

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**October 6, 2021
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.

Chairperson Schneiderman called the meeting to order at 6:30 P.M. on Wednesday, October 6, 2021. 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.

ROLL CALL

Present: Commissioners Parsons, Barrow, Riley, Gutilla, Vice Chairperson Martin and Chairperson Schneiderman

Absent: Commissioner Motts

Staff: City Attorney, Thomas Lloyd Smith
Senior Planner, Kevin Scudero
Senior Planner, Zoe Merideth
Community Development Technician, Hilary Brown
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS - None

CONSENT CALENDAR

1. Approval of Minutes: August 18, 2021
September 1, 2021

On motion by Commissioner Barrow, seconded by Vice Chair Martin the Planning Commission members present unanimously approved the minutes of August 18, 2021 and September 1, 2021, as presented. The motion carried the following vote:

AYES: Parsons, Barrow, Riley, Gutilla, Martin and Chairperson
Schneiderman
NOES: None
ABSTAIN: None
ABSENT: Motts

NEW ITEM

- 2. Housing Element, Environmental Hazard Element, and Environmental Justice Requirements Presentation** – The City of Antioch is beginning the process of updating the Housing Element and Environmental Hazards Element and will be incorporating new Environmental Justice policies into the General Plan, in accordance with State law. The City and its consultants will give a presentation on the requirements and process for these updates.

Senior Planner Merideth introduced Meredith Rupp, Senior Planner and Carla Violet, Urban Planning Partners Inc., who gave a PowerPoint presentation and staff report dated October 6, 2021, recommending the Planning Commission receive the presentation and offer any questions or suggestions.

In response to Chairperson Schneiderman, Ms. Violet provided examples of environmental justice policies. She clarified that policies would be developed for the City to implement, and they would also be partnering with other organizations to build off of work that had already been done at a regional level. She noted the City would determine how they developed social justice policies and good examples existed from other cities.

In response to Vice Chair Martin, Ms. Rupp explained the sixth cycle of the Housing Element Update referred to how many times the state had completed the Housing Element. Senior Planner Scudero confirmed that the Housing Element was the only element that was required to be updated and had a timeline. He noted it was likely that within the next year the City would be undertaking a comprehensive General Plan update. Curtis Banks, Project Director, explained that the Housing Element would need to comply with all new laws.

In response to several inquiries from Commissioner Barrow, Senior Planner Merideth responded that staff kept up to date on all state laws. Senior Planner Scudero added that the City had identified their government owned land and it was included in their annual housing report to HCD. He explained the annual report also included the number of units entitled, number of units that received building permits and the number of units that received certificates of occupancy. He noted also tracked in the report was affordability of those units. He offered to send Commissioner Barrow a link to the report. Mr. Banks added that as part of the process they would be analyzing the past housing element so they could see the goals and policies that had been implemented over the last housing cycle. Ms. Rupp speaking to the community

engagement program, explained they had identified some groups and were in the process of scheduling interviews. Ms. Violet reported that they had been coordinating efforts with other agencies to identify hazard elements and she offered to provide Commissioner Barrow with information on the city's flood zone. She noted all information would be included in the draft.

Commissioner Barrow suggested community engagement reflect audience segments of the City's entire population based on the demographics of Antioch.

Curtis Banks confirmed that their goal was to base outreach on the City's demographics.

Commissioner Barrow thanked the consultants and staff for the report and stated he looked forward to a conclusive detailed report coming back to the Commission.

Commissioner Riley stated he was excited to see the report included promoting food access in disadvantaged communities.

In response to Commissioner Gutilla, Ms. Rupp clarified their goal was to a draft to HCD in January 2023, so they had time to make any necessary changes by the June 2023 deadline.

Commissioner Gutilla stated she was interested in seeing how the new laws would affect development in Antioch.

In response to Commissioner Gutilla, Mr. Banks clarified that the increased RHNA numbers related to unmet housing needs throughout the state that had filtered down to communities. Senior Planner Scudero added that Antioch had been a friendly City when it came to housing, and they had processed General Plan amendments to accommodate for higher density projects. He commented that cities did not build housing and were at the mercy of developers. Mr. Banks stated they would analyze the effectiveness of the current housing element. He noted one section would look at governmental and non-governmental constraints.

Commissioner Gutilla questioned if the housing overlay for commercially zoned areas would relieve some of the challenges of the sixth cycle.

Senior Planner Merideth clarified the sites from the infill housing study were being looked at as possibilities for being incorporated into this, although there would have to be some justifications. She confirmed that they were currently looking at adding policy directly into the land use element that would address the environmental justice element.

In response to Commissioner Gutilla, Ms. Rupp reviewed the timeline for the policy review process and public comment/city review period.

Commissioner Gutilla agreed that the groups for the community engagement process should represent Antioch's population.

In response to Commissioner Gutilla, Ms. Rupp confirmed that there would be at least one Spanish language focus group community meeting. She explained that their subconsultant had informed them that Filipino residents preferred conversing in English.

Commissioner Gutilla encouraged community meetings to be held in smaller neighborhood groups to be able to solicit more honest feedback.

