

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**May 1, 2019  
City Council Chambers**

Chair Turnage called the meeting to order at 6:30 P.M. on Wednesday, May 1, 2019 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, May 8, 2019.

**ROLL CALL**

Present: Commissioners Motts, Parsons, Martin, Soliz, Vice Chair  
Schneiderman and Chair Turnage  
Absent: Commissioner Zacharatos  
Staff: Director of Community Development, Forrest Ebbs  
Senior Civil Engineer, Ken Warren  
Planning Manager, Alexis Morris  
Associate Planner, Kevin Scudero  
City Attorney, Thomas Smith

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

**1. Approval of Minutes: None**

**CONTINUED PUBLIC HEARING**

**2. PD-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 that this item be continued to May 15, 2019.

***On motion by Commissioner Parsons, seconded by Commissioner Martin, the Planning Commission continued PD-18-02, UP-18-09, AR-18-09, PW-357-301-19 – Acorn Business Park to May 15, 2019. The motion carried the following vote:***

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

### **NEW PUBLIC HEARING**

- 3. Z-18-01, UP-18-04, AR-18-06, PW-357-RA-57– AMCAL Family/Senior Apartments** – AMCAL Multi-Housing, requests approval of an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project, a rezone to High Density Residential (R-25) and Senior Housing Overlay District (SH), Use Permit, Design Review, and Lot Merger approval of an affordable multi-family housing complex consisting of family and senior apartments. The project site is located at the Southwest corner of East Eighteenth Street and Holub Lane (APNs 051-200-025 and 051-200-026).

Associate Planner Scudero presented the staff report dated April 26, 2019 recommending the Planning Commission take the following actions: 1) Adopt the resolution recommending that the City Council approve the AMCAL Family/Senior Apartment Project Initial Study/ Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project; 2) Adopt the resolution recommending that the City Council approve an ordinance rezoning the project site from Planned Development (PD-08-06) to High Density Residential (R-25) and Senior Housing Overlay District (SH); and 3) Adopt the resolution recommending that the City Council approve a senior housing density bonus, lot merger, use permit, and design review for multi-family development, subject to conditions of approval.

In response to Commissioner Martin, Planning Manager Morris explained that the gates were located on private driveways and the extension of Holub Lane would be used to access future projects to the east. Associate Planner Kevin Scudero clarified there were no active enforcement mechanisms for the senior housing density component; however, they were required to deed restrict the property and there was an agreement with the City that it remain senior housing for a minimum of 30-years. He noted if the applicant wanted to change it to all ages, they would be required to go through a Use Permit process. He explained that the accent color would be applied to buildings visible from the public right-of-way within the City; however, if the Planning Commission wished, they could modify the language that all buildings have an accent color.

Commissioner Motts expressed concern that the open space and outdoor amenities would not be in a central location for ease of access for all tenants.

Associate Planner Kevin Scudero responded that there was required open space per unit; however, city code did not address placement.

In response to Commissioner Soliz, Associate Planner Kevin Scudero explained that this site was previously entitled with a business park which contained a mix of commercial and light industrial with a self-storage.

Commissioner Soliz expressed concern for the amount of high density housing in Antioch and the potential impact of this project to the degradation of property values. He complimented staff on the comprehensive report.

In response to Commissioner Parsons, Associate Planner Kevin Scudero confirmed that there were conditions of approval addressing the traffic signal. Planning Manager Morris added that this project would be responsible for 25% of those costs.

Alex Pratt, Vice President of Development of AMCAL Multi-housing, discussed the history of their company. He explained that this was a tax credit project so there would be covenants and an annual review of all of the units to assure that they were certified to be in the proper manner. He gave a PowerPoint presentation of their project including the development/management team, company portfolio, identification of project site, public outreach, site plan, community amenities and landscape materials.

In response to Commissioner Parsons, Mr. Pratt confirmed that bocce courts had been included as an amenity.

In response to Vice Chair Schneiderman, Mr. Pratt explained that the rent had to be a minimum of 10% below the overall market and the market in Antioch tended to be approximately 80% of area median income.

In response to Commissioner Soliz, Mr. Pratt stated that section 8 voucher holders could apply for a unit; however, they did not have an overall section 8 project on this property. He noted their tenant selection criteria included rental history, as well as criminal backgrounds and verification of incomes.

In response to Commissioner Martin, Mr. Pratt explained that their reputation spoke to their ability to maintain a quality project and by maintaining ownership of the property they had an innate interest in maintaining quality. He noted they worked with a large property management company and they had asset managers that oversee the property managers. Additionally, with a tax credit project, there was an investor that had an interest in making sure the level of quality was maintained.

Mr. Pratt thanked staff for all of their assistance in bringing their project forward.

