

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**December 5, 2018
City Council Chambers**

Chair Parsons called the meeting to order at 6:30 P.M. on Wednesday, December 5, 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, December 12, 2018.

ROLL CALL

Present: Commissioners Schneiderman, Motts, Martin, Soliz, Zacharatos, and Chair Parsons
Absent: Vice Chair Turnage
Staff: Director of Community Development, Forrest Ebbs
Captain, Tony Morefield
Project Manager, Ken Warren
Planning Manager, Alexis Morris
Associate Planner, Kevin Scudero
Contract Planner, Cindy Gnos
Interim City Attorney, David Richie
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: October 17, 2018
November 7, 2018

On motion by Commissioner Zacharatos, seconded by Commissioner Martin, the Planning Commission approved the minutes of October 17, 2018 and November 7, 2018, as presented. The motion carried the following vote:

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

NEW PUBLIC HEARING

2. **Z-18-08 – 211 & 215 West 19th Street Rezone** – Lloyd Arnold requests Planning Commission approval to rezone the properties at 211 and 215 West 19th Street (APN's 067-264-011, 067-264-002) from Single Family Residential (R-6) to Convenience Commercial (C-1).

Associate Planner Scudero presented the staff report dated November 30, 2018 recommending the Planning Commission approve the resolution recommending that the City Council approve the proposed rezone of 211 and 215 West 19th Street (APN's 067-264-011, 067-264-002) (Z-18-08).

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

RESOLUTION NO. 2018-30

On motion by Commissioner Zacharatos, seconded by Commissioner Soliz, the Planning Commission approved the resolution recommending that the City Council approve the proposed rezone of 211 and 215 West 19th Street (APN's 067-264-011, 067-264-002) (Z-18-08). The motion carried the following vote:

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

3. **PDP-18-02 – Creekside Vineyards PDP** – GBN Partners requests review of a preliminary development plan, which is not an entitlement, of a proposal to develop approximately 50 acres or a 158-acre site into a residential community of approximately 220 residential units. The units could be market rate or age-restricted for seniors. The project site is located southwest of the intersection of Heidorn Ranch Road and Old Sand Creek Road, south of the approved Vineyards at Sand Creek (a.k.a. Promenade) project within the Sand Creek Focus Area. The site is identified by the following Contra Costa County Assessor's Parcel Numbers (APN: 057-050-024).

Contract Planner Gnos presented the staff report dated November 30, 2018 recommending the Planning Commission provide feedback to staff regarding the proposal and to provide direction to the applicant for the Final Development Plan submittal.

In response to Commissioner Motts, Contract Planner Gnos clarified that the change in the MLDR designation would allow for a mix of senior and market rate housing. She stated it would be possible to have a designation for larger lot sizes on the market rate product and single story/smaller lots on the senior portion.

In response to Commissioner Martin, Planning Manager Morris reported that the nearest high school was Dozier Libby Medical High School and when this item was a development application, it would be routed to all school districts so they could provide feedback. She clarified that Hillcrest Avenue would have a bus stop and the exact location would be determined by Tri Delta transit. She noted this would be a gated community so if they wanted a senior shuttle, the developer would have to work directly with Tri Delta Transit.

In response to Chair Parsons, Planning Manager Morris explained that staff had made recommendations on the plan to the applicant and Planning Commission. She noted the applicant, being on an aggressive schedule, asked for the meeting this evening which limited the time that they could work with the applicant on the recommendations or revisions. She further noted it was a preliminary process and it would not be fruitful to ask them to revise plans prior to this meeting because the Planning Commission may or may not agree with staff's recommendations.

In response to Commissioner Schneiderman, Contract Planner Gnos stated the CEQA analysis had not been done yet; however, when the Aviano project changed from senior to single family, the increase in traffic did not significantly change the levels of service.

Planning Manager Morris added that the City had market rate single family products smaller than 5000 to 6000 square foot lots and the most recent entitled were approximately 5000 square foot.

In response to Commissioner Soliz, Planning Manager Morris clarified that this gated community would be required to have an HOA that would be responsible for maintaining the park facilities. Additionally, she noted new residential development would be required to annex into the Police Community Facilities District.

Chair Parsons opened the public hearing.

Matt Beinke, GBN Partners representing the applicant thanked staff for bringing the project to the Commission this evening. He noted their goal was to get direction from the Planning Commission so they could begin the application process. He explained this was another phase of the Vineyards at Sand Creek and the process was to mimic that analysis, vision, design and planning. He stated that they would rather do an analysis for both senior and market rate so all questions regarding the impacts could be answered thoroughly.

In response to Commissioner Motts, Mr. Beinke stated that he believed one-third of the project would be market rate on the smaller lots, and the balance would be active adult. He explained that with regards to I Street, they would have to meet with the neighboring property owner to determine how to move forward with a gate for the area. With regards to the location and size of the public use area, he noted at this point it was somewhat arbitrary as the market rate product may slightly change it.

Chair Parsons stated she believed this project was an extension of what had already been approved and she liked that it would be consistent.

Lewis Broschard, Deputy Fire Chief and Interim Fire Marshall for Contra Costa County, thanked staff for providing copies of their letter to the Commission and staff this evening. He expressed concern with the plans for development in the Sand Creek Focus area because fire, EMS protection, and infrastructure was not adequate to serve future development in the area. He noted a funding mechanism was needed to cover the ongoing cost of personnel and equipment.

