

**CITY OF ANTIOCH
PLANNING COMMISSION**

**Regular Meeting
6:30 P.M.**

**May 20, 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.

Chair Schneiderman called the meeting to order at 6:32 P.M. on Wednesday, May 20, 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. 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 previously submitted by email have been provided to the Planning Commissioners. 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 28, 2020.

ROLL CALL

Present: Commissioners Motts, Soliz, Barrow, Vice Chair Martin and Chair Schneiderman
Absent: Commissioner Parsons
Staff: Director of Community Development, Forrest Ebbs
Planning Manager, Alexis Morris
Associate Planner, Zoe Merideth
Project Manager, Scott Buenting
City Attorney, Thomas Lloyd Smith
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Approval of Minutes:** **February 19, 2020**
March 4, 2020

Commissioner Soliz requested a separate vote on the minutes due to his absence at the February 19, 2020 Planning Commission meeting. Commissioner Barrow added that he had not been appointed to the Commission at the time of the February 19, 2020 and March 4, 2020 meetings, so he would also be abstaining from voting on the minutes of those meetings.

On motion by Vice Chair Martin, seconded by Commissioner Motts, the Planning Commission approved the minutes of February 19, 2020, as presented. The motion carried the following vote:

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

On motion by Vice Chair Martin, seconded by Commissioner Soliz, the Planning Commission approved the minutes of March 4, 2020, as presented. The motion carried the following vote:

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

NEW PUBLIC HEARING

2. **PDP-19-02 - Su Property Preliminary Development Plan** – Philip Su requests the review of a preliminary development plan, which is not an entitlement, for the development of 132 townhomes in 22 buildings with related amenities on an 11.72-acre project site. This project is a preliminary submittal only. The purpose of this submittal is to gather feedback about any potential concerns or issues for the applicant to become aware of prior to the submittal of entitlements. The project would require the following entitlements: a General Plan Amendment, a Planned Development Rezone, a Use Permit, and Design Review. The project site is located north of Wild Horse Road, West of Hwy 4 (APN 041-022-003).

Associate Planner Merideth presented the staff report dated May 20, 2020 recommending the Planning Commission provide feedback to staff regarding the proposal and provide direction to the applicant for the Final Development Plan submittal.

In response to Commissioner Barrow, Associate Planner Merideth explained that based on the City's General Plan the proposed density would be considered high density. She commented that this project was next to Wildhorse Road and Nelson Ranch, north of Laurel Road. She reported that they had not received any comments regarding this project from the surrounding neighborhood.

In response to Vice Chair Martin, Associate Planner Merideth clarified that per state law, a City could change the General Plan up to four times per year and there had not been any approved amendments to the General Plan in 2020. She explained that the Wildhorse Road improvement plans had already been approved so the roadway would not be able to be redesigned to allow for the two units on the southside to be moved into the main project area. She stated that this applicant would be required to join CFDs for the area that were in place at the time of their approval.

In response to Commissioner Motts, Planning Manager Morris stated that the City may begin a comprehensive General Plan update this year and it would be a multi-year process.

In response to Chair Schneiderman, Planning Manager Morris confirmed that there were other 3-story multi-unit buildings in Antioch.

In response to Chair Schneiderman, Associate Planner Merideth stated that with the configuration of the project there would not be a lot of opportunity for speeding.

In response to Commissioner Barrow, Planning Manager Morris clarified that there were no other high-density projects in the immediate vicinity of this project, most of the residential developments in this area were single-family subdivisions.

Commissioner Barrow stated his concern was making sure that the project dedicated the appropriate amount of recreational open space for this community. He requested staff diligently consult with the applicant to ensure that this issue was addressed.

Chair Schneiderman opened the public hearing.

Scott Hartstein, dk Engineering and Jeff Potts, SDG Architects, thanked the Planning Commission and staff for working with them to keep the project moving forward. They introduced the development team and presented a PowerPoint presentation which included a history of the project, the original proposed preliminary development plan, and scheme C with the revisions suggested by staff. They noted scheme C would almost double the amount of usable open space and reduce the building footprint by almost half an acre.

