

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**June 4, 2025
City Council Chambers**

1. CALL TO ORDER

Vice Chairperson Jones called the meeting to order at 6:31 P.M. on Wednesday, June 4, 2025, in Council Chambers.

2. ROLL CALL

Present: Commissioners Suman, Martin, Perez, Vice Chairperson Jones
Absent: Commissioner Riley (arrived at 6:43 P.M.) and Chairperson Webber

Staff: City Attorney, Derek Cole
Planning Manager, Zoe Merideth
Associate Planner, Nathan Tinclair
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Vice Chairperson Jones led the Pledge of Allegiance.

4. PUBLIC COMMENT – None

5. CONSENT CALENDAR

5-1 Planning Commission Meeting Minutes May 21, 2025

On motion by Commissioner Martin, seconded by Commissioner Perez the Planning Commission members present unanimously approved Item 5-1. The motion carried the following vote:

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

6. NEW PUBLIC HEARING

- 6-1. Wireless Macro Facility | CELL2025-0001 | Prewett Ranch Drive –** The applicant is seeking approval of a Use Permit and Design Review for development of a new wireless facility on an existing PG&E tower, including installation of a 12' tower top hat, 6' panel antennas, construction of an approximately 114 square foot concrete masonry equipment

shelter, and associated utility and minor site work. The project is located on an existing PG&E tower near Prewett Ranch Drive and Candlewood Way (APN: 056-240-032).

Planning Manager Merideth introduced Associate Planner Tinclair who presented the staff report dated June 4, 2025, recommending that the Planning Commission approve the Use Permit and Design Review for the new wireless macro facility.

Alexander Herrera, Butler American Land Use Manager representing Dish Wireless, gave a PowerPoint presentation of the proposed design site plan, tower elevation, equipment shelter, plot simulations, coverage objective, propagation comparison, FCC regulations and on-site safety.

Commissioner Riley arrived during the applicant's presentation at 6:43 P.M.

Vice Chairperson Jones opened the public comment period.

Jim Hawkins stated he lived in the area of this facility and the cinderblock equipment structure would be located 70-feet from his fence and be visible from his property. He expressed concern regarding noise from the facility and the negative impact this project would have on his property values and character of the neighborhood. He requested the applicant reconsider the location of the equipment shelter and place it along Prewett Ranch Drive. He provided the Planning Commission with photos of his property.

William Spijker stated he reviewed the plans, and he understood there was limited ability of the City to prevent the service from being provided. He expressed concern regarding the design of the equipment shelters and encouraged the applicant to redesign it to fit the esthetic of the immediate neighborhood. He also suggested the shelter be relocated closer to Prewett Ranch Drive.

Vice Chairperson Jones closed the public comment period.

In response to Commissioner Martin, Mr. Herrera confirmed the PG&E transformer would be surfaced mounted on a concrete pad and bollards were required to protect it.

Commissioner Martin questioned if there were existing telecommunications equipment in the area and if the transformer could be located closer to Prewett Ranch Drive.

Mr. Herrera stated the transformer location was placed for better efficiency and designed in combination with PG&E's design process. He noted the location approved by the City.

In response to Vice Chair Jones, Associate Planner Tinclair confirmed the City Council approved the specific locations within the lease.

In response to Commissioner Suman, Mr. Herrera clarified that the noise would be contained within the structure, which was insulated.

In response to Commissioner Perez, Mr. Herrera stated he would make sure access to the pedestrian pathway was not blocked during construction. He noted construction would typically take 2-3 months and was dependent on PG&E. He noted if any closure occurred, Dish Wireless would have to communicate with the City.

Planning Manager Merideth added that the conditions of approval address construction noticing and construction hours.

In response to Commissioner Perez, Associate Planner Tinclair explained that there was a 5-year term with an option for renewal for four additional five-year terms provided all terms of the agreement were upheld. He noted the lease agreements for all three applications this evening were in the materials from the October 22, 2024, City Council meeting.

