

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**April 17, 2019
City Council Chambers**

Chair Parsons called the meeting to order at 6:30 P.M. on Wednesday, April 17, 2019 in the City Council Chambers. She 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, April 24, 2019.

ROLL CALL

Present: Commissioners Schneiderman, Motts, Martin, Zacharatos, Vice Chair Turnage and Chair Parsons
Absent: Commissioner Soliz
Staff: Public Works Director/City Engineer, Jon Blank
Project Manager, Scott Buenting
Assistant Engineer, Tracy Tope
Planning Manager, Alexis Morris
City Attorney, Thomas Smith
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: March 6, 2019
March 20, 2019

On motion by Vice Chair Turnage, seconded by Commissioner Zacharatos, the Planning Commission approved the minutes of March 6, 2019, as presented. The motion carried the following vote:

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

On motion by Commissioner Zacharatos, seconded by Commissioner Martin, the Planning Commission approved the minutes of March 20, 2019, as presented. The motion carried the following vote:

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

NEW PUBLIC HEARING

- 2. W-357-302-19 – Shahrodizadh 2-Lot Minor Subdivision** – Hamid Shahrodizadh requests approval of a Minor Subdivision for a Medium Density Residential property located at 49/51 E. 6th Street (APN 066-032-016)

Public Works Director/City Engineer Blank presented the staff report dated April 17, 2019 recommending the Planning Commission approve the Tentative Parcel Map subject to the conditions contained in the staff report’s attached resolution.

In response to Chair Parsons, Public Works Director/City Engineer Blank clarified that if the shed needed to be moved staff would follow up to make sure the work was completed.

Chair Parsons opened the public hearing.

Hamid Shahrodizadh, applicant, stated that if it was determined to be necessary by staff, they would move the shed and remove the existing fence and concrete.

In response to Commissioner Motts, Public Works Director/City Engineer Blank stated that staff would be able to provide an update regarding the status of McElheney Road during the CIP presentation this evening.

Chair Parsons closed the public hearing.

RESOLUTION NO. 2019-09

On motion by Vice Chair Turnage, seconded by Commissioner Zacharatos, the Planning Commission approved the Tentative Parcel Map subject to the conditions contained in the staff report’s attached resolution. The motion carried the following vote:

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

3. **D-18-02, UP-18-09, AR-18-09, PW-357-301-19 – Acorn Business Park** – Jim Moita, requests approval of an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project, a rezone to Planned Development District (PD), Use Permit, Design Review, and Minor Subdivision approval of a business park consisting of commercial, self-storage and light industrial uses. The project site is located at the Northwest corner of East Eighteenth Street and Drive-In Way (APNs 051-052-112 and 051-052-113).

Staff recommends this item be continued to May 1, 2019.

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission continued D-18-02, UP-18-09, AR-18-09, PW-357-301-19 – Acorn Business Park to May 1, 2019. The motion carried the following vote:

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

NEW ITEMS

4. **PW-150-19** – The City of Antioch is requesting a determination that the 2019-2024 Capital Improvement Program is consistent with the Antioch General Plan, which includes a determination that any acquisition or disposition of property identified in the project description for each project in the Capital Improvement Program is consistent with the General Plan.

Public Works Director/City Engineer Blank introduced Project Manager Buenting and Assistant Engineer Tope to give the presentation.

Project Manager Buenting gave the PowerPoint presentation and staff report dated April 17, 2019, recommending that the Planning Commission review and determine that the 2019-2024 Capital Improvement Program is consistent with the Antioch General Plan.

In response to Commissioner Zacharatos, Project Manager Buenting explained that the new street light heads would provide better lighting.

Public Works Director/City Engineer Blank added that the street light heads would be 25% brighter for the same wattage and the work would be completed in the next four years.

In response to Commissioner Martin, Public Works Director/City Engineer Blank clarified that they were replacing the induction lights with LED.

Commissioner Martin reported that in the past, the LED light bulbs were placed inside the head and illumination did not spread out from the pole.

Public Works Director/City Engineer Blank responded that Project Manager Buenting would look at changing the existing LED lights if there was insufficient spread.

In response to Commissioner Motts, Project Manager Buenting stated there were no plans to improve McElheney Road because there were major issues with the land involved. He also explained that the Amtrak station rehabilitation/removal was a joint venture with Amtrak and the City would be beautifying the area. He clarified that the Hardhouse project was an effort to secure the facility.

Public Works Director/City Engineer Blank added that they were focused on the preservation of the City's assets such as the Hardhouse, Lynn House and the Carnegie library. He noted shelters would be installed for the passengers at the Amtrak station. He further noted that Amtrak received a grant for \$300k for the demolition and the City was contributing \$100k for landscaping improvements and to insure the station met ADA requirements.