In response to Commissioner Motts, Mr. Hartstein stated there was approximately 1.4% more hardscape in Scheme C from the original plan. Mr. Potts added that there most likely would be private areas located within the paseo spaces; however, that has yet to be determined.

Planning Manager Morris added that in addition to parks and recreation space, the citywide design guidelines for multi-family projects had outdoor open space square footage requirements which were typically provided by adding a patio or balcony.

In response to Vice Chair Martin, Mr. Hartstein explained that this project was lower than Wildhorse Road and there was open space area between this project and the property line to the east. He commented that this project was always planned to be a multifamily project and the houses on the ridge would most likely look over this project, so it would not obstruct views.

In response to Vice Chair Martin, a representative of the applicant stated that they would work with staff to ensure that the two units on the south side of Wildhorse Road were incorporated into the project. He explained that there was security fencing along the Water District property.

A representative of the applicant added that Wildhorse Road would be used by the existing residential properties. He noted they most likely would have an HOA for maintenance and they would be working with staff on the details.

In response to Vice Chair Martin, a representative of the applicant stated that all owners would be aware that the common area/open space were public parks.

In response to Commissioner Barrow, a representative of the applicant clarified that this proposal was a modification to the original 1980 multifamily unit plan. He noted the direct adjacent single-family homes were approximately 200 feet away and up a grade.

Commissioner Barrow stated that lighting enhancements and public safety were critical for developments of this size and density. He urged the developer to factor in a sense of community.

In response to Commissioner Barrow, a representative of the applicant stated this project would be 400-feet away from the Nelson Ranch Park and he assumed when this project was originally approved, part of the open space for that park was included for this project; however, they were planning separate from that. He stated they were looking for direction from the Planning Commission on their project and they would work with staff once they received that direction.

Planning Manager Morris added that the purpose of the study session was to receive feedback on the project, which would then be turned into their submittal for the development application.

Commissioner Barrow stated he agreed with the staff report recommendations and urged the applicant to take under consideration the open space recreational areas, public safety and creating a sense of community.

Chair Schneiderman opened and closed the public hearing with no members of the public requesting to speak.

Chair Schneiderman voiced her support for Scheme C and noted that this project was needed in Antioch.

Vice Chair Martin voiced his support for Scheme C, noting it had more of a community feel. He agreed that the applicant needed to consider safety and lighting for the project. He expressed concern regarding the two units across Wildhorse and suggested staff work with the applicant to determine if they could be designed to be more inclusive or eliminated. Additionally, he suggested the applicant consider setting the floor plans to maximize privacy. He stated a traffic study needed to be conducted as part of the EIR for the project. He requested the applicant address what would be occurring in the triangle area to the west of the project. He questioned where the second access point would be located. He requested a discussion occur with regards to the boundary/border fencing with Highway 4 and the Contra Costa Canal. He directed the applicant to define their HOA guidelines for maintenance/landscaping of the public areas.

Commissioner Motts voiced his support of Scheme C. He noted that currently houses overlook a freeway wall so he believed this project would be more attractive and provide a sound barrier for those houses. He suggested raising the trail crossings on the roadway to create a speed table to slow traffic and provide a walkway for residents. He encouraged the applicant to plant as much native trees and vegetation, as possible. He stated he looked forward to seeing how the applicant incorporated the two units located across the street into the project.

Commissioner Soliz voiced his support for Scheme C. He also stated he did not know how the two units across Wildhorse would be connected to the development. He agreed that public safety was important and questioned what the impact of the project would be on the School District. He stated he supported including native species of vegetation in the project. He questioned if the project was going to have a gated access.

A representative of the applicant responded that they had not determined if the project would be gated. With regards to the Water District property, he noted there was a keycode entrance by the railroad tracks, so it was a secure facility. He added that they had been in contact with the Water District and they were not aware of any problems they had with regards to securing the site.

