

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**January 4, 2023
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.

1. CALL TO ORDER

Chair Gutilla called the meeting to order at 6:30 P.M. on Wednesday, January 4, 2023. She announced that tonight's meeting was being held in accordance with the Brown Act as currently in effect under AB 361, which allowed members of the Planning Commission, City staff, and the public to participate and conduct the meeting by teleconference. She stated anyone wishing to make a public comment, may do so by using the raise your hand tool or 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 mail or email have been provided to Planning Commissioners.

2. ROLL CALL

Present: Commissioners Schneiderman, Hills, Vice Chair Riley and Chair Gutilla
Absent: Commissioners Martin, Motts and Lutz
Staff: Outside Legal Counsel, Ruthann Ziegler
Planning Manager, Anne Hersch
Senior Planner, Zoe Merideth
Senior Planner, Kevin Scudero
Administrative Analyst, Hilary Brown
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Vice Chair Riley led the Pledge of Allegiance.

4. EX-PARTE COMMUNICATIONS - None

5. PUBLIC COMMENT – None

6. CONSENT CALENDAR

6-1. Planning Commission Meeting Minutes November 16, 2022

On motion by Commissioner Schneiderman, seconded by Vice Chair Riley, the Planning Commission members present unanimously approved the Minutes of November 16, 2022. The motion carried the following vote:

AYES: *Schneiderman, Hills, Riley, Gutilla*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Martin, Motts and Lutz*

7. PUBLIC HEARING

- 7-1. **2023-2031 6th Cycle Housing Element** - The Planning Commission will review and make a recommendation to the City Council on the draft 2023-2031 6th Cycle Housing Element. The review includes the draft Housing Element, Environmental Impact Report, General Plan Map and General Plan Text Amendments, the Safety Element, Zoning Text Amendments, Zoning Map Amendments, East Lone Tree Specific Plan Amendments and Objective Design Standards for multi-family housing development.

Curtis Banks, Project Director and Alexia Rotberg, Project Manager, representing Urban Planning Partners and Aaron Pfannenistiel, representing Atlas and Brandon Northart, representing Urban Planning Partners, presented the staff report dated January 4, 2023, recommending the Planning Commission adopt the resolutions recommending City Council approve:

1. **CEQA:** Resolution recommending the City Council adopt the Environmental Impact Report.
2. **Housing Element:** Resolution recommending the City Council approve the 6th Cycle 2023-2031 Housing Element.
3. **General Plan Amendments:** Resolution recommending the City Council approve the following changes to the General Plan:
 - a. General Plan Text Amendments to Table 4.A Appropriate Land Uses
 - b. Table of General Plan Land Use Map Amendments
 - c. Diagram of General Plan Land Use Map Amendments
 - d. Environmental Hazards Element Update
 - e. Resource Mgmt. Element Text Amendment (Bio Resource)
4. **East Lone Tree Specific Plan Amendment:** Resolution recommending the City Council adopt amendments to the Specific Plan.

5. **Zoning Ordinance Text Amendments:** Resolution recommending the City Council adopt amendments to:
 - a. Zoning Text Amendments
 - b. Table of Amendments to Zoning Districts for Housing Element Opportunity Sites

6. **Multi-Family Objective Design Standards:** Resolution recommending the City Council adopt Multi-Family Objective Design Standards.

Vice Chair Riley stated it was unfortunate that there were unavoidable impacts related to transportation; however, the City was urban and did not have light rail or a ride sharing program. He stated he liked the suggestion to unbundle parking costs because it would be most effective in reducing greenhouse gas emissions.

Brandon Northart stated it was unfortunate the CEQA process related to the transportation analysis affected less urban areas disproportionately.

Commissioner Schneiderman commented that the Planning Commission had previous discussions regarding this item and the presentation reiterated those conversations. She requested to see the results of Antioch's Housing Element implementation as well as what had been done in other cities. She thanked the consultants for the detailed presentation.

Chair Gutilla stated she was unclear on what the Planning Commission's role was this evening because it appeared that there were no options to change most items.

Curtis Banks responded that he understood Chair Gutilla's concerns and noted it depended on the items the Commission wanted changed. He noted certain items were required by law; however, there may be some flexibility for others. He further noted the Commission had the ability to recommend changes and note concerns so they could determine if adjustments could be made that would still enable the City to get a certified housing element. He encouraged the Commission and Community to ask their questions.

In response to Chair Gutilla, Brandon Northart clarified projects coming forward would not have to conduct their own EIR if they followed standards within the final EIR analysis. He explained there was a requirement for future projects to bring forth how they would address the threshold for transportation impacts on a project-specific level.

Curtis Banks added that the EIR was to help streamline future projects; however, it was possible that there may be some specific areas that needed further analysis. He explained when a project was submitted it would be reviewed in accordance with the EIR to determine if it was consistent or needed additional focused environmental review.

Chair Gutilla speaking to the Statement of Findings Under CEQA Mitigation Measure AIR-2, questioned if the measures discussed within this item were requirements or suggestions.