Ms. Rupp commented that they would talk to community organizations to solicit their feedback on preferred times and locations. Ms. Violet added that they had found success in holding events at community gathering areas and they would pair that with a couple of larger events in friendly venues.

Commissioner Gutilla suggested options include surveys that could be taken by scanning QR codes on Tri Delta Transit busses and finding locations where people already gathered. She also supported utilizing social media, Neighborhood Watch groups, water bills and school newsletters. She noted utilizing many options would give credibility to the process. She also suggested engaging the youth in high schools. She reported there was a segment of the population that had a strong opinion regarding land use issues in the City specifically the area near Kaiser east of Deer Valley Road. She stated she would like to see how much of Measure T could be incorporated into the way plans move forward. She commented that she would like gray water diversion to become a larger part of Antioch's planning standards.

Commissioner Parsons commented that in the past several years there had been very little support for expanding housing development. She noted this would be an educational item for the conservation organizations. She stated she was excited that there was a possibility that Antioch could expand in an intelligent way.

Vice Chair Martin stated it was hard to believe that Antioch had not met their RHNA goal of 1448 units for the 2014-2022 period. He agreed that the City had been restricted by environmental groups. He expressed concern regarding how the City would be able to provide the infrastructure and jobs needed to support the new RHNA goals. He commented Antioch's previous Housing Goal #4 *Reduce residential energy and water use to conserve energy/water and reduce the cost of housing*, should be emphasized. He noted all other goals may need to be adjusted but were very good.

Commissioner Barrow discussed homelessness and noted the Nation and California were going through a serious housing crisis. He further noted land use and population growth was a component. He spoke in support of the strategic housing and infill policy that could possibly accommodate Antioch's housing needs. He suggested staff look at the distribution of available funds from the governor for affordable housing and homelessness and then speak to developers. He noted they needed to be accommodating and look at new concepts in land use and zoning regulations. He commented that housing created economic prosperity. He encouraged staff to take under consideration infrastructure needed to support the housing elements, while preserving communities and open spaces.

Chairperson Schneiderman questioned how the City would be able to meet their RHNA goals when it was becoming so expensive to build that projects were becoming unaffordable.

Commissioner Gutilla stated a large portion of Antioch fell into the disadvantaged community category and questioned what the specific pollutants and hazards were in those areas. She also asked how the new projects would contribute to those pollution causing activities. She agreed that the City should be looking at how they would provide meaningful, dignified and local employment for the people who would be living in the 3016 homes. She questioned how deed restricted affordable housing units would affect generational wealth. She stated she was concerned about the specific nature of the environmental pollutants and their origin.

In response to Commissioner Gutilla, Ms. Violet stated she would report back in more detail on the definition of disadvantaged communities.

Chairperson Schneiderman requested information on the environmental pollutants be emailed to the Commissioners.

Ms. Violet stated she would send the Commission interactive maps.

Commissioner Parsons discussed the importance of informing the entire community of the disadvantaged communities that existed within Antioch and suggested they be publicized.

Chairperson Schneiderman stated it was an issue of equity among residents and noted Antioch was one of the most diverse communities in the Bay Area.

Commissioner Barrow commented that historically environmental hazards existed in residential zones such as transmission towers. He noted NIMBYism could not exist, so it was important to be creative regarding what people wanted to do with their properties and develop in their communities. He stated it was about thinking smarter to solve the housing crisis occurring in Antioch while taking open space into consideration. He reiterated the Strategic Housing and Infill Policy was an excellent example and it should be factored into this update. He wished everyone the best of luck and he asked that the Planning Commission be invited to the community strategic meetings.

Chairperson Schneiderman spoke in support of senior apartments in downtown Antioch near the Antioch Senior Center. She commented that the Planning Commission members could provide names of stakeholders for the community meetings.

The Commission thanked Urban Planning Partners for the presentation.

Mr. Banks thanked the Commission for their input and passion for their community.

ORAL COMMUNICATIONS

Vice Chair Martin stated that there was a Planning Commissioner Information item placed on the meeting list for this evening and asked if that item was going to be rescheduled.

Senior Planner Scudero responded that the item was Director of Community Development Ebbs' and he was unable to attend this evening so it would be placed on the next Planning Commission agenda.

Vice Chair Martin mentioned that he had received a roster of Planning Commissioners that was misplaced when the city's email system was down. He questioned whose terms were expiring in October.

Commissioner Parsons stated that she believed it was her term as well as Vice Chair Martin's term, that were expiring.

Community Development Technician Brown stated she would share the roster with all Commissioners via email.

WRITTEN COMMUNICATIONS – None

COMMITTEE REPORTS – None

ADJOURNMENT

On motion by Vice Chair Martin, seconded by Commissioner Barrow the Planning Commission members present unanimously adjourned the meeting at 8:08 P.M. The motion carried the following vote:

AYES: Parsons, Barrow, Riley, Gutilla, Martin and Chairperson
Schneiderman
NOES: None
ABSTAIN: None
ABSENT: Motts

Respectfully submitted:

Kitty Eiden
KITTY EIDEN, Minutes Clerk