Lewis Broschard, Contra Costa County Fire Department, expressed concern that the proposed project could not be appropriately or adequately served by the Fire District. He noted the location at the eastern edge of the City limits, places it at the furthest point from any staffed fire station in Antioch; further, the location was approximately 12 minutes from the nearest staffed ladder truck posing a significant risk and an inability for the fire district to provide adequate fire and emergency response. He commented that the Antioch General Plan stated grow management in the City was to insure development paid its own way and sufficient public services were available to support new development. In addition, Measure U called for the City to enforce public services and facilities performance standards. He commented that they had provided the City with written letters outlining their inability to properly respond to this project, due to its location and multi-story configuration.

Chair Turnage thanked Mr. Wells for his time and serving the community.

Vincent Wells, Fire Captain, President of Firefighters Local 1230, reported that Antioch was one of the busiest areas within the District and they were currently understaffed. He urged the Planning Commission to place more emphasis on the recommendations coming from Chief Broschard as far as assuring that mitigation was in place to adequately serve the community.

Chair Turnage thanked Mr. Wells for his time and serving the community.

Chair Turnage closed the Public Hearing.

Commissioner Parsons reported that fire station #81 had a large area to service and questioned if there would be a way to mitigate the impacts of the project.

Director of Community Development Ebbs explained that the City had an adopted fire protection facilities fee for the purpose of funding new fire stations and apparatus. He stated that the City relied on the Fire District to provide them with the nexus study to justify increasing the fee and staff had been openly supportive of that action. Additionally, he noted that fire district revenues come from property taxes and the proportionate of property taxes the City received rarely paid for the impacts on City services. He explained that a CFD was an option and the Planning Commission could communicate to Council that they should be open to bringing a CFD forward and increasing the fees. He stated with regards to this project, they could only ask for their proportionate share.

Chair Turnage questioned if it was possible, in the future, to augment ambulance services especially when addressing a senior community.

Director of Community Development Ebbs responded that it can be looked at in terms of a CFD to address their proportionate impacts.

Commissioner Soliz thanked staff for the comprehensive report. He agreed that the tools to help the fire department were available; however, the City had not taken advantage and gone through the process. He questioned if it was feasible to continue the project until the infrastructure was in place.

Director of Community Development Ebbs reported that this project depended on funding cycles and he did not believe continuing this item was a viable option.

Commissioner Soliz stated he would like the tools in place prior to future projects coming before the Commission because this issue has been brought forward in the past and needed to be addressed.

Commissioner Parsons asked that the City consider the public safety as new projects come forward.

Director of Community Development Ebbs stated if there was a consensus this evening, as part of the motion, the Planning Commission could direct Council to study this issue. He noted staff would convey the Commission's concerns to Council.

Commissioner Parsons stated that she believed Council felt public safety of citizens was important.

Commissioner Motts stated he supported the project and agreed with placing strong recommendations in the motion for Council to consider and study the impacts to emergency services, as soon as possible.

Vice Chair Schneiderman stated she believed it was a good project and noted that there was a high demand for affordable housing. She noted that she agreed with the fire department and their concerns regarding their ability to provide adequate services, especially for senior residents.

In response to Chair Turnage, Planning Manager Morris clarified that staff summarized the Planning Commission discussion and recommendations when the project was taken to Council. She noted if there was a majority or several Planning Commission members who strongly encouraged Council to consider funding of fire services in the immediate future, it would be reflected in the staff report summary.

Commissioner Parsons stated that she believed public safety should be at the paramount in all decision made on behalf of the citizens of Antioch.

**RESOLUTION NO. 2019-11A**

***On motion by Commissioner Motts, seconded by Commissioner Schneiderman, the Planning Commission adopted the resolution recommending that the City Council approve the AMCAL Family/Senior Apartment Project Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project.***

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

**RESOLUTION NO. 2019-11B**

***On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission adopted the resolution recommending that the City Council approve an ordinance rezoning the project site from Planned Development (PD-08-06) to High Density Residential (R-25) and Senior Housing Overlay District (SH). The motion carried the following vote:***

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

**RESOLUTION NO. 2019-11C**

***On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission adopted the resolution recommending that the City Council approve a senior housing density bonus, lot merger, use permit, and design review for multi-family development, subject to conditions of approval. The motion carried the following vote:***

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

Chair Turnage suggested each Planning Commissioner in support of the creation of a CFD send an email to each Councilmember.

In response to Commissioner Parsons, City Attorney Smith stated that fire and emergency services was within the broader scope of the subject matter being discussed so they could add it into the motion.

*On motion by Commissioner Parsons, seconded by Commissioner Martin, the Planning Commission suggested to the City Council that they take under advisement to look into a fire and safety CFD, in the immediate future, via action taken on a Council agenda.*

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

**ORAL COMMUNICATIONS**

None.

**WRITTEN COMMUNICATIONS**

None.

**COMMITTEE REPORTS**

Commissioner Motts reported that the TRANSPLAN meeting would be held next week.

**ADJOURNMENT**

*Chair Turnage adjourned the Planning Commission at 7:45 P.M. to the next regularly scheduled meeting to be held on May 15, 2019.*

Respectfully submitted  
KITTY EIDEN, Minutes Clerk