

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**July 17, 2024
City Council Chambers**

1. CALL TO ORDER

Chairperson Riley called the meeting to order at 6:30 P.M. on Wednesday, July 17,2024 in Council Chambers.

2. ROLL CALL

Present: Commissioners Gutilla, Jones, Martin, Vice Chairperson Webber and Chairperson Riley

Absent: Commissioner Hills and Lutz

Staff: Assistant City Attorney, Kevin Kunding
Planning Manager, Zoe Merideth
Assistant Planner, Monet Boyd
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Chairperson Riley led the Pledge of Allegiance.

Planning Manager Merideth introduced Assistant Planner, Monet Boyd.

On behalf of the Planning Commission, Chairperson Riley welcomed Monet Boyd to the City of Antioch.

4. PUBLIC COMMENT – None

5. CONSENT CALENDAR

5-1. Planning Commission Meeting Minutes May 15, 2024

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

AYES: Gutilla, Jones, Martin, Webber, Riley

NOES: None

ABSTAIN: None

ABSENT: Hills, Lutz

6. NEW PUBLIC HEARING

- 6-1. PRE2023-0004 | Good Chance Project PDP | APN: 076-021-006:** - The applicant, Good Chance Management, LLC, request Preliminary Development Plan (PDP) review of a proposal to construct 13 residential units on 16.15-acres (APN 076-021-006). The proposed project would include a conventional single-family home with a detached accessory dwelling unit (ADU) on each of the 13 lots. The property is located on Somersville Road, south of James Donlon Blvd. near the entrance of the Black Diamond Mines Regional Preserve Park.

Planning Manager Merideth introduced Contract Planner Valente who presented the staff report dated July 17, 2024, recommending the Planning Commission provide feedback to the applicant and staff regarding the proposal and provide direction to the applicant for the Final Development Plan submittal.

Mike Milani, Milani and Associates, thanked staff for a thorough staff report and gave a brief history of the property. He explained their request was for the Planning Commission to consider a general plan land use change from open space to medium density residential (R-6) and if there was support for that item, consider densifying the area to R-10 or R-20. He noted the proposed project would assist the City in obtaining their RHNA numbers. He further noted the PDP process allowed them to gather feedback from all stakeholders. He commented that if the Planning Commission and City Council supported the land use change, they would proceed with resolving site constraints.

Chairperson Riley opened the public comment period.

Laura Kindsvater and Alexander Broom, Antioch residents, advocated for keeping the General Plan designation as open space citing fire concerns from development occurring on the hillside and potential negative impacts to the adjacent East Bay Regional Park property.

Samuel expressed concern that many residents near the project site had not received a notice for this Public Hearing and advocated for keeping the General Plan designation as open space.

Chairperson Riley closed the public comment period.

Commissioner Jones expressed concern regarding the potential impact of increased density from the Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in the area.

Planning Manager Merideth explained state law stated ADUs did not count towards density when factoring in a project.

In response to Commissioner Jones, Mr. Milani stated he believed these properties would be for sale. He stated these units would be designed to integrate JADUs in the project design and would not utilize the garage space to push parking onto adjoining streets.

Commissioner Jones stated she believed the proposed project would create too many people for the area.

Mr. Milani commented that generally it was not the number of people ADUs generated that were a concern, it was the number of vehicles.

In response to Commissioner Martin, Contract Planner Valente confirmed that the project would be located on top of the hill. He noted if they were granted the PD they would be able to establish their own development standards specific for this site. He confirmed that the current proposal was consistent with R-6 citywide setbacks; however, granting the PD would give them flexibility to change those setbacks.

Planning Manager Merideth reviewed noticing requirements per state law and confirmed that the City had met those requirements.

Mr. Miliani added that a PD would give the City more control of the architecture. He reiterated that they were looking at the appropriateness of the land use change and if the project could be densified.

