

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**April 20, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:32 P.M. on Wednesday, April 20, 2016 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, April 27, 2016.

ROLL CALL

Present: Commissioners Parsons, Mason, Husary, Zacharatos, and Chair Motts
Absent: Commissioner Hinojosa
Staff: City Attorney, Michael Vigilia
Director of Community Development, Forrest Ebbs
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Fred Hoskins, Antioch resident, expressed concern that the Public Notice for the Draft Chapters of the Downtown Specific Plan had not address a proposal for the use of the Beede Lumber Property.

CONSENT CALENDAR

1. Approval of Minutes: March 16, 2016

On motion by Commissioner Zacharatos, seconded by Commissioner Parsons. the Planning Commission approved the minutes of March 16, 2016, as presented. The motion carried the following vote:

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

NEW PUBLIC HEARING

- 2. Downtown Specific Plan** – The City of Antioch will be holding a public hearing to provide a status update and to receive direction regarding the ongoing Downtown Antioch Specific Plan effort. The Downtown Specific Plan is funded by the Strategic Growth Council and the Department of Conservation through a Sustainable Communities Planning Grant Award.

Director of Community Development Ebbs and Project Manager Oshinsky presented the staff report dated April 15, 2016, and a PowerPoint presentation recommending the Planning Commission 1) Review the draft chapters of the Downtown Specific Plan presented with this report; and, 2) Provide staff with input and direction on any desired changes to the Downtown Specific Plan chapters.

The Planning Commission provided the following input and direction on the Downtown Specific Plan:

Vision, Guiding Principles and Context

Vice Chair Zacharatos suggested policy 1.2.5.3 include Somersville Road.

Commissioner Parsons suggested policy 1.2.3.7 focus on the Lone Tree Golf Course. She spoke in support of prioritizing safe bicycle transit and an overpass for the train tracks. She noted parking was insufficient downtown.

Commissioner Mason questioned the viability of improving Waldie Plaza as event space noting there are times when the train suspends events. Speaking to policy 1.2.4.2, he noted market rate housing in Antioch was affordable housing. He suggested adding policies to address free wifi and improved lighting especially in areas with high calls for service.

Vice Chair Zacharatos spoke in support of improving lighting throughout the City. She recommended building up the retail base prior to more housing being developed.

LAND USE

Rivertown Mixed Use Historic District (MU)

Chair Motts suggested utilizing the City owned parking lot and the end of “G” Street for a signature destination such as shops / restaurants located on the trail system.

Commissioner Parsons suggested adding infrastructure as a major issue downtown, specifically the aging sewer system, sidewalks and streets in disrepair.

Commissioner Mason spoke to the importance of expanding upon policy 1.2.5.2 as it pertained to sufficient curb cut outs. He suggested consideration of a program for designating one-way streets and diagonal parking.

Director of Community Development Ebbs stated the Development and Land Use Standards for the Rivertown Mixed Use Historic District (MU) – Retail Major should require a Use Permit and therefore be changed from a “P” to a “U” designation. He noted restaurants that hold a liquor license should require a Use Permit.

Neighborhood Commercial District (C-N)

Chair Motts reported there was a downtown merchant group that was working with the Main Street Alliance based out of Suisun.

Director of Community Development Ebbs stated the goal was to form a partnership with a Downtown Business Association.

Chair Motts declared a recess at 8:02 P.M. The meeting reconvened at 8:08 P.M. with all Commissioners present with the exception of Commissioner Hinojosa who was previously noted as absent.

PUBLIC COMMENT

Rick Fallon, Antioch resident, thanked staff for the presentation and the Commission for their dedication. He stated he was opposed to high density housing in downtown and expressed concern for the under staffed Antioch Police Department. He expressed interest in investing in Antioch and spoke in support of mixed use with retail development on the first floor with residential above.

Chair Motts explained a high density residential project in downtown was not on the agenda this evening. He thanked Mr. Fallon for his input and encouraged him to remain involved.

Neighborhood Preservation District (NP)

Commissioner Parsons requested Prosserville Park spelling be corrected within the document.

Commissioner Mason suggested incorporating a program for community gardens within walking distance of higher density housing.

Chair Motts suggested the lot on Second Street next to the Marina be utilized for mixed use with retail development on the first floor with residential above. He added with the area prone to flooding there may be an opportunity to utilize the area as a wetlands feature.

Commissioner Parsons stated pipelines on the Second Street lot should be considered.

Commissioner Mason expressed concern regarding the legality of applying the residential inspection program to one area of the City.

Commissioner Parsons spoke in support of prioritizing the rental inspection program for the entire City.

Following discussion, the Planning Commission voiced their support for the 33' wide lot development concept and height of 35' and up to 2 stories.

Commercial Regional District (C-R)

Director of Community Development Ebbs stated he would be providing the Planning Commission with an update on the creek improvements.

Waterfront (WF)

Commissioner Parsons expressed concern regarding the parking lot sinking at the Marina. She spoke in support of a residential loft project on Opportunity Site "B".

Chair Motts suggested the Glass Container Office on 4th Street be considered for a coffee shop and Opportunity Site "C" considered for a hotel or convention center.

In response to Commissioner Parsons, City Attorney Vigilia explained there needed to be appraisals by the City and property owner and there would have to be an agreed upon price to exercise eminent domain for the Hickmott Cannery Site.

DOWNTOWN DESIGN GUIDELINES

Chair Motts reported he had been working with Public Works Department on an idea for connecting a trail from Black Diamond Regional Park to the Marina and downtown. He stated he would like Antioch to take the lead on this project with the stakeholders. He spoke in support of improving Waldie Plaza and agreed with Commissioner Mason that it would not fulfill requirements for a large event venue.

Director of Community Development Ebbs commented that there were opportunities to close streets and provide space for larger events downtown.

Commissioner Parson reiterated her concerns for adequate parking downtown.

Director of Community Development Ebbs encouraged the Commission to send him any further comments regarding the Downtown Specific Plan.

Chair Motts thanked staff for all their hard work and spoke in support of the Downtown Design Guidelines as presented.

3. Election of Chair and Vice Chair

Chair Motts stated he had served as Chair for approximately 6-months and he would be willing to continue.

On motion by Commissioner Parsons, seconded by Commissioner Husary, the Planning Commission members present unanimously appointed Kerry Motts as Chair and Janet Zacharatos as Vice Chair of the Planning Commission. The motion carried the following vote:

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

ORAL COMMUNICATIONS

Director of Community Development Ebbs introduced City Attorney Vigilia.

City Attorney Vigilia stated his work in the City of Hayward had made him very optimistic for Antioch.

Chair Motts stated they were pleased to have City Attorney Vigilia join City staff.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Motts reported on his attendance at the TRANSPLAN meeting.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 8:57 P.M. to the next regularly scheduled meeting to be held on May 4, 2016.

Respectfully Submitted,
Kitty Eiden