

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**May 6, 2020
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.

Vice Chair Schneiderman called the meeting to order at 6:35 P.M. on Wednesday, May 6, 2020. 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. 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, May 13, 2020.

ROLL CALL

Present: Commissioners Parsons, Motts, Martin, Soliz, Barrow, and Vice Chair Schneiderman

Staff: Director of Community Development, Forrest Ebbs
Planning Manager, Alexis Morris
Associate Planner, Kevin Scudero
Associate Planner, Jose Cortez
Administrative Analyst II, Phil Hoffmeister
City Attorney, Thomas Lloyd Smith
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

In response to Commissioner Soliz, Planning Manager Morris reported that the Planning Commission received emailed comments on items not on the agenda this evening and she would be discussing them during Written Communications. She introduced new Planning Commissioner Timothy Barrow to the Commission.

Commissioner Barrow introduced himself and thanked the Commission for welcoming him to the meeting.

The Planning Commission welcomed Mr. Barrow to the Planning Commission.

CONSENT CALENDAR

1. **Approval of Minutes:** **None**

NEW PUBLIC HEARINGS

2. **UP-20-02, AR-20-03 - Cielo at Sand Creek** –The applicant, Century Communities requests a use permit and design review approval for home size modifications, new architecture for the homes and revised amenity building to the previously approved development for the Cielo at Sand Creek Subdivision. The modifications would eliminate the Active Adult product from the project and propose ten new floor plans and architecture, and in addition revises the amenity building. The project site is located on the west side of Heidorn Ranch Road south of Prewett Ranch Road and the east side of Hillcrest Avenue north of the future extension of Sand Creek Road.

Associate Planner Cortez presented the staff report dated May 6, 2020 recommending the Planning Commission approve the resolution recommending that the City Council approve the Use Permit and Design Review application for home size modifications home architecture and redesign of the amenity building.

In response to Commissioner Martin, Associate Planner Cortez explained that the proposed changes included architecture, removal of active adult component and revising some of the originally approved amenities. He noted the in-lieu park fee would go toward funding other public parks and amenities.

In response to Commissioner Barrow, Associate Planner Cortez clarified that there were no additional impacts from the proposed modifications. He confirmed that other departments had reviewed the revisions and agreed with staff recommendations.

In response to Commissioner Motts, Associate Planner Cortez explained that the original EIR analyzed both single family and active adult individually, so impacts for the development were already considered. He added that this project along with the Aviano project would build out Sand Creek Road so concerns regarding traffic on Prewett Ranch Drive would be alleviated.

In response to Vice Chair Schneiderman, Planning Manager Morris reiterated that the EIR analyzed both active adult and a single-family community, so all impacts were analyzed in the original approval of this project.

Commissioner Parsons commented that children living in this community would be attending Brentwood schools.

Commissioner Soliz questioned what rationale was used for removing the active adult portion of the project.

Associate Planner Cortez responded that it was a business decision by the development team to help alleviate some of the high HOA dues and home prices.

Vice Chair Schneiderman opened the public hearing.

Jeff Inabnit, Century Communities, thanked staff and the Commission for their time. He stated that they were excited that new plans would start a positive momentum for the project and more opportunities for families to find a home in Antioch. He explained that the proposed changes were to provide more opportunities for the project and marketplace.

In response to Commissioner Motts, Mr. Inabnit explained the market data showed that their product was not well received by the active adult buyer, so the proposed changes would allow more families to buy their homes.

Commissioner Barrow stated that the City was supporting Century Communities and wishing them the best in the completion of their project. He welcomed them to Antioch.

In response to Commissioner Barrow, Mr. Inabnit confirmed that market conditions had changed, and they were adjusting to respond to those changes. He explained that the modifications had not changed the unit count for the project.

Commissioner Barrow commended Mr. Inabnit for including a community center in the project.

In response to Commissioner Barrow, Mr. Inabnit explained that the smaller footprint for the clubhouse had expanded the open space. He reported they had 64 homes built and they were currently on hold to get this approval. He noted they completed the common area facilities per the development agreement, and they were planning on constructing 337 units in the first three phases of the project.

In response to Commissioner Parsons, Planning Manager Morris explained the phasing plan for the improvements to Sand Creek Road.

In response to Vice Chair Schneiderman, Planning Manager Morris explained that this area of the City was within the Brentwood School District. She noted when this project went through the entitlement process, it required a General Plan amendment and at that time the Brentwood School District was provided the opportunity to comment.

Commissioner Parsons thanked the applicant for bringing his project to Antioch and stated she visited the development and it was an upgrade to the City's environment.

Vice Chair Schneiderman closed the public hearing.

Vice Chair Schneiderman reported she drove by the project after reading public comment regarding excessive traffic in the area and she did not see the issue. She felt the smaller square footage plans would be more affordable for younger families.

Commissioner Parsons stated she also drove by the project and did not see an issue. She felt illegal activity occurring in the area was an enforcement issue and should be reported to the Antioch Police Department.

Commissioner Barrow stated he also visited the project and was impressed. He agreed with Commissioner Parsons assessment that traffic concerns were an enforcement issue.

Commissioner Martin stated he also drove by the project and he liked the new designs. He stated with the change to a family product, the applicant may consider expanding the park area.

Commissioner Motts stated he also liked the new design and while he was sorry to lose the senior component, he realized it was within the applicant's rights given the original approval.

RESOLUTION NO. 2020-08

On motion by Commissioner Barrow, seconded by Commissioner Parsons, the Planning Commission approved the resolution recommending that the City Council approve the Use Permit and Design Review application for home size modifications.

