

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**December 6, 2023
City Council Chambers**

1. CALL TO ORDER

Chairperson Gutilla called the meeting to order at 6:30 P.M. on Wednesday, December 6, 2023, in Council Chambers.

Acting Planning Manager Merideth introduced newly appointed Commissioner Cortney Jones.

2. ROLL CALL

Present: Commissioners Jones, Lutz, Martin, Vice Chairperson Riley and Chairperson Gutilla

Absent: Commissioner Hills (arrived at 6:32 P.M.)

Staff: Outside Legal Counsel, Michael Conneran
Acting Director of Community Development, Kevin Scudero
Acting Planning Manager, Zoe Merideth
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Chairperson Gutilla led the Pledge of Allegiance.

4. EX-PARTE COMMUNICATIONS - None

5. PUBLIC COMMENT – None

Commissioner Hills arrived at 6:32 P.M.

6. CONSENT CALENDAR

6-1. Planning Commission Meeting Minutes October 18, 2023

6-2. Planning Commission Meeting Minutes November 1, 2023

On motion by Commissioner Martin, seconded by Commissioner Hills the Planning Commission unanimously approved Consent Calendar Items 6-1 and 6-2. The motion carried the following vote:

AYES: Jones, Hills, Lutz, Martin, Riley, Gutilla

NOES: None

ABSTAIN: None

ABSENT: None

Acting Director of Community Development Scudero requested the Planning Commission take a five-minute recess to allow the City's consultant additional time to arrive.

Chairperson Gutilla declared a recess at 6:36 P.M. The meeting reconvened at 6:39 P.M. with all Commissioners present.

7. PUBLIC HEARING

7-1. PRE2023-0003 | Vineyard Crossing | APN 051-191-028-4 and 051-191-034-2:

- The applicant, BrightSky Residential LLC, is requesting a Preliminary Development Plan (PDP) Review for the Vineyard Crossing Project consisting of 71 single-family units and 70 accessory dwelling units (ADUs) on 71 residential lots. The 14.6-acre proposed project would also include amenities for the residents consisting of a recreation center, pool, and spa for the community, as well as pedestrian paths throughout the proposed open space areas.

Contract Planner Valente presented the staff report dated December 6, 2023, recommending the Planning Commission: 1) Provide feedback to the applicant and City staff regarding the proposal and provide direction to the applicant for the Final Development Plan submittal.

Charles McKeag thanked the Planning Commission for allowing them to present the project and staff for bringing it forward. He stated they looked forward to receiving input from the Planning Commission this evening. He announced their development team was present to answer any questions. He clarified that this was a single-family rental community, and they were looking at density and zoning. He reported lot size was consistent with the adjacent project. He stated the unique aspect of the project was the accessory dwelling units to provide a product for those not in the market to purchase a home. He noted they were excited to bring a different type of product to Antioch.

Chairperson Gutilla opened the public comment period.

Alexander Broom expressed concern that the project did not align with the principals highlighted in Senate Bill 9 safeguarding communities from large scale corporate ownership of housing units. He noted the proposed density would be a large alteration to that portion of Antioch. He expressed concern that the project lacked low-income units and he urged the Planning Commission to carefully consider this proposal. He stated he believed this project would increase rents throughout the City.

Laura Kindsvater, Antioch resident, reviewed written comment she submitted outlining her concerns with the landscaping plan for the proposed project and requesting the developers and City consider incorporating native and locally native keystone species.

Andrew Becker spoke in opposition to the project noting it was not needed and it would only provide a benefit to the investors.

Chairperson Gutilla closed the public comment period.

Commissioner Martin commented that there were too many units on the property and ADUs were on many lots that were too small. He questioned why the City was not requiring the inclusion of low and middle income rental rates. He suggested lot sizes be a minimum of 6000 square feet, rear yard setbacks a minimum of 10-feet and side yard setbacks be a minimum of 5-feet. He suggested relocating the community facility to a central location. He agreed with staff on requiring a parking analysis and Homeowners Association as well as a minimum street width of 38 feet. He noted if it was determined that on-street parking was not feasible, guest parking needed to be provided. He spoke in support of enhancing community amenities to include items such as a play area and barbeques. He requested a VMT study be conducted and include the effects this project would have on the Phillips Lane and E 18th Street intersection. He expressed concern for the removal of the vineyards to accommodate development.

In response to Commissioner Jones, Acting Director of Community Development Scudero explained the applicant was proposing establishing PD standards which provided for flexibility. He commented that they were asking the Planning Commission to take that into consideration and provide feedback.

In response to Commissioner Jones, Mr. McKeag commented that their company was about producing a unique rental product attainable by more people. He provided context for the preliminary development phase and explained that their development team would be working with outside agencies to address their concerns. He clarified that they were looking for feedback from the Commission on the proposal before them this evening.

In response to Commissioner Jones, Contract Planner Valente explained that the plants proposed were locally acclimated for the climate and low water usage; however, they were not necessarily native to the area.

Commissioner Hills thanked staff for the presentation and commented that this project was unique. She stated that she agreed with Commissioner Martin that the project was very dense, and the parking situation was a concern. She also agreed with requiring a parking analysis. She suggested consideration of a scooter program like this applicant's other project and providing access to the BART station. She supported requiring keystone native plants in the landscape plan.

In response to Commissioner Hills, Acting Director of Community Development Scudero explained if the project submitted an entitlement application it would go through a thorough environmental review and must comply with any environmental mitigation identified.

