

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**May 3, 2017
City Council Chambers**

Chair Motts called the meeting to order at 6:30 P.M. on Wednesday, May 3, 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, May 10, 2017.

ROLL CALL

Present: Commissioners Parsons, Turnage, Conley, Vice Chair Zacharatos and Chair Motts
Absent: Commissioner Husary and Mason
Staff: Director of Community Development, Forrest Ebbs
Planning Manager, Alexis Morris
Associate Planner, Kevin Scudero
City Attorney, Michael Vigilia
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: March 15, 2017

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

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

NEW PUBLIC HEARINGS

- 2. UP-16-18, AR-16-12 Granite Expo** – Granite Expo requests Use Permit and Design Review approval to remodel the south facing portion of an existing industrial and warehouse facility into three wholesale type retail businesses. The project site is located at 1888 Verne Roberts Circle (APN 074-051-011).

Associate Planner Scudero presented the staff report dated April 28, 2017 recommending that the Planning Commission approve the use permit and design review application, subject to the conditions contained in the staff report's attached resolution.

Chair Motts stated he was happy to see the repurposing of this building.

Chair Motts opened the public hearing.

Stefan Menzi, Project Architect, gave a brief overview of the project and stated he was available to answer any questions this evening.

In response to Chair Motts, Mr. Menzi stated he did not know who would be occupying the additional tenant space and noted their goal was to keep the proposal flexible for subdividing the building.

In response to Commissioner Parsons, Mr. Menzi stated that they were in agreement with the conditions of approval with the exception for the request to change the species of the Shumard Oak tree as they felt it would be located in an area that they felt would not become a nuisance. He noted if required, they would be willing to change the tree out for another species.

Commissioner Parsons thanked the applicant for coming to Antioch.

In response to the Commission, Applicant Jacky Li clarified that the store would also be offering cabinets and that deliveries would occur to the rear of the location.

Chair Motts closed the public hearing.

In response to Commissioner Zacharatos, Associate Planner Scudero clarified the Shumard Oak trees were not conducive to ground cover and in the proposed location the root structure may reach the sidewalk. He noted the applicant could choose from a list of other drought tolerant trees.

Chair Motts stated he was glad to see the repurposing of the building and development in the area. He voiced his support for the project as presented.

Commissioner Zacharatos stated she felt this project was an excellent use of the facility and would attract economic development to the area.

RESOLUTION NO. 2017-08

On motion by Commissioner Turnage, seconded by Commissioner Parsons, the Planning Commission unanimously approved the use permit and design review application, subject to the conditions contained in the staff reports attached resolution. The motion carried the following vote:

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

Commissioner Parsons thanked the applicant for bringing a much needed business to Antioch.

- 3. AR-16-08 Big Break Solar Project** – NRG Solar DG, LLC, requests design review approval of a proposed solar photovoltaic power generation development located on approximately 16 acres of the 86-acre retired Contra Costa Generating Station. The project would inject up to 2 megawatts of alternating current electricity into the PG&E grid. The project site is located on the north side of Wilbur Avenue adjacent to the Marsh Landing Power Plant (APN 051-031-020). In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the project and will be considered at the meeting.

Planning Manager Morris presented the staff report dated April 28, 2017 recommending the Planning Commission take the following actions: 1) Adopt the resolution approving the Big Break Solar Project Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the project; and 2) Adopt the resolution approving the design review application (AR-16-08) subject to the conditions of approval.

In response to Chair Motts, Planning Manager Morris clarified that the City's current policy required onsite mitigation or replacement of trees; however, he could discuss offsite mitigation for the additional trees with the applicant.

Commissioner Conley supported offsite mitigation for additional trees removed from the site.

Planning Manager Morris stated if offsite mitigation were to occur, they would need to coordinate with Public Works for the placement of trees and then report back to the Planning Commission.

Chair Motts opened the public hearing.

Nate Lapierre, Development Project Manager, NRG Energy, gave a PowerPoint presentation of their history in Antioch and the solar project's benefits. He noted there would be a net benefit in CO2 omissions with this project.

In response to Commissioner Parsons, Mr. Lapierre stated he would have to defer information regarding cost savings as he did not have access to the city's PG&E bills. He noted the proposed location received a great deal of radiance from the sun and would highly produce.

Commissioner Parsons thanked the applicant for bringing their project to Antioch.

In response to Commissioner Turnage, Mr. Lapierre explained they proposed the project for this area of the parcel because there were many constraints and underground utilities that prevented them from utilizing the entire site.

In response to Commissioner Conley, Mr. Lapierre stated if approved they hoped to begin construction in the fall and be operational by spring. He noted there would be approximately 20,000 black or blue individual solar panels. He clarified if panels on a string failed, they would receive a signal and know of a failure within 8-10 modules. He noted inverters and transformers would generate heat; however, they had cooling fans.

In response to Vice Chair Zacharatos, Mr. Lapierre stated panels would typically be 4x6 feet and track east to west with the sun.

In response to Chair Motts, Mr. Lapierre stated he would be willing to discuss and accommodate for trees in public spaces offsite.

In response to Commissioner Turnage, Mr. Lapierre stated that apart from this project, he would be happy to discuss the feasibility of providing electric car charging stations downtown.

City Attorney Vigilia explained that the issue of electric car charging stations would be an item to be addressed by the City Manager's office.

Chair Motts closed the public hearing.

RESOLUTION NO. 2017-09

On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission unanimously adopted the resolution approving the Big Break Solar Project Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the project. The motion carried the following vote:

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

RESOLUTION NO. 2017-10

On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission unanimously adopted the resolution approving the design review application (AR-16-08) subject to the conditions of approval and with direction to staff to work with the applicant regarding offsite mitigation for the trees. The motion carried the following vote:

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

NEW ITEMS

4. Election of Chair and Vice Chair

On motion by Chair Motts, seconded by Commissioner Conley, the Planning Commission unanimously appointed Janet Zacharatos as Chair of the Planning Commission. The motion carried the following vote:

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

On motion by Chair Motts, seconded by Vice Chair Zacharatos, the Planning Commission unanimously appointed Martha Parsons as Vice Chair of the Planning Commission. The motion carried the following vote:

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

5. Planning Commission Policies

Director of Community Development Ebbs presented the staff report dated April 28, 2017 recommending the Planning Commission receive the report.

Chair Motts suggested stipends be considered for Planning Commission members.

In response to Chair Motts, Director of Community Development Ebbs reported \$5000 had been budgeted for Planning Commission training next year. He announced there was an APA National Planning Conference in the fall in Sacramento.

Commissioner Parson requested staff email the dates for planning conferences to Commission members.

Director of Community Development Ebbs stated he would agendaize a follow up item regarding Planning Commission policies.

Commissioner Conley commented that in the past, in lieu of a stipend, the Planning Commission received free golf at the Lone Tree Golf Course.

ORAL COMMUNICATIONS

Chair Motts requested staff look into presenting Commissioner Hinojosa with a Street sign in recognition of her service on the Planning Commission.

Director of Community Development Ebbs announced it was City Attorney Vigilia's last meeting and noted it had been a pleasure to work with him.

City Attorney Vigilia stated it had been a pleasure to serve the Planning Commission and he wished them luck in the future.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 7:31 P.M. to the next regularly scheduled meeting to be held on May 17, 2017.

Respectfully Submitted,
Kitty Eiden