The motion carried the following vote:

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

RESOLUTION NO. 2020-09

On motion by Commissioner Parsons, seconded by Commissioner Soliz, the Planning Commission approved the resolution recommending that the City Council approve of the revised design of Parcel "C" Park Phases 1, 2 and 3 for Cielo at Sand Creek Subdivision eliminating "spa" from the third bullet of page 2 of the resolution.

The motion carried the following vote:

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

The Planning Commission thanked Cielo for building their project in Antioch.

- 3. Z-18-01, UP-18-04, AR-18-06, PW-357-RA-57 - AMCAL Family/Senior Apartments Development Agreement** – The applicant, AMCAL Multi-Family Housing, Inc. requests approval of a development agreement for the previously approved AMCAL Family/Senior Apartments project. 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 May 6, 2020 recommending the Planning Commission approve the resolution recommending that the City Council adopt an ordinance approving the development agreement between the City of Antioch and AMCAL Antioch Fund, LP.

In response to Commissioner Martin, Director of Community Development Ebbs reported that the Fire District had agreed to the terms of the development agreement. Associate Planner Scudero explained that they would annex into the Police Services CFD upon payment, but they would not be levied any taxes for the first 15-years because the upfront payment would be covering those years.

Commissioner Barrow congratulated the developer for building affordable housing project and wished them the best with their proposal.

Vice Chair Schneiderman opened the public hearing.

Ramin Kianfar, Senior Project Manager for AMCAL, thanked the Commission and staff for the opportunity to present their project. He stated he was available to answer any questions this evening. He commented that Development Agreement stipulated that the upfront CFD payments were to be paid at the time of certificate of occupancy and not at the time of pulling the permits.

Director of Community Development Ebbs confirmed that the development impact fees would be assessed at the time of occupancy.

Vice Chair Schneiderman stated it was a wonderful project and would be an asset to the community.

Commissioner Parsons thanked the applicant for designing an excellent project in a great location.

Mr. Kianfar thanked the City for the opportunity to build their project in Antioch.

Vice Chair Schneiderman closed the public hearing.

Vice Chair Schneiderman thanked the applicant and wished him luck with his project.

Commissioner Motts agreed that this was the right project for the area.

RESOLUTION NO. 2020-10

On motion by Commissioner Motts, seconded by Commissioner Barrow, the Planning Commission approved the resolution recommending that the City Council adopt an ordinance approving the development agreement between the City of Antioch and AMCAL Antioch Fund, LP.

The motion carried the following vote:

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

4. Election of Chair and Vice Chair

Planning Manager Morris presented the staff report dated May 6, 2020 recommending the Planning Commission nominate and elect a Chair and Vice-Chair.

Commissioner Parsons nominated Vice Chair Schneiderman as Chair of the Planning Commission.

Chair Schneiderman thanked Commissioner Parsons for the nomination.

With no other nominations, Commissioner Parsons made the following motion.

On motion by Commissioner Parsons, seconded by Commissioner Motts, the Planning Commission unanimously appointed Vice Chair Schneiderman as Chair.

The motion carried the following vote:

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

Commissioner Motts nominated Commissioner Martin as Vice-Chair.

Commissioner Barrow stated he wanted to nominate Commissioner Motts or Commissioner Parsons as Vice-Chair given their seniority on the Planning Commission. Both Commissioner Motts and Parsons thanked Commissioner Barrow for the vote of confidence and explained that they had previously served as Chair. They commented that Commissioner Martin had previously been on the Commission and he was very knowledgeable.

Commissioner Soliz stated he supported the following motion and discussed the importance of building a succession of leadership.

On motion by Commissioner Motts, seconded by Commissioner Parsons, the Planning Commission unanimously appointed Commissioner Martin as Vice Chair.

The motion carried the following vote:

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

The Commission congratulated newly appointed Chair Schneiderman and Vice Chair Martin.

Commissioner Martin thanked the Commission for their vote in confidence.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Planning Manager Morris reported that staff had forwarded some written communications via email.

COMMITTEE REPORTS

Commissioner Motts reported that the TRANSPLAN meeting would be held next week via Zoom audio/video technology.

In response to Commissioner Martin, Planning Manager Morris stated if Commissioners wished to have the next packet placed in their binders, they could return them to a cart located on the second floor of City Hall. She noted if they preferred, packets could be provided without binders.

Commissioner Martin stated he would prefer his packet without a binder, and he would be returning his binder to the cart in City Hall.

Commissioner Parsons stated she had turned in her binder a while ago as she felt it was too bulky.

Vice Chair Schneiderman and Commissioner Motts stated they would keep the binder and her packet could be provided in a folder or envelope.

Commissioner Barrow stated he preferred using the binder.

Planning Manager Morris explained that during the Shelter in Place staff would be delivering packets to the Commissioners homes the Friday prior to the meeting.

Commissioner Barrow commended staff for their findings and recommendations for the agenda items this evening. He noted they were precise and to the point.

ADJOURNMENT

On motion by Commissioner Martin, seconded by Commissioner Barrow, the Planning Commission unanimously adjourned the meeting at 7:50 P.M.

The motion carried the following vote:

<i>AYES:</i>	<i>Motts, Parsons, Martin, Soliz, Barrow and Schneiderman</i>
<i>NOES:</i>	<i>None</i>
<i>ABSTAIN:</i>	<i>None</i>
<i>ABSENT:</i>	<i>None</i>

Respectfully submitted:
KITTY EIDEN, Minutes Clerk