In response to Commissioner Martin, Project Manager Buenting clarified that the Hardhouse was City owned property. Speaking to the Lone Tree Way resurfacing project, Project Manager Buenting clarified that Golf Course Road was included; however, the contractors work was not acceptable and the City was in discussions with them regarding this issue

In response to Commissioner Schneiderman, Project Manager Buenting stated that "L" Street would be expanded to four lanes from Highway 4 to the Marina.

Public Works Director/City Engineer Blank explained that \$65 million in ECRAFFA funds would be going toward the Buchanan Road Bypass project. He noted the City of Pittsburg was working to secure the remaining \$10-15 million in funding to build the roadway.

Commissioner Martin questioned if there was additional rule 20 money to underground "L" Street utilities.

Project Manager Buenting explained that rule 20 money was limited and the "L" Street project would connect to the underground utilities at 10th Street; however, once you get to the freeway it was state property.

Public Works Director/City Engineer Blank clarified that rule 20 money had to be applied for and if approved, it would be a reimbursement. He noted they would attempt to include undergrounding utilities into the "L" Street project.

Vice Chair Turnage questioned if the design for Chichibu Park would reflect the City's relationship with the sister city in Japan.

Project Manager Buenting reported that the design was being worked on through the maintenance yard and that he would look to see if it would draw into that theme.

Public Works Director/City Engineer Blank explained that the Chichibu Park had a large covered play area with rubberized play material. He noted the project design was approved by the Parks

and Recreation Commission. He further noted the colors would be neutral and there would be no cross over into the Sister City.

Vice Chair Turnage commented that Antioch Park in Chichibu, Japan recognized the sister city relationship. He noted he felt a Japanese tie in to the park design would not be cost prohibitive.

Public Works Director/City Engineer Blank responded that an area was designated with new signage to celebrate the sister city; however, spreading that theme into the park was not considered by the Parks and Recreation Commission.

Chair Parsons suggested that the shade structure at Chichibu Park be designed in the sister city theme.

Public Works Director/City Engineer Blank explained that the shade structure was a triangular fabric shade with a support structure to support it.

Vice Chair Turnage requested that the City consider adding a plane feature back into the Jacobson Park design.

Public Works Director/City Engineer Blank stated he would look to see if a manufacturer had an airplane feature that could be included in the park design.

Commissioner Schneiderman suggested that playground equipment in the form of a dragon could be considered for Chichibu Park.

Project Manager Buenting stated he believed a dragon feature was still located in the park and it would be an excellent eagle scout project.

Commissioner Schneiderman stated she felt Antioch was lacking sports complexes especially baseball fields for older boys.

Project Manager Buenting commented that the Antioch Youth Sports Complex was separate from the City; however, they provided soccer and baseball activities. He noted the fairgrounds hosted Little League functions and there were also sports facilities at Worthshaw Park.

Public Works Director/City Engineer Blank thanked the Planning Commission for their interest in the parks.

Chair Parsons suggested seeking input from older members of the community to bring tradition and history back to the park facilities.

Vice Chair Turnage thanked Project Manager Buenting for the detailed report.

RESOLUTION NO. 2019-10

On motion by Vice Chair Turnage, seconded by Commissioner Zacharatos, the Planning Commission reviewed and determined that the 2019-2024 Capital Improvement Program is consistent with the Antioch General Plan. The motion carried the following vote:

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

5. Election of Chair and Vice Chair

Commissioner Motts nominated Vice Chair Turnage as Chair.

On motion by Commissioner Motts, seconded by Chair Parsons, the Planning Commission elected Vice Chair Turnage to serve as Chair of the Planning Commission. The motion carried the following vote:

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

Commissioner Motts nominated Commissioner Schneiderman as Vice Chair.

On motion by Commissioner Motts, seconded by Chair Parsons, the Planning Commission elected Commissioner Schneiderman to serve as Vice Chair of the Planning Commission. The motion carried the following vote:

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

ORAL COMMUNICATIONS

Commissioner Martin stated that the newspaper recently posted an article regarding the 2008 Building Code change, referenced as Chapter 7A, dealing with intense changes to standards for roofing, sidings, windows, and decks. He questioned if Antioch used chapter 7A of the building code.

Planning Manager Morris stated that the City adopted the California Building Code in the Antioch Municipal Code.

Vice Chair Turnage added that the new code changes go into effect January 1, 2020 as part of Title 24. He noted it would increase the cost of home building by approximately 20%.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported that the TRANSPLAN meeting had been cancelled.

ADJOURNMENT

Chair Parsons adjourned the Planning Commission at 7:28 P.M. to the next regularly scheduled meeting to be held on May 1, 2019.

Respectfully submitted:

KITTY EIDEN, Minutes Clerk