Commissioner Martin expressed concern that PD changes could create issues with the future use of the site. He noted with ADUs not counting toward density, ingress and egress to the area in the event of an emergency, would become a concern. Additionally, he noted building on a landfill site created a safety concern related to the stability of the ground and contamination. He stated for these reasons, he could not support changing the designation from open space to residential.

Mr. Milani stated that they shared the same concerns regarding the landfill site and this process was to elicit comments such as those because they would have to consider remediation of the item. He noted if they received positive feedback, they would determine if they could financially remediate the site. He reported that the roadway and traffic issues could be resolved with the park district.

Commissioner Martin reiterated that he could not support the project since he had health concerns related to building housing on a landfill.

Mr. Milani stated they were looking to see if the Planning Commission were willing to support a general plan amendment to rezone the property subject to a clearance requirement by the regulatory agencies. He noted the developer wanted to produce quality affordable and safe housing.

Commissioner Gutilla stated her initial assessment of the project was favorable; however, after reviewing the entire staff report it became less feasible and desirable from a planning perspective. She stated given the erosion, environmental hazards, landfill and grading concerns; she could not support this project. She noted densification of the project was also a concern. She further noted the plan details were insufficient and it was too early to grant any approvals. She also expressed concern that there were existing outstanding violations

documented against the property so there were doubts that those issues would be respected in the future. She commented that this being an unpermitted landfill presented serious concerns. She explained that given the proximity of East Bay Regional Parks, she would not support residential development in this area.

Commissioner Jones stated she agreed with the comments provided by the Commission and the only way she could consider making any change to land use was to restrict it to a maximum of 13 units and 100% remediation of the landfill.

In response to Chairperson Riley, Mr. Milani confirmed the ADUs would be sold by lot. He explained that the PD process would give more discretion to the City as the project moved forward. He noted if the Planning Commission supported their requests this evening, they would evaluate the costs to remediate and if feasible, they would bring a project back.

Discussion ensued regarding adding an affordable housing component to the project with consensus of the Planning Commission agreeing that due to the lack of infrastructure in the area, it would be incompatible for this site.

Commissioner Webber agreed with Commissioners Martin and Gutilla that the area was inappropriate for housing, and stated he would not be willing to support the zoning change.

Chairperson Riley stated the current zoning as open space for this site was the most preferred use for this land; however, if residential were to move forward R-6 or less density would be most complementary to existing neighborhoods. He stated he was concerned regarding the landfill and erosion potential as well as the inability of wildlife to cross the development.

Commissioner Gutilla expressed concern for placing multi-story homes on top of a hillside adjacent to open space.

Mr. Milani reviewed the grading of the site and explained there were ways to mitigate those impacts.

Commissioner Gutilla stated she would not support a land use change or densification of the project.

Chairperson Riley commented that if the Planning Commission was open to changing the designation from open space to residential, there would be requirements that a review of the landfill be completed.

Commissioner Jones stated based on the comments from fellow Commissioners, she was not in favor of the land use change or densification of the project.

Chairperson Riley stated he would be open to reconsidering the project if the landfill issue was addressed, they received approval from the East Bay Regional Park District, and all the neighbors even those outside the 300-foot perimeter, were notified of the project.

Mr. Milani stated he appreciated the input and in closing they would get concurrence from East Bay Regional Parks, conduct an expanded neighborhood meeting and address the landfill issue.

6-2 SP-23-01 | East Lone Tree Specific Plan Amendment Project | Slatten Ranch Road/Wicklow Road: - The City of Antioch is requesting to amend the East Lone Tree Specific Plan to modify the approval process for commercial development within the Regional Retail/Employment (CR/E) and Employment Retail (CE) designated parcels of the East Lone Tree Specific Plan. The project applies to APNs 053-072-003, 053-072-025, 053-072-026, and 056-120-095.

Contract Planner Valente introduced Angela DaRosa / Division Manager / Raney Planning & Management / Project Manager. He presented the staff report July 17, 2024, recommending: 1) Adopt the resolution recommending the City Council certify the ELTSP SEIR, and 2) Adopt the resolution recommending the City Council approve the ELTSP Amendment.

