative Declaration (IS/MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP). 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 Soliz the Planning Commission unanimously adopted the resolution approving a Use Permit, and Design Review (UP-20-03, AR-20-05) for a truck maintenance facility, subject to conditions of approval.

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

The Commission congratulated Mr. Evola.

- 3. UP-21-01– Vista Diablo Mobile Estates– Vista Diablo Mobile Estates, LP**, requests Use Permit approval for the addition of six (6) new mobile home sites within the limits of a 150-site existing mobile home park located at 2901 Somersville Road Three (3) of the six (6) proposed sites are “in-fills” located within the existing park, and three (3) proposed sites would occur on the vacant eastern parcel under the same ownership. The sites would be developed in two phases. This project was previously approved. This project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (APN: 076-010-029).

Associate Planner Cortez presented the staff report dated April 7, 2021 the Planning Commission take the following action: Adopt the resolution approving a Use Permit for expansion of a mobile home park subject to the conditions of approval (UP-21-01).

In response to Commissioner Soliz, Associate Planner Cortez confirmed that if approved the total unit count would be 156 units.

Director of Community Development Ebbs explained that these units would be counted toward the current RHNA cycle.

Chairperson Schneiderman opened the public hearing.

Edmund Nisbet, Vista Diablo Mobile Home Estates, thanked the Planning Commission for considering their request and staff for the staff report. He explained that they had not previously added the sites because there were delays in getting an easement from a neighboring property. He stated this project was a priority for the ownership and it should be completed in the next 1-2 years.

In response to Commissioner Barrow, Mr. Nisbet explained the park was under HCD jurisdiction and zoned for manufactured homes only so they would be bringing in new homes that would be set per code and sold to perspective tenants. He stated it would be 6-12 months for the homes to be ordered, built, and set.

Chairperson Schneiderman closed the public hearing.

On motion by Commissioner Barrow, seconded by Commissioner Soliz the Planning Commission unanimously adopted the resolution approving a Use Permit for expansion of a mobile home park subject to the conditions of approval (UP-21-01). The motion carried the following vote:

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

Chairperson Schneiderman congratulated Mr. Nisbet and asked for photos of the completed project.

ORAL COMMUNICATIONS

Planning Manager Morris stated that staff had changed the format of the staff report dissemination based on the Commissions previous comments. She questioned if the Commission felt there had been an improvement.

The Planning Commission indicated that they supported the new format.

Planning Manager Morris announced that this was her last Planning Commission meeting with the City of Antioch as she accepted a new position with the City of Brentwood as their Community Development Director. She thanked the Commission for their years of support and their dedicated service to the City of Antioch.

The Planning Commission and City Attorney Smith congratulated Planning Manager Morris on her new position and stated that they were sorry to see her leave.

Planning Manager Morris thanked everyone for their comments.

WRITTEN COMMUNICATIONS – None

COMMITTEE REPORTS

Commissioner Motts reported that the TRANSPLAN meeting had been cancelled.

ADJOURNMENT

On motion by Vice Chair Martin, seconded by Commissioner Parsons the Planning Commission unanimously adjourned the meeting at 8:18 P.M. The motion carried the following vote:

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

Respectfully submitted:

Kitty Eiden
KITTY EIDEN, Minutes Clerk