

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**September 21, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:31 P.M. on Wednesday, September 21, 2016 in the City Council Chambers. He 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, September 28, 2016.

ROLL CALL

Present: Commissioner Mason, Hinojosa, Conley, Vice Chair Zacharatos and Chair Motts
Absent: Commissioners Parsons, Husary
Staff: Director of Community Development, Forrest Ebbs
City Attorney, Michael Vigilia
Assistant City Engineer, Lynne Filson
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Approval of Minutes:** None

NEW PUBLIC HEARING

2. **371-RA-55 Snyder Lot Merger** – Merger of four existing Assessor’s Parcels into one parcel located at 326 Nash Avenue (APNs 065-102-005,019,032,033).

Director of Community Development Ebbs presented the staff report dated September 21, 2016 recommending the Planning Commission take the following action: 1) Adopt the resolution approving the lot merger of four contiguous parcels into one parcel located at 326 Nash Avenue (PW-371-RA-55).

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

In response to Commissioner Zacharatos, Director of Community Development Ebbs and Assistant City Engineer Filson explained the property was zoned residential and the small lots to the east were unbuildable as they were part of the creek area.

RESOLUTION NO. 2016-17

On motion by Commissioner Mason, seconded by Commissioner Hinojosa, the Planning Commission members present unanimously 1) Adopted the resolution approving the lot merger of four contiguous parcels into one parcel located at 326 Nash Avenue (PW-371-RA-55).

The motion carried the following vote:

AYES:	<i>Zacharatos, Mason, Hinojosa Conley and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Parsons, Husary</i>

CONTINUED PUBLIC HEARING

- 3. PD-16-02, UP-16-06, AR-16-03** – Vineyard Self-Storage – Reid Hamilton, Hamilton Solar, requests approval of a Mitigated Negative Declaration, a rezone to Planned Development District (PD), a Use Permit, and Design Review for the development and operation of a 1,390 square foot office building, 100,943 square foot of self-storage space, and approximately 70,600 square foot of outdoor boat and RV storage space on approximately 6.68 acres. The proposed project also includes off-site sewer improvements.

Director of Community Development Ebbs presented the staff report dated September 21, 2016, recommending the Planning Commission take the following actions: 1) Approve the resolution recommending approval of the Vineyard Self-Storage Facility Initial Study / Mitigated Negative Declaration and Mitigated Monitoring and Report Program for the Project; 2) Approve the resolution recommending approval of an ordinance rezoning the project site from Planned Business Center (PBC) to Planned Development District (PD-16-02); and 3) Approve the resolution recommending approval of a use permit (UP-16-06) and design review (AR-16-03), subject to conditions of approval.

In response to Commissioner Conley, Assistant City Engineer Filson explained the alignment for the sewer line is within the easement; however, it would be acceptable to place it in another location as long as it is available for other property owners. With regards to the recommendation by the City's design consultant to address the linier appearance of the building, Director of Community Development Ebbs stated it could be addressed in a condition of approval if the Planning Commission so desired.

In response to Commissioner Mason, Director of Community Development Ebbs stated there would not be a manager living on site.

Assistant City Engineer Filson reported a mini-storage facility generated very few peak hour trips and was the best use of the land from a traffic point of view. She noted anticipated land uses would not require the need for a traffic signal at 18th and Vineyard. She further noted that all properties along Vineyard Drive would be required to construct the sewers which would be reimbursed as other properties are developed.

Steve Hamilton, project applicant, stated he was available to answer any questions this evening.

In response to the Commission, Mr. Hamilton stated all self storage projects in the area exceeded 90% occupancy. He noted the chain link fence would be along the property line that had no public access.

Director of Community Development Ebbs added perimeter fencing was located outside of the setback and landscaping was between the public right of way and the fence.

Speaking to the recommendation from the consultant to break up the long red horizontal element on the south elevation, Mr. Hamilton agreed to reduce the horizontal portion, if so desired by the Commission.

Mr. Hamilton reported they would be seeking guidance from the City on the hours of operation. He noted a live in manager was not necessary with their security system.

Director of Community Development Ebbs stated staff was not concerned with the hours of operation as this project was in an industrial area.

Chair Motts closed the public hearing.

In response to Chair Motts, Director of Community Development Ebbs explained the red element along the top of the building could be broken up with trim or reveal.

Commissioner Mason stated he visited the site and felt this project would be an enhancement for the area. He reported he had visited another storage facility who indicated RV and Boat storage was in high demand and they welcomed the development.

Commissioner Hinojosa voiced her support for the project noting there was a significant need in the community. She thanked the applicant for bringing their project forward.

Vice Chair Zacharatos and Commissioner Hinojosa stated they approved of the design of the building as proposed by the applicant.