Contract Planner Valente added that some protected species had been in the area in the past so part of the future environmental review would be to survey the area prior to construction to determine if they were onsite and what type of measures would be needed if they were found.

In response to Commissioner Hills, Mr. McKeag explained that each unit would be rented separately and have their own private yard space. He added their parking calculations were based on detailed plans.

In response to Commissioner Lutz, Mr. McKeag stated this project would be professionally managed and maintained with onsite staff. He noted they had accepted a condition of approval that in the event they sold any lots, a Homeowners Association would replace their management team. He explained their landscape designer had followed the City's approved plant list.

Acting Director of Community Development Scudero added the City had adopted landscape design guidelines; however, the Planning Commission had discretion to provide guidance as to what they wanted for this site.

Mr. McKeag stated that he appreciated the comments regarding native keystone species and that the issue could be studied.

Commissioner Lutz encouraged the applicant to consider native keystone species in their landscape plan. He expressed concern regarding the density of the project and the lack of affordable housing units. He stated he was aware of the trend in development, and he understood the need for housing. He noted his concern was for those who struggled to purchase a home and noted if the project moved forward, he wanted to make sure all the feedback provided this evening was incorporated into the final development plan.

Commissioner Riley questioned why the applicant brought forward a deconstructed apartment design instead of a townhome style product. He noted having an ADU on every lot defeated the intent of accessory dwelling units that typically were added on post purchase. He added that this project increased density, wasted space and would become another car centric community.

Acting Director of Community Development Scudero clarified ADUs did not count toward density per state law, so this was a way for the developer to add extra units and remain within General Plan densities. He added that the General Plan did not allow multifamily at this location.

Commissioner Riley questioned if there was a possibility of changing zoning to allow multifamily development since he felt this design in a secluded area would have a negative impact on the future of Antioch.

Acting Director of Community Development Scudero responded that the Hillcrest Station Area Specific Plan needed to be updated. He noted the vision was when the area was built out there would be connectivity from this area to the BART station. He further noted it was not feasible for this developer to provide that connectivity since it was outside the bounds of their development footprint.

Acting Director of Community Development Scudero stated he would send a link to the Commission for the Hillcrest Station Area Specific Plan.

Chairperson Gutilla questioned if having a major transit stop would open by right development for low-income housing should connectivity be established to the BART station.

Acting Director of Community Development Scudero responded that it would depend on the funding source for affordable housing.

Commissioner Riley reiterated that he would prefer the land to be converted into lower density single family or higher density multifamily housing. He noted that the proposed project was incompatible with current development.

Commissioner Hills reported that Gray Star had an essential housing program with rent based on area medium income, and she suggested the City consider looking into that program to help satisfy the communities concern for affordable housing.

In response to Commissioner Jones, Acting Director of Community Development Scudero explained that Antioch did not have an inclusionary housing ordinance; however, one of their goals was to bring an ordinance forward for consideration. He commented that they would have to look at the logistics for the Homeowners Association and put in the necessary protections to make sure maintenance responsibilities were accounted for should the property sell. He clarified that currently the main structure and ADU would be sold as one.

Acting Planning Manager Merideth added that in January state law would allow a city to opt into the option of selling each unit separately; however, Antioch had not opted into that program so selling the ADU separately would not be allowed under the current ordinance.

In response to Commissioner Jones, Mr. McKeag reported the smallest ADU would rent comparable to a one-bedroom apartment at approximately \$2000.00 - \$2200.00 and follow upwards depending on bedroom count and square footage.

Commissioner Martin spoke in support of the floor plans and architectural designs. He requested the ADUs match the architectural style of the main unit. He agreed with the request for native plant species in the landscaping plans.

Chairperson Gutilla thanked the Commission for the robust discussion and agreed with previous comments. She expressed concern regarding the density of the project and insufficient setbacks. She supported moving the recreation center to be more centrally located and suggested additional recreational amenities for children and enhanced features along the trails. She requested wider streets with sidewalks on both sides. She stated she also agreed with the staff's comments and recommendations.

In response to Chairperson Gutilla, Mr. Mckeag reported the vineyard was PG&E property and they had no contractual control over the maintenance of the area. He reviewed the property boundaries and noted there was a trail that connected this property to an existing public park.

Chairperson Gutilla stated it was a tough balance between giving people the opportunity to rent a space to save up for homeownership and trapping people in a space where they could not afford it. She stated the comments provided this evening gave reasonable suggestions to move forward in another direction.

Chairperson Gutilla closed the comment period and thanked the applicant for bringing their project forward.

8. ORAL/WRITTEN COMMUNICATIONS

Acting Planning Manager Merideth presented a slide that showed of the Planning Commission's year in review and thanked them for their participation.

Acting Director of Community Development Scudero added that a lot had been accomplished and he thanked the Planning Commission for their commitment to the community. He wished everyone a happy holiday.

10. COMMITTEE REPORTS

Acting Director of Community Development Scudero stated that he would look into filling the Planning Commission vacancy on the TRANSPLAN Committee.

11. NEXT MEETING: January 17, 2024: December 20, 2023 and January 3, 2024 meetings are canceled.

Chairperson Gutilla announced that the December 20, 2023, and January 3, 2024, Planning Commission meetings were canceled, and the next meeting was scheduled to take place on January 17, 2024. She stated she would not be in attendance for the January 17, 2024, meeting.

12. ADJOURNMENT

On motion by Commissioner Riley, seconded by Commissioner Hills, the Planning Commission unanimously adjourned the meeting at 8:19 P.M. The motion carried the following vote:

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

Kitty Eiden
KITTY EIDEN, Minutes Clerk