

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**August 5, 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 6:30 P.M. on Wednesday, August 5, 2020 in the City Council Chambers. 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, August 12, 2020.

ROLL CALL

Present: Commissioners Motts, Parsons, Soliz, Barrow, Vice Chair Martin and Chair Schneiderman
Staff: Director of Community Development, Forrest Ebbs
Associate Planner, Kevin Scudero
Director of Public Works/City Engineer, John Samuelson
City Attorney, Thomas Lloyd Smith
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

NEW PUBLIC HEARING

1. **Wildflower Station Commercial Minor Subdivision** – Denova Homes requests approval of a Tentative Minor Parcel Map of a 4-lot minor subdivision for approximately a 10.35 acre commercial parcel (APN 052-140-012) within a mixed use Planned Development District (PD-16-03).

Director of Community Development Ebbs introduced Director of Public Works/City Engineer Samuelson who presented the staff report dated July 5, 2020 recommending the Planning Commission approve the tentative parcel map subject to the conditions contained in the staff reports attached resolution.

Chair Schneiderman opened the Public Hearing.

Trent Sanson, representing DeNova Homes, gave an update on the status of the Wildflower Station project. He explained that their application was to address interest they had received from developers who wanted to proceed as owner/users with subsequent applications. He noted this action would allow for commercial development to move forward. He thanked the Planning Commission for their time this evening.

In response to Commissioner Motts, Mr. Sanson confirmed that this change would strictly subdivide a parcel and would not make any changes to the commercial area of their project.

Commissioner Martin stated that he was pleased with how this project was proceeding and noted it was an added attraction for the area near BART. He wished the developer good luck with the future tenants.

Commissioner Parsons stated she supported the parcel map and commended the applicant for bringing a first-rate project to the area.

Mr. Sanson recognized Lead Project Manager Pete Giles and Civil Engineer Angelo Obertello.

Commissioner Soliz stated he believed Transit Oriented Development would be a trend for the future. He commended the applicant on the quality of the project.

Commissioner Barrow commended the applicant and spoke in support of the tentative parcel map.

In response to Commissioner Barrow, Mr. Sanson confirmed that they were subdividing the property under its current allowed use and noted that market conditions were driving their request this evening.

Chair Schneiderman closed the public hearing.

Commissioner Motts spoke in support of Transit Oriented Development noting it was needed and a great use of an infill site. He also supported the tentative parcel map to respond to the variations in the market.

RESOLUTION NO. 2020-19

On motion by Commissioner Motts, seconded by Commissioner Parsons the Planning Commission unanimously approved the tentative parcel map subject to the conditions contained in the staff reports attached resolution. The motion carried the following vote:

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

Chair Schneiderman thanked the Mr. Sanson for building his project in Antioch.

NEW ITEM

2. Sand Creek Focus Area - Alternate Planning Process

Director of Community Development Ebbs presented the staff report dated July 5, 2020 recommending the Planning Commission recommend the City Council adopt the Resolution amending the Alternative Planning Process for the Sand Creek Focus Area.

Director of Community Development Ebbs announced he had received a letter which he forwarded to the Commission today which referred to another active project. He stated that letter did not warrant any changes to the staff recommendations this evening.

Commissioner Parsons stated that the alternative planning process was long overdue, and she thanked Director of Community Development Ebbs for bringing it to the Commission this evening.

Commissioner Barrow stated he supported the Alternative Planning Process and agreed with the staff report this evening. He noted it was good strategic planning and the developers as well as staff will appreciate a clear understanding of the process.

In response to Commissioner Martin, Director of Community Development Ebbs confirmed that the table in the staff report should reflect the text for phase 1 and clarified that the intension was that it go to the Planning Commission and then the City Council.

Chair Schneiderman opened and closed the public comment with no speakers requesting to speak.

Commissioner Martin thanked Director of Community Development Ebbs for bringing the Alternative Planning Process forward noting it would shorten the process and add clarity for applicants.

Commissioner Motts stated that he believed this process would please developers and bring Antioch in line with the planning process for other cities.

In response to Commissioner Motts, Director of Community Development Ebbs responded that the Alternative Planning Process would streamline the process to make it more efficient, transparent, predictable and easily tracked.

RESOLUTION NO. 2020-20

On motion by Commissioner Barrow, seconded by Commissioner Parsons, the Planning Commission adopted the resolution recommending the City Council adopt the Resolution amending the Alternative Planning Process for the Sand Creek Focus Area. The motion carried the following vote:

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

ORAL COMMUNICATIONS

Director of Community Development Ebbs announced that Planning Commissioners would be receiving city email addresses for work being done on behalf of their position on the Planning Commission AND should go through their City of Antioch email address.

Commissioner Motts announced he would not be available for the August 15, 2020 Planning Commission meeting.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts announced that TRANSPLAN meeting was scheduled for next week.

ADJOURNMENT

On motion by Commissioner Parsons, seconded by Commissioner Soliz, the Planning Commission unanimously adjourned the meeting at 7:07 P.M. The motion carried the following vote:

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

Respectfully submitted:
KITTY EIDEN, Minutes Clerk