A motion was made by Commissioner Conley, seconded by Vice Chair Zacharatos to approve the resolutions adding a condition of approval requiring the applicant change the elevation along the front of the two story building. Following discussion, the motion was withdrawn by the maker and the second and amended as follows:

RESOLUTION NOS. 2016-18, 2016-19, 2016-20

On motion by Commissioner Conley, seconded by Vice Chair Zacharatos, the Planning Commission members unanimously 1) Approved the resolution recommending approval of the Vineyard Self-Storage Facility Initial Study / Mitigated Negative Declaration and Mitigated Monitoring and Report Program for the project; 2) Approved the resolution recommending approval of an ordinance rezoning the project site from Planned Business Center (PBC) to Planned Development District (PD-16-02); 3) Approved the resolution recommending approval of a use permit (UP-16-06) and design review (AR-16-03), subject to conditions of approval. The motion carried the following vote:

The motion carried the following vote:

AYES: Zacharatos, Mason, Hinojosa, Conley and Motts
NOES: None
ABSTAIN: None
ABSENT: Parsons, Husary

NEW ITEM

- 4. General Plan and Downtown Specific Plan Updates** – Staff will provide an update on the status of the General Plan and Downtown Specific Plan processes and will solicit any additional information. No action will be taken.

Director of Community Development Ebbs presented the staff report dated September 21, 2016, recommending the Planning Commission receive an update on the status of the General Plan Land Use Element Update and Downtown Specific Plan project, receive any remaining public comment and provide direction to staff.

Downtown Specific Plan Updates

Director of Community Development Ebbs recommended the Planning Commission direct staff to change the downtown specific plan draft to allow parking facilities/vehicle storage/bus terminal or similar uses with a use permit.

Chair Motts opened the floor to public comment.

Tom Harais, representing Tri-Delta Transit, reported they had purchased the property at 6th and Auto Center Drive and developed a plan for a park and ride lot. He voiced his support for staff's recommendation to change the Downtown Specific Plan Draft to allow

parking facilities/vehicle storage/bus terminal or similar use with a use permit. He noted demographics of the area were conducive to a neighborhood transit lot. He further noted they should be able to accommodate vehicles for city events on weekends and afterhours.

In response to Commissioner Conley, Mr. Harais stated they were familiar with the creek area and reported their property was above the flood zone: however, dredging containing arsenic was placed on the property creating an environmental issue. He noted once they encapsulate the property, a park and ride lot would be an acceptable use. He further noted they would be providing parking for approximately 200 vehicles on site.

Thomas Trost, representing the Hickmott Cannery Property, stated he was attempting to get this parcel placed on the map so he would be able to market the property. He provided the Commission with packets of historical information and noted this property was fee simple.

Chair Motts stated he believed the Hickmott Cannery property was very important.

Director of Community Development Ebbs explained the dry portion of the property was designated opportunity site and the City had limited jurisdiction for portions located under the water. He noted if there was a viable application to develop a wharf, it would be a positive project for the area. He clarified it was not a buildable site until constraints on the property were addressed by other agencies. He stated the property could be designated waterfront/underwater.

Chair Motts closed the floor to public comment.

Following discussion, the Commission unanimously agreed to support changing the downtown specific plan draft to allow parking facilities/vehicle storage/bus terminal or similar use with a use permit in the CR-D District.

Sand Creek Focus Area

Director of Community Development Ebbs gave an overview of the draft maps for the Sand Creek Focus Area Land Use Designation.

Director of Community Development Ebbs clarified if there was sensitive habitat in the area, it would be addressed on a project specific basis. He stated he would be available to review topographical maps with the Commissioners and he announced a field trip was scheduled to the Ranch Project site on September 29, 2016 at 3:00 P.M.

Director of Community Development Ebbs gave a Power Point presentation of the unit distribution model for the Sand Creek Focus Area. He noted it appeared as if there would be less than 4060 total units due to habitat features and other constraints.

In response to Commissioner Hinojosa, Director of Community Development Ebbs stated the entire site would be assigned the unit count and incentives for the Hillside Transfer Policy would be limited.

Director of Community Development Ebbs stated open space on the hills was based on the top 25% and 75% received the lesser designation of LDR-H which would require land form grading.

In response to Commissioner Mason, Director of Community Development Ebbs clarified open space would allow for ordinary street crossings, trails and parks.

Sand Creek Focus Area Density and Minimum/Average Lot Size

Director of Community Development Ebbs reviewed the Sand Creek Focus Area Land Use Districts and the proposed densities for these areas.

In response to Commissioner Conley, Director of Community Development Ebbs stated the medium density residential could be increased; however, lot sizes would not dictate unit count. He noted the land use designations would allow for a developer to build a more compact project and leave a larger portion of the site undeveloped.

Commissioner Hinojosa stated the map this evening had some overlap and conflict with the East Contra Costa County Habitat Conservation Plan High Acquisition Priority Lands Area.

