

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**February 19, 2024
City Council Chambers**

1. CALL TO ORDER

Chairperson Riley called the meeting to order at 6:31 P.M. on Wednesday, February 19, 2024, in Council Chambers.

2. ROLL CALL

Present: Commissioners Jones, Perez, Vice Chairperson Webber and Chairperson Riley

Absent: Commissioners Hills and Martin

Staff: Assistant City Attorney, Brittany Brace
Planning Manager, Zoe Merideth
Associate Planner, Nathan Tinclair
Contract Engineer, Kevin Van Katwyk
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Chairperson Riley led the Pledge of Allegiance.

4. PUBLIC COMMENT – None

5. CONSENT CALENDAR

5-1. Planning Commission Meeting Minutes November 20, 2024

5-2. Planning Commission Meeting Minutes December 4, 2024

On motion by Commissioner Jones, seconded by Commissioner Webber the Planning Commission members present unanimously approved the Consent Calendar. The motion carried the following vote:

AYES: Jones, Perez, Webber, Riley

NOES: None

ABSTAIN: None

ABSENT: Hills, Martin

6. NEW PUBLIC HEARING

- 6-1 Lone Tree Retail Project | PD2024-0001 | 072-500-005, 072-500-006, 072-500-007-** The project applicant, Architecture Plus, Inc., is seeking approval of the Lone Tree Retail commercial project, consisting of development of three buildings: a

car wash, quick service restaurant, and combination quick service restaurant and retail building, along with associated site improvements.

Associate Planner Tinclair presented the staff report dated February 19, 2025, recommending the Planning Commission: 1) Adopt the resolution recommending City Council adoption of an addendum to the 2004 Initial Study/Mitigated Negative Declaration demonstrating that the project has been appropriately analyzed under CEQA, and 2). Adopt the resolution recommending City Council approval of a Final Development Plan, Use Permit and Design Review for development of the project.

Karl Seagal, Applicant, thanked the Planning Commission for considering their project and recognized the staff's efforts in advancing it. He provided a brief history of the property and discussed their efforts to attract tenants that would help revitalize the area's economy. He also stated that the development team was available to answer any questions that evening.

Chairperson Riley opened and closed the public comment period with no members of the public requesting to speak.

In response to Commissioner Jones, Mr. Seagal confirmed that the Chipotle restaurant would include a drive-through.

Associate Planner Tinclair stated that staff had concluded the landscaping was adequate and aligned with other developments featuring drive-throughs.

Commissioner Jones expressed her support for removing the signage indicating free vacuum services.

In response to Commissioner Jones, Planning Manager Merideth confirmed that the residential project was in the development phase.

In response to Commissioner Jones, Mr. Seagal mentioned that they would be constructing parcel "G," while the responsibility for the other two parcels would fall to the tenant, which is why they alluded to a phased approach. He indicated that the unassigned retail space would be leased to a tenant who adds value to the center. He clarified that the car wash proposal emerged from a gap in the commercial offerings in the area. He also highlighted that this operator is one of the best in the country and is corporately owned.

Commissioner Jones expressed concern about the oversaturation of car washes, believing it would not add value to the community. She stated that she felt there could be better uses for the site but acknowledged her appreciation for the fact that development is taking place in the area.

Mr. Seagal remarked that the membership count of Inshape, along with the potential future development of multi-unit residences, could create a strong demand for a car wash at the site.

In response to Commissioner Webber, Kyle representing Mr. Carwash explained that they reprocessed and recycled water throughout the car wash, allowing them to save up to 50% of

the total water used. He also noted that any water discharged back into the City will be processed onsite.

In response to Commissioner Perez, Mr. Seagal stated that the car wash would not only attract and retain business but also contribute to increasing the workforce in commercial development, thereby supporting the city's goals for economic growth.

Associate Planner Tinclair added that automotive uses, including vehicle washing, were considered allowed uses under the City's general plan in neighborhood community commercial districts.

Contract Engineer Van Katwyk stated that the staff reviewed the sewer capacity and found that there would be no significant impact, as the sewer flows would be considerably less than originally proposed. He confirmed that the water discharged would be filtered and processed by their own system before leaving the facility.

In response to Commissioner Webber, Mr. Seagal added that the car wash would offer water savings compared to washing a vehicle at home.

In response to Chairperson Riley, Associate Planner Tinclair stated that given that the uses involved drive-throughs and that there was ample parking available with no adjacent parking likely to be affected, staff supported the slight deviation in parking requirements.

Chairperson Riley supported the parking plan as proposed.

In response to Chairperson Riley, Planning Manager Merideth explained that the City codes and conditions of approval specified the appropriate size for replacement trees.

In response to Chairperson Riley, Kyle reviewed the business model for Mr. Carwash.

Chairperson Riley stated that while he generally did not support car washes, he recognized a lack of this service in the area. With the anticipated influx of people, he believed it would be convenient for commuters and have the potential for success.

In response to Chairperson Riley, Kyle explained that the vacuum systems were enclosed, which minimized noise production. He noted that the sound of the air dryers was also mitigated, ensuring that nothing escaped the tunnel at levels exceeding 60 decibels. Additionally, he mentioned that their hours of operation were from 7:00 A.M. to 7:00 P.M. in the winter and from 7:00 A.M. to 8:00 P.M. in the summer.

In response to Commissioners Riley and Jones, stated that a noise study had been conducted, confirming that there would be no significant sound impacts from the project and there were mitigation measures in place concerning burrowing owls, which included a preconstruction survey.