Brandon Northart responded that the mitigation measures only applied to projects that exceeded the threshold of 325 single-family units or 451 multi-family units.

Chair Gutilla requested the following Objective Design Standards be modified:

- Page 14 - modify figures 6 and 7 to reflect Standard 2.1.3.C Detached Garage and 2.1.3.D Attached Garage
- Page 18 – add language to Standard 2.1.5.A Pedestrian Pathway Design to reference ADA compliance
- Page 21 – replace photo depicting the trash enclosure being accessible to service providers
- Page 22 – Standard 2.1.7.E Minimum Dimensions and Standard 2.1.7.L remove redundant language
- Page 23 – Standard 2.1.7.K and Standard 2.1.7.M remove redundant language
- Page 32 – Standard 2.3.1 G and Standard 2.3.1.J remove redundant language

Chair Gutilla opened the floor to public comment.

Andrew Becker questioned if he would be allowed to speak for 5 minutes since this was a public hearing.

Planning Manager Hersch explained standard practice of the Planning Commission was to allow three minutes for public comment.

Andrew Becker apologized noting that it was his understanding that per the Brown Act, comments for Public Hearings were required to be five minutes. He expressed concern that the Housing Element Land Use Table had not been amended to show Transitional Housing as permitted by right, in all residential communities. He suggested the City open up the process of assisting affordable housing development to new non-profits.

Chair Gutilla closed the floor to public comment.

RESOLUTION NO. 2023-01

On motion by Commissioner Schneiderman, seconded by Commissioner Hills, the Planning Commission members present unanimously adopted the resolution recommending the City Council certify the Environmental Impact Report and made the findings required to approve the project including a Statement of Overriding consideration and adopting a Mitigation Monitoring and Reporting Program. The motion carried the following vote:

AYES: Schneiderman, Hills, Riley, Gutilla
NOES: None
ABSTAIN: None
ABSENT: Martin, Motts, Lutz

RESOLUTION NO. 2023-02

On motion by Commissioner Schneiderman, seconded by Vice Chair Riley, the Planning Commission members present unanimously adopted the resolution recommending the City Council approval of the Housing Element. The motion carried the following vote:

AYES: Schneiderman, Hills, Riley, Gutilla
NOES: None
ABSTAIN: None
ABSENT: Martin, Motts, Lutz

RESOLUTION NO. 2023-03

On motion by Commissioner Schneiderman, seconded by Commissioner Hills, the Planning Commission members present unanimously adopted the resolution recommending the City Council approval of the Land Use and Environmental Hazards Amendments. The motion carried the following vote:

AYES: Schneiderman, Hills, Riley, Gutilla
NOES: None
ABSTAIN: None
ABSENT: Martin, Motts, Lutz

RESOLUTION NO. 2023-04

On motion by Commissioner Schneiderman, seconded by Commissioner Hills, the Planning Commission members present unanimously adopted the resolution recommending the City Council approval of the amendments to the East Lone Tree Specific Plan. The motion carried the following vote:

AYES: Schneiderman, Hills, Riley, Gutilla
NOES: None
ABSTAIN: None
ABSENT: Martin, Motts, Lutz

RESOLUTION NO. 2023-05

On motion by Commissioner Schneiderman, seconded by Commissioner Hills, the Planning Commission members present unanimously adopted the resolution recommending the City Council approval of the Zoning Text Amendments and Zoning Map Amendments. The motion carried the following vote:

AYES: Schneiderman, Hills, Riley, Gutilla
NOES: None
ABSTAIN: None
ABSENT: Martin, Motts, Lutz

RESOLUTION NO. 2023-06

On motion by Commissioner Schneiderman, seconded by Commissioner Hills, the Planning Commission members present unanimously adopted the resolution recommending the City Council approval of the Multi-Family Residential Objective Design Standards implementing the recommended changes made by the Planning Commission at the January 4, 2023, Planning Commission meeting. The motion carried the following vote:

AYES: Schneiderman, Hills, Riley, Gutilla
NOES: None
ABSTAIN: None
ABSENT: Martin, Motts, Lutz

8. ORAL/WRITTEN COMMUNICATIONS

Planning Manager Hersch announced she had lost power during the meeting and apologized for being in the dark. She thanked the Commission for their patience and commitment on this matter and appreciated their input.

Administrative Analyst Brown announced that this was the last meeting she would be participating in as she was promoted to a different role within the Planning Department.

Chair Gutilla thanked Administrative Analyst Brown for all her work and congratulated her on the promotion.

9. COMMITTEE REPORTS - None

10. NEXT MEETING: January 18, 2023

Chair Gutilla announced the next Planning Commission meeting would be held on January 18, 2023, at 6:30 P.M.

11. ADJOURNMENT

On motion by Schneiderman, seconded by Commissioner Hills, the Planning Commission members present unanimously adjourned the meeting at 7:55 P.M. The motion carried the following vote:

AYES: *Schneiderman, Hills, Riley, Gutilla*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Martin, Motts and Lutz*

Respectfully submitted:
KITTY EIDEN, Minutes Clerk