

**CITY OF ANTIOCH  
PLANNING COMMISSION  
REGULAR MEETING**

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

**May 21, 2025  
City Council Chambers**

**1. CALL TO ORDER**

Vice Chairperson Jones called the meeting to order at 6:30 P.M. on Wednesday, May 21, 2025, in Council Chambers.

**2. ROLL CALL**

Present: Commissioners Suman, Martin, Perez, Riley and Vice Chairperson Jones  
Absent: Chairperson Webber

Staff: Director of Public Works/City Engineer, Scott Buenting  
Senior Planner, Kevin Scudero  
Associate Planner, Nathan Tinclair  
Minutes Clerk, Kitty Eiden

**3. PLEDGE OF ALLEGIANCE**

Vice Chairperson Jones led the Pledge of Allegiance.

**4. PUBLIC COMMENT – None**

**5. CONSENT CALENDAR**

**5-1 Planning Commission Meeting Minutes May 7, 2025**

***On motion by Commissioner Riley, seconded by Commissioner Martin the Planning Commission members present unanimously approved Item 5-1. The motion carried the following vote:***

***AYES: Suman, Martin, Riley, Perez, Jones  
NOES: None  
ABSTAIN: None  
ABSENT: Webber***

Acting Director of Community Development Scudero introduced and welcomed Commissioner Suman to the Planning Commission.

**6. PRESENTATION**

**6-1. Wireless Information Presentation – Presentation on wireless communication facilities policies and procedures by representatives from Telecom Law Firm.**

Outside Legal Counsel David Nagele and Jonathan Kramer gave *A Guide to Wireless Planning for Planning Commissioners* PowerPoint presentation.

In response to Commissioner Riley, Mr. Kramer explained coverage for wireless communication facilities and the shot clock process.

In response to Vice Chairperson Jones, Mr. Kramer explained federal wireless regulations and commented that the City's 2019 policy was for the most part still applicable and staff could work around them to make sure the City received the best project under changing court decisions. He noted that every wireless site in Antioch had to go through the permitting process. He reviewed the permit renewal process and the decommissioning of sites. He also discussed height restrictions and spacing requirements between facilities.

Acting Director of Community Development Scudero stated staff were anticipating some wireless applications for the next Planning Commission meeting.

Vice Chairperson Jones thanked Mr. Nagele and Mr. Kramer for the presentation.

## **7. REGULAR ITEM**

### **7-1 Determination of the 2025-2030 Capital Improvement Program Consistency with the Antioch General Plan | P.W. 150-25**

Director of Public Works/City Engineer Buenting presented the staff report dated May 21, 2025, recommending the Planning Commission determine that the 2025-2030 Capital Improvement Program is consistent with the Antioch General Plan including 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.

Vice Chairperson Jones opened and closed the public comment period with no members of the public requesting to speak.

In response to Commissioner Martin, Director of Public Works/City Engineer Buenting responded to inquiries on the following CIP projects:

7699 Water System – Brackish Water Desalination – Director of Public Works/City Engineer Buenting clarified the funding sources for the project.

7921 Roadway Improvements - Citywide Signage Program – Director of Public Works/City Engineer Buenting stated staff limited the scope of work for programs that were not fully funded

7949 Community Facilities – Prewett Park Easement Fencing – Director of Public Works/City Engineer Buenting explained fund AB27/31 was the Lone Diamond Assessment District.

7957 Community Facilities – City Hall Office Modifications, Phase 2 – Director of Public Works/City Engineer Buenting explained the source of the development impact fees.

7989 Community Facilities – Integration and Upgrade of Access Control, Surveillance, Monitoring, and Fire Alarm – Director of Public Works/City Engineer Buenting explained that most of the work would take place at the water facilities.

8025 Community Facilities – Security Fencing at City Facilities - Director of Public Works/City Engineer Buenting explained that this project was for fencing at parks.

In response to Commissioner Riley, Director of Public Works/City Engineer Buenting updated the Planning Commission on the status of the Brackish Water Desalination facility. He also explained that the design of the “L” Street project was still being finalized and paid parking for the area would be a Council decision. He stated there were limited funds available for undergrounding utilities and it would be up to Council to determine the location.

In response to Commissioner Perez, Director of Public Works/City Engineer Buenting stated Council would prioritize funding for the CIP projects. He explained that a large portion of the \$50M allocated to roadway improvements would go to the “L” Street project and the remainder would be street maintenance throughout the City based on an evaluation of needs. He explained that traffic calming on James Donlon Blvd., Sycamore Drive and West 10<sup>th</sup> Street were approved by Council for funding and staff was currently in the design phase. He discussed the benefits of the water desalination project.

In response to Vice Chairperson Jones, Director of Public Works/City Engineer Buenting stated there were many projects that were 100% funded and they did not have a grant writer; however, they applied for grants whenever possible. He confirmed that the City partnered with CCTA on the “L” Street and bicycle garden projects and had collaborated with Contra Costa County on smart signal projects. He emphasized that they always seek partnership opportunities.

Vice Chairperson Jones thanked Director of Public Works/City Engineer Buenting for his teams’ efforts.

***On motion by Commissioner Martin, seconded by Commissioner Riley the Planning Commission members present unanimously approved the resolution of the Planning Commission of the City of Antioch recommending adoption of finding that the proposed 2025-2030 Capital Improvement Program is consistent with the adopted General Plan of the City of Antioch as required by sections 65401 and 65402 of the Government Code including 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. The motion carried the following vote:***

**AYES:** Suman, Martin, Riley, Perez, Jones  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Webber

**8. ORAL/WRITTEN COMMUNICATIONS - None**

**9. COMMITTEE REPORTS**

Vice Chairperson Jones reported on her attendance at the TRANSPLAN meeting.

**10. NEXT MEETING: June 4, 2025**

Vice Chairperson Jones announced the next Planning Commission meeting would be held on June 4, 2025.

**11. ADJOURNMENT**

*On motion by Commissioner Martin, seconded by Commissioner Riley, the Planning Commission members present unanimously adjourned the meeting at 7:49 P.M. The motion carried the following vote:*

**AYES:** Suman, Martin, Riley, Perez, Jones  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Webber

Respectfully submitted:

*Kitty Eiden*  
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KITTY EIDEN, Minutes Clerk