

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

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

**December 3, 2014
City Council Chambers**

CALL TO ORDER

Chair Hinojosa called the meeting to order at 6:30 p.m. on Wednesday, December 3, 2014, 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 decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Thursday, December 11, 2014.

ROLL CALL

Present: Commissioners Miller and Westerman
Chair Hinojosa and Vice Chair Motts
Absent: Commissioner Pinto
Staff: Senior Planner, Mindy Gentry
City Attorney, Lynn Tracy Nerland
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Approval of Minutes:** November 5, 2014

On motion by Vice Chair Motts, and seconded by Commissioner Miller, the Planning Commission approved the Minutes of November 5, 2014.

AYES: *Hinojosa, Motts, Miller and Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Pinto*

END OF CONSENT CALENDAR

NEW PUBLIC HEARINGS

2. **PDP-12-01 - Black Diamond Unit 4 Preliminary Development Plan –** Discovery Builders requests the review of a preliminary development plan, which is not an entitlement, for the development of 17 single family homes on

approximately 20.98 acres. The project is generally located west of the intersection of Somersville Road and James Donlon Boulevard (**APN 089-160-010**).

On motion by Commissioner Westerman, seconded by Vice Chair Motts, the Planning Commission continued PDP-12-01 Black Diamond Unit 4 to December 17, 2014.

AYES: *Hinojosa, Motts, Miller and Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Pinto*

3. **The City of Antioch** is conducting a study session on a proposed update to the City's Housing Element, a required chapter for the General Plan, for the 2015-2023 cycle. The City initiated an update to the Housing Element in the winter of 2014. The Housing Element includes policies and goals to address the diverse housing needs of the City over the next eight years. The Planning Commission will be receiving feedback and comments on the proposed changes to the Housing Element.

Senior Planner Gentry introduced Sophie Martin of Dyett & Bhatia, who presented a PowerPoint presentation which included:

- Background on Housing Element requirements and what is in the Housing Element;
- The Housing Element process;
- Changes in the state Housing Element law;
- Background research with community profile including trends in Antioch and needs assessment;
- Regional Housing Needs Allocation (RHNA);
- Special Needs Groups;
- Constraints to housing development (both governmental and non-governmental);
- Housing opportunity sites citywide;
- New programs including evaluating the current element, modified, updated and new programs highlighting significantly modified programs; and
- Next steps.

In response to Vice Chair Motts, Ms. Martin stated that in the previous cycle if a vacant site was identified as part of the inventory, with this cycle that vacant site counts but if it were developed it is off the table. She said that while the projected allocation is less than the first time, it is not based on availability of sites but is based on trends, size and demand and that it is up to the City to show that supply is met.

In response to Chair Hinojosa concerning 1.1.8, SP Gentry said that any funds from the business license fees would have to be allocated by the City Council and that no money has been set aside at this time.

In response to Chair Hinojosa concerning 2.1.1, SP Gentry said that the GIS database is essentially the same database on the website and that they are linked together.

In response to Chair Hinojosa concerning 2.4.1, SP Gentry said that there were previously NSP funds and that the City also has a two year cycle with CDBG funds and solicits applications from non-profit groups.

In response to Chair Hinojosa concerning 2.5.1, SP Gentry said that the Rivertown Focus Area encompasses more than the core downtown area.

Chair Hinojosa commented that Figure A1 was very hard to read and that it would be nice to have that broken down by region to better see what sites have been designated to which Ms. Martin said that the map can be blown up in those areas. She went on to say that some of the sites may be identified as already zoned for housing and then may be shuffled around to include mixed use designations. She said that overall it is still an identified opportunity for housing and that they don't anticipate any problems but can be mindful in continuing with the process.

In response to Chair Hinojosa concerning 5.1.1, SP Gentry said that the City is currently undertaking the General Plan Land Use Element update, where the City is looking for ways to further streamline processes to address the reductions to staff and in an effort to be more business friendly. She said that they are looking at ways to remove obstacles through administrative approvals.

Chair Hinojosa said that some things can go directly to the Zoning Administrator filtered through a different process.

In response to Chair Hinojosa regarding flexibility in modifying or changing the regional traffic impact fees depending on housing projects coming forward, SP Gentry responded that the City is just one jurisdiction having one vote.

Ms. Martin said that while she is not familiar with jurisdictions that have been able to implement exceptions to regionally imposed fees, it is fairly common and an argument can be made to have reductions in City imposed impact fees near transit when you can demonstrate that it is housing generating fewer trips. SP Gentry added that there is no reduction of City fees in the Hillcrest Specific Plan area.

In response to Commissioner Miller, Ms. Martin said that there are several programs with energy and water conservation to recognize that housing costs include utilities and understanding that development does consume resources. She said that everything built here will be subject to current building codes which encourages energy and water conservation.

In response to Vice Chair Motts concerning 2.5.1, Ms. Martin said that if projects are brought forward with zoning changes, that if it does change, you could have a negative impact on overall numbers. She said that in downtown areas, you typically find a trend for higher densities overall and she would guess that you will still end up with as much housing or sites that could be developed. Ms. Martin said that the inventory pertains to

privately owned property as well as City owned.

Commissioner Westerman said that this is a very complex document and process, that it looks well done, and that it was a good presentation. He asked about 3.1.5 concerning the emergency shelter overlay. Ms. Martin stated that during the previous cycle, there was a large multipart piece of legislation that required cities to do a number of things to better serve homeless, to provide transient housing and to establish a zone where shelters could be approved by right. She said that in addition to defining transitional housing with supportive services, cities also had to show that those types of housing were allowed in other residentially zoned districts and that this was something that was attempting to remove constraints in providing those services. She said that this was a big ticket item that the previous Housing Element had to provide and given that this was accomplished recently, that this policy is just acknowledging that you have that in place.

Chair Hinojosa stated that SB375 is switching to an 8 year cycle, that the report was very thorough and detailed, that the document adequately reflects the housing stock and variety of products. She is really happy to see one of the goals is to promote more infill development and transit oriented development and to provide incentives. She said that with Housing Elements, there is environmental consideration and that she didn't see that reflected in this document. She thinks we need to do a stronger job linking housing to job creation.

Vice Chair Motts said that this a very thorough job, that some things like the overlay were handled earlier, that he thinks that with the downtown specific plan we need to take a close look at ongoing consultants that have been hired to come up with suggestions that will fit in this structure and that it is very important to incorporate those views and opinions in this structure.

ORAL COMMUNICATIONS

SP Gentry said that interviews were conducted for the vacancy on the Planning Commission and the appointment should be going to the City Council on December 16th.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Vice Chair Motts said that the Transplan meeting was cancelled for last month and that one is scheduled for next week.

ADJOURNMENT

Chair Hinojosa adjourned the Planning Commission at 7:37 p.m.

Respectfully Submitted,
Cheryl Hammers