

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**October 17, 2018  
City Council Chambers**

Chair Parsons called the meeting to order at 6:30 P.M. on Wednesday, October 17, 2018 in the City Council Chambers. 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, October 24, 2018.

**ROLL CALL**

Present: Commissioners Motts, Martin, Schneiderman  
Vice Chair Turnage and Chair Parsons  
Absent: Commissioner Zacharatos  
Staff: Director of Community Development, Forrest Ebbs  
Interim City Attorney, Samuel Emerson  
Minutes Clerk, Kitty Eiden

Chair Parsons welcomed Commissioner Soliz to the Planning Commission.

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. **Approval of Minutes - None**

**NEW PUBLIC HEARING**

2. **UP-18-05, AR-18-07 – AT&T Telecommunications Facility – Planning and Engineering Network, on behalf of AT&T, is requesting a Use Permit and Design Review to construct a new unmanned telecommunications facility and a fenced equipment enclosure at the base of the structure. The project site is located at 3215 Fairview Drive. This project has been found to be Categorically Exempt for the requirements of the California Environmental Quality Act (APN 074-123-009).**

Staff recommends that this item be continued to November 7, 2018.

***On motion by Commissioner Martin, seconded by Commissioner Turnage, the Planning Commission unanimously continued UP-18-05, AR-18-07 – AT&T Telecommunications Facility to November 7, 2018. The motion carried the following vote:***

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

- 3. Downtown Specific Plan Zoning** – The City of Antioch is proposing to rezone those parcels contained within the Downtown Specific Plan Focus Area, as identified in the General Pan, to “Downtown Specific Pan (DSP)”. The Downtown Specific Plan Focus Area encompasses the area generally bound by the San Joaquin River to the north, 10th Street to the south, A Street to the east, and Auto Center Drive to the west, as described on the following map. The Planning Commission will be asked to make a recommendation the City Council.

Director of Community Development Ebbs presented the staff report dated October 10, 2018, recommending the Planning Commission adopt the resolution recommending approval of an ordinance to amend the Zoning Map and the Zoning Ordinance to conform to the Downtown Specific Plan.

In response to Commissioner Motts, Director of Community Development Ebbs stated that the recommended action did not introduce any new policy.

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

#### **RESOLUTION NO. 2018-28**

***On motion by Vice Chair Turnage, seconded by Commissioner Motts, the Planning Commission adopted the resolution recommending approval of an ordinance to amend the Zoning Map and the Zoning Ordinance to conform to the Downtown Specific Plan.***

***The motion carried the following vote:***

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

## **ORAL COMMUNICATIONS**

- 4. Measure W Informational Presentation by City Staff** – The Community Development Director will offer an information presentation on Measure W – a one cent transaction and use tax that will be on the November 4, 2018 ballot.

Director of Community Development Ebbs clarified that this item was informational only and staff was not advocating on a position. He gave a PowerPoint presentation of the Measure “W” Voter Information. He stated he welcomed any input from the Commission.

Commissioner Motts reported that the Contra Costa Times had weighed in against Measure W and suggested that someone in favor refute that in the newspaper.

In response to Commissioner Martin, Director of Community Development Ebbs explained that all of the revenue from Measure W would go into the General Fund and Council would decide through the budget process where to allocate the funds. He noted Council would be accountable to the voters.

In response to Commissioner Schneiderman, Director of Community Development Ebbs stated that the current sales tax rate in Antioch on a regional basis was low. In reference to vehicle sales tax, he noted a purchaser paid sales tax where the vehicle was registered. He noted that in the instance of a retailer, if Measure W passed, 100% of the new sales tax would remain in Antioch.

Commissioner Soliz stated that the community had expressed concern regarding accountability because it was a general tax. He questioned if there had been discussions regarding how to proceed if Measure W was not approved by the voters.

Director of Community Development Ebbs responded that if Measure W did not pass, Measure C would remain in effect until it expired and the City would have to balance the budget by likely drawing back on some of the advancements that had been made.

Vice Chair Turnage explained that the community was concerned that Measure W was introduced with no oversight and at the last minute. He stated he wished it had been presented in a more positive way because he believed it was needed in Antioch.

Commissioner Martin requested an update on the Costco Gas Station Expansion.

Director of Community Development Ebbs explained that Costco would be adding pumps to the south of their current facility.

## **WRITTEN COMMUNICATIONS**

None.

**COMMITTEE REPORTS**

Commissioner Motts reported on his attendance at the TRANSPLAN subcommittee meeting.

**ADJOURNMENT**

***Chair Parsons adjourned the Planning Commission at 7:01 P.M. to the next regularly scheduled meeting to be held on November 7, 2018.***

Respectfully Submitted,  
Kitty Eiden