Commissioner Barrow stated they did not want adjacent residential homes to be dwarfed by this project. He reported that building codes had changed with regards to energy efficiency and suggested the applicant consider how the location of solar panels would impact surrounding neighbors. He stated he was impressed with the design schematic and commended the applicant on their proposal. He noted it would be a great addition and it was a much-needed housing product.

In response to Commissioner Barrow, a representative of the applicant stated the units would be for sale.

In response to Commissioner Barrow, Planning Manager Morris explained that if the application were submitted in the next couple of months, it would likely be before the Planning Commission and City Council early next year.

Commissioner Barrow commended the applicant on the project and urged them to take all the Commission's feedback into consideration when developing a final application for the project.

In response to Commissioner Soliz, a representative of the applicant stated that this project was designed for first time buyers and they did not want to compete with larger single-family homes, so they would be priced accordingly depending on what the market would bare. He noted they had done similar projects in other communities within the bay area.

Planning Manager Morris stated that the next steps would be that the applicant taking the Commissions' and staff's recommendations and folding them into a submittal. She reported the design for Wildhorse Road had been approved and she believed its construction would begin this calendar year. She noted it would serve this development and the Water District better than what was currently in place.

A representative of the applicant added that Wildhorse Road would dead-end at the freeway.

Planning Manager Morris stated that Laurel Road once completed would access the freeway. She noted that at some time in the future, Slatten Ranch Road would connect Wildhorse Road and continue going north.

Chair Schneiderman thanked the applicant for the presentation and investing in Antioch.

NEW ITEM

- 3. PW-150-20 – The City of Antioch** is requesting a determination that the 2020-2025 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.

Project Manager Buenting presented the staff report dated May 20, 2020 recommending the Planning Commission determine that the 2020-2025 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.

In response to Commissioner Soliz, Project Manager Buenting stated that they had investigated the funding sources for the CIP projects, and they were confident that they were being fiscally responsible.

In response to Commissioner Barrow, Project Manager Buenting stated that staff believed the CIP was consistent with the Antioch General Plan and they were hoping that the Planning Commission would confirm staff's findings. He explained that Council approved the two-year CIP that included a budget last year and they returned yearly with the revisions to the plan. He further noted they typically funded the project when it commenced; however, the project may not be completed within the same year. He added that in some cases the initial funding was for the design stage that rolled over into construction.

Vice Chair Martin commended staff for providing a document that was easily understood. He commented that there were three project of concerns, projects 7363, 7697 and 7955 which showed that funding did not occur until after the project was set for completion.

Project Manager Buenting stated that he would investigate the inconsistencies prior to the CIP going to Council for approval. He recognized staff for all their time making the document readable.

Chair Schneiderman opened and closed the public comment period with no members of the public requesting to speak.

RESOLUTION NO. 2020-11

On motion by Commissioner Barrow, seconded by Commissioner Motts, the Planning Commission determined that the 2020-2025 Capital Improvement Program was consistent with the Antioch General Plan, which includes a determination that any acquisition of disposition of property identified in the project description for each project in the Capital Improvement Program was consistent with the General Plan.

The motion carried the following vote:

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

ORAL COMMUNICATIONS

Commissioner Motts stated that whoever dropped off his agenda packet did not pick up his binder so he would be bringing it back to City Hall.

Director of Community Development Ebbs stated that while social distancing guidelines were in place, there would be a rack on the second floor outside the door available to place his binder.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported on his attendance at a virtual TRANSPLAN meeting.

Chair Schneiderman thanked the City for making the Zoom meeting easy and providing the applicant the ability to make his PowerPoint presentation.

ADJOURNMENT

On motion by Commissioner Soliz, seconded by Commissioner Motts, the Planning Commission unanimously adjourned the meeting at 8:00 P.M. The motion carried the following vote:

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

Respectfully submitted:
KITTY EIDEN, Minutes Clerk