Chairperson Riley opened the public comment period.

Alexander Broom questioned if the City was relaxing the environmental review process to boost economic development in this area. He discussed threatened and endangered species located on these parcels. He suggested trail and multiuse zoning for the site. He stated prior to developing this area he would suggest the City focus on developing or redeveloping existing areas.

Laura Kindsvater expressed concern the requirements were being relaxed for environmental review of biological resources. She discussed the importance of thorough environmental review especially near creeks and wildlife habitat.

Chairperson Riley closed the public comment period.

Commissioner Gutilla thanked staff for preparing a supplemental EIR for this area and commented that this area was the definition of infill. She noted when it came to economic opportunity in Antioch, she recognized that this action would reduce the expense for applicants and streamline the process. She stated given the location and buffer from the creek she did not believe it would cause a hazard to the biological resources and the EIR supported that belief.

In response to the Commission, Angela DaRosa explained the supplemental EIR focused on topics that could potentially have changed since the original analysis. She clarified that there was no requirement to update the EIR once it was certified; however, as part of the Use Permit and Design Review process the City would determine if an issue arose that had not been previously addressed in those documents.

Contract Planner Valente added that they were streamlining the project approval process; however, future projects would remain subject to CEQA.

In response to Commissioner Martin, Contract Planner Valente explained that if already developed areas within the Specific Plan needed to be rebuilt, the entitlement process would apply to those projects.

Planning Manager Merideth added that projects needing to be rebuilt would go through the new process; however, the PDP process would be optional.

Commissioner Martin commented that this would make the process easier and more financially feasible for developers.

Commissioner Gutilla stated that a commercial project in this area would likely deter environmental hazards that accumulated around encampment areas, and she believed it was better to streamline projects, then leave it with the encampment self-regulation standards.

Chairperson Riley agreed with Commissioner Gutilla.

In response to Commissioner Jones, Planning Manager Merideth explained that former Director of Community Development Ebbs had started this process as a result of seeing how other cities were able to streamline development projects. She noted potentially activating this site would make it more competitive and help economic development in Antioch. She added that developers and property owners also supported a more streamlined process. She noted there would be opportunities in the future to reconsider options for the property if development were not to come forward.

Commissioner Gutilla commented with the recent opening of the Laurel Road entrance, this area becoming a commercial center had become more feasible. She noted there were still options in place for a developer who wanted to bring forward a mixed-use project.

Chairperson Riley stated he was looking forward to the completion of Slatten Ranch Road.

On motion by Commissioner Jones, seconded by Commissioner Gutilla the Planning Commission members present unanimously 1. Adopted the resolution recommending the City Council certify the ELTSP SEIR, and 2. Adopted the resolution recommending the City Council approve the ELTSP Amendment.

The motion carried the following vote:

AYES:	<i>Jones, Martin, Gutilla, Webber, Riley</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Hills, Lutz</i>

7. ORAL/WRITTEN COMMUNICATIONS - None

8. COMMITTEE REPORTS

Commissioner Jones reported on her attendance at the TRANSPLAN Subcommittee meeting.

9. NEXT MEETING: August 7, 2024

Chairperson Riley announced the next Planning Commission meeting would be on August 7, 2024.

Planning Manager Merideth commented that two projects were close to completion, and they would know soon if they would be ready prior to the noticing cutoff for the August 7, 2024, Planning Commission meeting.

10. ADJOURNMENT

On motion by Commissioner Gutilla, seconded by Commissioner Jones, the Planning Commission members present unanimously adjourned the meeting at 8:23 P.M. The motion carried the following vote:

AYES: Gutilla, Jones, Martin, Webber, Riley
NOES: None
ABSTAIN: None
ABSENT: Hills, Lutz

Kitty Eiden

KITTY EIDEN, Minutes Clerk