Angela DeRosa, Raney Planning and Management reported that the original CEQA document identified the western burrowing owl as potentially present on site, and therefore, a mitigation measure had already been incorporated to avoid any potential impacts. She noted that an addendum had been prepared to address minor changes to the project, and the updates regarding the western burrowing owl were made to align with the current standards. She clarified that burrowing owls were currently classified as a species of special concern and had recently become eligible for potential listing under the Endangered Species Act. Furthermore, she indicated that the California Department of Fish and Wildlife was responsible for evaluating whether the species was endangered, eligible, and whether it would be listed.

In response to Chairperson Riley, Associate Planner Tinclair confirmed that the project was conditioned to remove the free vacuum signage.

On motion by Commissioner Jones, seconded by Commissioner Webber the Planning Commission members present unanimously adopted the resolution recommending that the City Council adopt the addendum to the initial study/mitigated negative declaration for the Lone Tree Retail Project (PD2024-0001) as adequate for addressing the environmental impacts of the proposed project. The motion carried the following vote:

AYES: Jones, Perez, Webber, Riley
NOES: None
ABSTAIN: None
ABSENT: Hills, Martin

A motion was made by Commissioner Jones and seconded by Commissioner Perez to adopt the resolution recommending that the City Council approve a final development plan, use permit and design review for the Lone Tree Retail Project (PD2024-0001). The motion failed by the following vote:

AYES: Jones, Perez, Riley
NOES: Webber
ABSTAIN: None
ABSENT: Hills, Martin

Assistant City Attorney Brace stated that this matter would be carried forward to Council for consideration and if any concerns arose, the City Attorney's office would be available to address them.

7. REGULAR ITEM

- 7-1 Metropolitan Transportation Commission (MTC) Transit-Oriented Communities (TOC) Policy** – Staff will provide a presentation on MTC's TOC Policy and Antioch's technical assistance grant applications.

Acting Planning Manager Merideth presented the staff report and the Transit-Oriented Communities (TOC) Policy PowerPoint presentation dated February 19, 2025.

In response to Chairperson Riley, Planning Manager Merideth discussed the challenges associated with railroad crossings north of the BART station.

Chairperson Riley expressed strong support for pursuing the right of way for access across the railroad tracks and advocated for maximizing the use of the surrounding area for residential development.

In response to Chairperson Riley, Planning Manager Merideth clarified that staff's focus was specifically on the Hillcrest Specific Plan Area, emphasizing that their efforts were not directed towards spot rezoning outside of this designated area.

Commissioner Jones congratulated the staff on successfully receiving the grant and questioned whether the City had implemented any incentives for developers to encourage the construction of affordable housing.

Planning Manager Merideth responded by stating that developers regularly reached out to the City with project proposals, indicating an anticipated influx of development opportunities coming forward. She mentioned that BART owned some of the land in the area and would be a key partner in these development efforts. Furthermore, she highlighted that there were not many landowners for the remaining vacant parcels, and part of their outreach strategy would involve connecting with those landowners to discuss potential development collaborations.

Commissioner Jones suggested reaching out to PG&E to facilitate the expediting and streamlining of their application process.

Planning Manager Merideth responded by noting that there was some state legislation aimed at incentivizing PG&E to expedite their processes.

Planning Manager Merideth reported that once the application process began, there would be increased synergy among all agencies working together. She shared that the staff was currently focused on the inclusionary housing ordinance and highlighted that the City had already passed important measures, including rent stabilization and tenant anti-harassment protections. Regarding other initiatives, she mentioned that staff was collaborating with the Community Development Block Grant (CDBG) program to ensure that funding was secured in advance to maintain compliance. Additionally, she announced that the Metropolitan Transportation Commission (MTC) would be preparing draft model ordinances that the City could adopt, which would further support their housing and development goals.

Commissioner Webber reported that he had met with developers who were presenting proposals for a new development that included components dedicated to affordable housing.

Commissioner Jones reported that she had respectfully declined a meeting with the developers, expressing her preference to have those discussions in an open meeting format.

Alexander Broomfield noted that the open space to the north is the last undeveloped land north of the highway, vital for protecting sensitive species at the nearby wildlife refuge. He raised

concerns about the limited land availability north of Sunset, indicating that fitting 75 units per acre would require building tall structures. He also emphasized the ecological significance of East Antioch Creek, which supports various wildlife and wetland species. He mentioned challenges related to development due to land owned by the flood control district, PG&E, BART, and the railroad. Despite these obstacles, he recognized the potential benefits of a transit-oriented development in the area.

8. ORAL/WRITTEN COMMUNICATIONS

Planning Manager Merideth announced that the Council would be creating Rules of Decorum for itself and Commissions. She stated that Assistant City Manager Reed had been appointed as Acting Community Development Director, while City Attorney Smith had resigned, with Derek Cole taking on the role of Interim City Attorney. She mentioned that two Commissioners would be attending the Planning Commissioners Academy from March 5-7, 2025, resulting in the cancellation of the Planning Commission meeting on March 5, 2025. Furthermore, she indicated that the Inclusionary Housing Ordinance Update Study Session would be presented to the Planning Commission in the future.

9. COMMITTEE REPORTS

Commissioner Jones reported on her attendance at the TRANSPLAN meeting and announced that she would be unavailable for the April 10, 2025, meeting. She requested the Planning Commission to agendaize the appointment of an alternate to attend in her absence. Additionally, she suggested that staff contact PG&E to explore ways to expedite their approval process.

10. NEXT MEETING: March 5, 2025, Meeting Canceled; next meeting will be on March 19, 2025

Chairperson Riley announced the next Planning Commission meeting would be held at 6:30 P.M. on March 19, 2025.

11. ADJOURNMENT

On motion by Commissioner Jones, seconded by Commissioner Webber, the Planning Commission members present unanimously adjourned the meeting at 7:52 P.M. The motion carried the following vote:

AYES:	<i>Jones, Perez, Webber, Riley</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Hills, Martin</i>

Kitty Eiden
KITTY EIDEN, Minutes Clerk