



***On motion by Commissioner Martin, seconded by Commissioner Zacharatos, the Planning Commission approved the minutes of September 4, 2019, as presented. The motion carried the following vote:***

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

## **NEW PUBLIC HEARING**

- 2. Z-19-05 – Zoning Ordinance Amendments for Family Daycare Homes and Planning Application Withdrawals** – The City of Antioch requests minor zoning ordinance amendments. The first amendment would update the zoning code for family daycare homes to comply with SB 234 signed by Governor Newsom. The second amendment would regulate the withdrawal of planning applications and automatically deem incomplete applications withdrawn if resubmittals are not received in a timely manner. Both zoning ordinance amendments would apply citywide. Both ordinance amendments are not considered projects under the California Environmental Quality Act (CEQA), and are, therefore, not subject to CEQA.

Associate Planner Merideth presented the staff report dated November 15, 2019 recommending the Planning Commission 1) Approve the attached resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) making text amendments to chapter 5 of title 9 of the Antioch Municipal Code regulating family day care homes; 2) Approve the attached resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) adding language to chapter 5 of title 9 of the Antioch Municipal Code regulating application withdrawals.

In response to Commissioner Martin, Associate Planner Merideth explained that Attachment A was the current ordinance and Attachment B was the proposed text amendments.

Commissioner Soliz questioned if the ordinance could be applied to a home where adults resided and used to create homeless shelters throughout the City.

Associate Planner Merideth responded that small and large family day care homes had to go through Community Care Licensing, who had very specific regulations.

City Attorney Smith added that this ordinance could not be applied to circumvent the normal permitting process for a homeless shelter and would specifically apply to family day care homes.

In response to Commissioner Motts, Associate Planner Merideth explained that there was a differentiation between child day care and adult day care.

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

**RESOLUTION NO. 2019-26**

***On motion by Commissioner Motts, seconded by Commissioner Martin, the Planning Commission unanimously approved the attached resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) making text amendments to chapter 5 of title 9 of the Antioch Municipal Code regulating family day care homes.***

**AYES:** *Schneiderman, Motts, Martin, Soliz and Zacharatos*

**NOES:** *None*

**ABSTAIN:** *None*

**ABSENT:** *Parsons and Turnage*

**RESOLUTION NO. 2019-27**

***On motion by Vice Chair Schneiderman, seconded by Commissioner Zacharatos, the Planning Commission members present unanimously approved the attached resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) adding language to chapter 5 of title 9 of the Antioch Municipal Code regulating application withdrawals. The motion carried the following vote:***

**YES:** *Schneiderman, Motts, Martin, Soliz and Zacharatos*

**NOES:** *None*

**ABSTAIN:** *None*

**ABSENT:** *Parsons and Turnage*

**NEW ITEM**

- 3. AR-19-13 - Quail Cove Design Review** - The applicant, Albert D. Seeno Construction, requests Design Review approval of architecture for the Quail Cove subdivision.

Director of Community Development Ebbs presented the staff report dated November 12, 2019 recommending the Planning Commission approve AR-19-13, subject to the conditions contained in the staff reports resolution.

In response to Commissioner Soliz, Director of Community Development Ebbs explained that the retention basin was engineered to percolate and active recreational use or turf would not percolate to the standards required by federal law.

Director of Community Development Ebbs explained that a memo before the Commission was requesting that if there were a motion to approve, that condition C3 be stricken.

Leticia Randels, Albert D. Seeno Construction Company, reported they had worked closely with staff to meet all of the City's applicable design guidelines and conditions of approval. She stated she was available to answer questions this evening.

In response to Commissioner Soliz, Ms. Randels stated she was unsure of the price point of these models. She explained that the detention basin was meant to percolate; however, the nearest public park was only a 10-minute walk from this subdivision.

Vice Chair Schneiderman closed the public hearing.

Commissioner Martin spoke in support of the project. He noted his only concern was for the houses that fronted onto Prewett Ranch Drive. He suggested staff consider that issue for future developments.

Commissioner Soliz spoke in support of the project. He questioned if the Fire Department had approved the circulation pattern for the project.

Director of Community Development Ebbs responded that the fire department was happy with the design.

Commissioner Zacharatos spoke in support of the design of the project and the inclusion of the single-story products.

Vice Chair Schneiderman agreed with Commissioner Zacharatos and spoke in support of the project.

Commissioner Motts agreed with the Commission.

A motion was made by Commissioner Motts and seconded by Commissioner Soliz, to approve AR-19-13, subject to the conditions contained in the staff reports resolution deleting project specific condition C3.

*Following discussion, the motion was amended as follows:*

**RESOLUTION NO. 2019-28**

***On motion by Commissioner Motts, seconded by Commissioner Soliz, the Planning Commission members present unanimously approved AR-19-13, subject to the conditions contained in the staff reports resolution deleting project specific condition G3.***

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

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## **ORAL COMMUNICATIONS**

Director of Community Development Ebbs reported that the Planning Commission's recommendation on the Residential Growth Management Ordinance was forwarded to the City Council and accepted; however, the state passed a new bill that may prohibit city's from having a moratorium or growth metering programs. He noted staff was considering the implications of the new bill and it may be necessary to bring forward an item that would remove the code amendment. He further noted that Council appreciated the Planning Commission's creativity with regards to exempting affordable housing projects.

## **WRITTEN COMMUNICATIONS**

None.

## **COMMITTEE REPORTS**

Commissioner Motts reported on his attendance at the TRANSPLAN meeting.

## **ORAL COMMUNICATIONS – Continued**

Director of Community Development Ebbs reported that he would be taking a resolution to the City Council on December 10, 2019 nominating the Northern Waterfront Industrial area for a Priority Production area through Association of Monterey Bay Area Governments (AMBAG) and Metropolitan Transportation Commission (MTC). He noted the idea was the creation of programs and incentives to promote job growth. He announced that he was sitting on a Regional Housing Needs Assessment (RHNA) Methodology Committee to determine the methodology by which the RHNA numbers were assigned. He reported the trend was to assign housing numbers to job growth locations.

In response to Commissioner Martin, Director of Community Development Ebbs stated it would not affect the Urban Limit Line; however, it would affect the General Plan Amendment and infill sites. He noted transportation was a large part of RHNA considerations. He further noted unmet demand may find its way to Antioch.

In response to Commissioner Motts, Director of Community Development Ebbs reported that they had finished the first grant cycle for the Habitat Conservation Plan (HCP) and it was currently being held up for another round of funding to complete the project.

Commissioner Motts requested an update on the status of the Viera Avenue project.

Commissioner Soliz stated consideration could be given for revenue sharing with communities that provided housing. He reported that he had developed some strategies

for economic development in the Wilbur Avenue corridor and he offered to share that information with staff.

Director of Community Development Ebbs stated he would like Economic Development Director Reed to bring information to the Commission on the plans for economic development at the waterfront.

Commissioner Martin thanked staff for repairing the “G” Street off ramp.

**ADJOURNMENT**

***On motion by Vice Chair Schneiderman, seconded by Commissioner Motts the Planning Commission unanimously adjourned the meeting at 7:15 P.M. The motion carried the following vote:***

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

Respectfully submitted:  
KITTY EIDEN, Minutes Clerk