Director of Community Development Ebbs clarified kit fox land was based on the City's General Plan. He noted they could not take the desire for it to be an acquisition area and make a policy that would preclude development of the site.

Commissioner Hinojosa stated she wanted to go on record that she recognized it was still an issue as the City moved forward with the conservation model and environmental documents.

Senior Housing

Director of Community Development Ebbs reported senior projects were entitled to a density bonus of up to 35%.

Chair Motts opened the floor to public comment.

Evan Gorman, Antioch resident, stated he was opposed to the General Plan Update as it related to the Sand Creek Focus Area noting he felt it was a sprawl development and not sustainable. Additionally, he noted the City could not depend on funding services through HOAs and state funding was being allocated toward denser projects.

Joel Devalcourt, East Bay Regional Representative with Greenbelt Alliance, spoke in support of protecting the ridgelines and looking at smarter development patterns in the area. He encouraged the Planning Commission to continue to think about alternatives as the process continued. He expressed concern for the impacts of this project on traffic and quality of life issues for existing residents. He stated even with their significant concerns, they were encouraged City leaders were talking about smarter growth patterns. He stated they expected the EIR to include a full range of alternatives.

Juan Pablo Galvan, Save Mount Diablo, stated they appreciated staff's work to update the plan for the Sand Creek Focus area. He recommended the Planning Commission expand the Sand Creek buffer and kit fox habitat areas, as well as protect the hills west of Deer Valley Road. He suggested the Commission consider the long term cost of infrastructure for low density suburban development and noted the City lacked low density suburban style housing.

Mike Ramsey, representing Lucia Albers and The Olive Groves Development, stated the approach being recommended was positive and allowed flexibility for senior housing to be developed in the area while preserving the hillsides and ridgelines. He voiced his appreciation to staff and the Planning Commission for attempting to balance the competing interest and giving them the opportunity to bring forward a project that will serve the City well.

Chair Motts closed the floor to public comment.

Director of Community Development Ebbs clarified the buffer along Sand Creek was recommended to be 125 feet from center line at a minimum and there would be areas where it would be expanded to address sensitive biological areas.

Commissioner Hinojosa suggested consideration of a larger setback and/or prohibiting improvements within the buffer area.

Director of Community Development Ebbs added the Commission could consider expanding the buffer to 175 feet with improvements being at a minimum of 125 feet.

Assistant City Engineer Filson said that the Aviano and Vineyards projects were conditioned that trails be as close to Sand Creek as possible to enhance the experience. She noted the landscape plan was native planting to enhance the creek area for people using the trail. She suggested the Planning Commission consider allowing only the trail in the buffer area. She noted they were also attempting to make trails front on housing for security reasons.

Director of Community Development Ebbs stated as written only trails were allowed within the buffer areas.

In response to Commissioner Hinojosa, Director of Community Development Ebbs stated the City could add a policy that required projects adjacent to the creek provide bio-restoration to enhance the natural condition.

Commissioner Conley reported that historically Save Mount Diablo had supported the 125 foot buffer along Sand Creek.

Assistant City Engineer Filson stated the Planning Commission could consider setting an average setback along the creek.

Director of Community Development Ebbs stated the buffer was 125 feet with an understanding that the area within the buffer should be a natural experience. He noted policy could also strongly encourage no building up against the buffer area.

In response to Commissioner Conley, Commissioner Hinojosa stated County Flood Control did the Upper Sand Creek Detention Basin Project and their Environmental Impact Report may have considered impacts from the mines in the area.

In response to Commissioner Hinojosa, Director of Community Development Ebbs suggested retaining the 125 buffer and building policies that emphasized it was a minimum and shall be widened to enhance views, in biological areas or where significant trees were located. Additionally, he suggested fences not back the buffer area.

Commissioner Hinojosa responded that she would like to increase the buffer area to 150-175 feet. She noted the concept would be that other improvements such as trails would be allowed after 125 feet.

Director of Community Development Ebbs suggested the hillside areas could have a penalty of 50% density noting with the Hillside Transfer Policy it would encourage developers from building into the hills.

Commissioner Hinojosa expressed concern with the plan's proposal for the area west of Empire Mine Road.

Director of Community Development Ebbs stated that if the City adopted a Habitat Conservation Plan that identified the area west of Empire Mine Road with a very restricted designation, the policy would be addressed by Council. He noted the impact would be that 197 units would be taken off the table which was a small percentage.

In response to Commissioner Conley, Director of Community Development Ebbs stated open space may be conveyed to the Conservancy; however, nothing had been identified yet.

Director of Community Development Ebbs stated he would bring a complete document back to the Commission in November and the Environmental Review process would begin.

ORAL COMMUNICATIONS

Director of Community Development Ebbs announced the October 5, 2016 Planning Commission meeting was cancelled.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 8:47 P.M. to the next regularly scheduled meeting to be held on October 19, 2016.

Respectfully Submitted,
Kitty Eiden