In response to Commissioner Martin, Chief Broschard explained that they were limited in what they could require by the California Fire Code or California Building Code; however, they could make recommendations to exceed those requirements. He noted current codes were years behind current issues and trends. He further noted they were willing to speak with developers on innovative ideas that may not be code requirements but would be best practices to mitigate issues.

Commissioner Martin stated his concern was for the area east of the project noting there was no access readily available.

Chief Broschard stated this was a preliminary design and he believed the developer would recognize that certain access points needed to be addressed in future plans.

In response to Commissioner Zacharatos, Director of Community Development Ebbs commented that The Ranch Initiative included an offer of dedication for a fire station and the City collected a fire facilities fee on every building permit issued. He noted that development could move forward without a fire station; however, it was in everyone's interest to have a station in the area. He explained that the location for the proposed fire station was just to the northwest of this project.

Chief Broschard explained that the station was approximately one and a half miles away and travel time was two and a half minutes. He noted currently the closest station was on Folsom Drive, approximately three and a half miles away.

In response to Commissioner Soliz, Director of Community Development Ebbs stated that it would be possible to meter development based on when infrastructure is built; however, there would need to be a really good reason to meter development.

Chair Parsons closed the public hearing.

Commissioner Motts stated he believed the fire station and staffing of the facility was a problem; however, he would recommend a political fix to raise funds for the project. He noted he felt this project was an extension of what was already approved. He further noted he would like to see the senior housing component. He voiced his support for the staff recommendations.

Commissioner Martin recommended the following items be addressed:

- Access issue for the fire district
- Location for trash receptacles on narrow lots
- Discussion on the pipeline that runs through the property and potential impacts
- If changed to MLDR, the senior portion of housing should be single story
- Larger park facilities to serve an MLDR project
- Sidewalks on both sides of the street

Commissioner Martin stated he liked all of staff's recommendations and thanked them for doing a thorough job. He noted he felt it was an excellent location for all senior housing. He expressed concern if "I" Street was continued down, there would not be enough room for an extension and agreed that no gate should be built if it was extended.

Commissioner Zacharatos concurred with Commissioner Martin that sidewalks were necessary on both sides of the street and the public recreational area should be enlarged. She supported staff's recommendations and acknowledged their thoroughness.

Commissioner Soliz stated he was impressed with staff's work on the project. He voiced concern regarding public safety as it related to fire service and power lines in the area. He agreed that access issues needed to be resolved for the Fire District. He supported sidewalks on both sides of the street. He discussed the importance of preserving the hillsides. He commented that he looked forward to seeing this project come back with additional modifications.

Commissioner Schneiderman voiced her support for sidewalks on both sides of the street and expanding park facilities. She suggested traffic calming measures on the larger stretches of roads.

Commissioner Motts suggested expanding the public use and open space area and moving it so that it would be adjacent to Sand Creek.

Chair Parsons stated she believed it was a great project. She stated she felt the County needed to address the fire district issues and she hoped that those issues would be resolved by the time this development came to fruition. She wished the applicant luck and stated she looked forward to the project moving forward.

4. **General Plan Update** – The City of Antioch proposes to amend the General Plan to reflect the recent amendments to the Antioch Municipal Code to address Cannabis Businesses. Specifically, the City seeks to amend Table 4.A – Appropriate Land Use Types to include a new land use category of Cannabis Business with reference to the Antioch Municipal Code. Additional minor text amendments may also be considered.

Director of Community Development Ebbs presented the staff report dated November 30, 2018 recommending the Planning Commission adopt the resolution recommending approval of an amendment to the General Plan to reflect the recent amendments to the Antioch Municipal Code to address Cannabis Businesses. He distributed a revised map for the Eastern Waterfront Employment Focus Area and recommended the Planning Commission adopt the resolution with the substitutions recommended by staff this evening.

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

In response to Commissioner Martin, Director of Community Development Ebbs stated that they were not confident the changes that the Housing Bill regarding transit oriented development adjacent to BART stations would have an impact in Antioch.

Chair Parsons stated she believed the Hillcrest Specific Plan should have already been put in motion.

In response to Commissioner Soliz, Director of Community Development Ebbs clarified that they were trying to correct the General Plan and Zoning to eliminate conflicts and provide clarity. He noted this action would insert cannabis business into the business park areas, where the cannabis overlay occurred and clarify that it was Council's intent to entertain applications. He commented that those applications would still have to come to the Planning Commission prior to going to Council.

Commissioner Soliz stated that he believed the reason Wightman Lane was rezoned was because residents on Phillips Lane were not interested in becoming part of the sanitation district as it was expanding.

In response to Commissioner Soliz, Director of Community Development Ebbs stated this change would have no impact with their involvement with the sanitation or sewer district.

RESOLUTION NO. 2018-31

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission adopted the resolution recommending approval of an amendment to the General Plan to reflect the recent amendments to the Antioch Municipal Code to address Cannabis Businesses plus minor additional changes including the new document pages 4.9 – 4.14 and 4-32 as presented this evening by staff. The motion carried the following vote:

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

ORAL COMMUNICATIONS

In response to Commissioner Motts, Director of Community Development Ebbs stated that he would be ordering binders for the Planning Commission and they should be available in approximately 30-days.

Commissioner Motts wished everyone a Merry Christmas.

On behalf of the Commission, Chair Parsons wished everyone a Merry Christmas and Happy Holiday.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported that the last Transplan meeting had been cancelled.

ADJOURNMENT

Chair Parsons adjourned the Planning Commission at 7:57 P.M.

Respectfully Submitted,
Kitty Eiden