In response to Commissioner Perez, Mr. Herrera explained the equipment shelter design was selected by following the guidelines from the Telecom Law Firm. He stated they would be open to altering the color and roofing style; however, stucco facades were not recommended for longevity.

In response to Commissioner Riley, Associate Planner Tinclair confirmed that the pad location was specifically called out in the lease agreement.

Commissioner Riley stated he felt it would be better to move the equipment closer to Prewett Ranch Drive which would make it easier to maintain and less of a crime target.

Vice Chairperson Jones agreed that the location was a concern.

In response to Commissioner Jones, Associate Planner Tinclair confirmed that if the applicant did not follow their conditions of approval, they could be called back for a review of their permit and have it modified or revoked.

Vice Chairperson Jones stated she found this challenging given the regulations. She noted that since the City had approved the lease and state law indicated that they could not decline the project due to radio frequency, she would be voting yes; however, she was not happy to have to take that position.

Commissioner Suman questioned if the project could be redesigned to fit the esthetics of the neighborhood.

Mr. Herrera offered to change the color of the building to be more amenable to the adjacent neighborhood.

Commissioner Martin questioned if the building could be moved off the top of the hill.

Mr. Herrera explained that the transformer was installed at that specific location primarily to address voltage drop issues. He also mentioned that the placement predates his involvement in

the project, so there may be additional considerations or factors influencing the decision that he isn't aware of.

Interim City Attorney Cole explained that the City needed to support their decision with documented evidence and was operating under a shot clock. He emphasized that if the City were to move the transformer without proper technical analysis, they risked acting without sufficient expertise, and they lacked the records to demonstrate that such a move would be feasible. While acknowledging the concerns of the Commission and residents, he advised against relocating the transformer, warning that doing so could render the project infeasible and potentially put the City in violation of regulations. He highlighted that the City's authority was quite limited in this context. He also pointed out that the project had undergone extensive review and that the City's ordinance includes clear, objective standards. He added that once the permit was approved and the lease executed, making future modifications would be very difficult and would only be considered if there were violations or public health and safety concerns.

Commissioner Jones empathized with the residents.

Mr. Herrera proposed adding landscaping along the western side of the property to help screen the building, with the assumption that they could make use of the existing irrigation system to support this landscaping effort.

Associate Planner Tinclair stated he could not verify if irrigation was available.

Commissioner Jones strongly recommended the applicant add landscaping to screen the building from public view.

On motion by Commissioner Martin, seconded by Commissioner Suman the Planning Commission members present unanimously adopted the resolution of the Planning Commission of the City of Antioch approving a Use Permit and Design Review for development of a new wireless macro facility (CELL 2025-0001) near the intersection of Prewett Ranch Drive and Candlewood Way (APN: 056-240-32. With the following recommendations:

- ***Move the transformer or add shrubbery to screen it***
- ***Change the aesthetics of the building to match the neighborhood***

The motion carried the following vote:

| | |
|-----------------|---|
| AYES: | Suman, Martin, Riley, Perez, Jones |
| NOES: | None |
| ABSTAIN: | None |
| ABSENT: | Webber |

6-2. Wireless Macro Facility | CELL2025-0002 | Banbury Way - The applicant is seeking approval of a Use Permit and Design Review for development of a new wireless facility on an existing PG&E tower, including installation of a 12' tower top hat, 6' panel antennas, construction of an approximately 114 square foot concrete masonry equipment shelter,

and associated utility and minor site work. The project is located on an existing PG&E tower at 3972 Banbury Way (APN: 052-333-020).

Commissioner Jones announced she would be recusing herself from this agenda item and nominated Commissioner Riley to serve as Chair for this agenda item.

On motion by Commissioner Martin, seconded by Commissioner Perez the Planning Commission unanimously approved the selection of Commissioner Riley to serve as Acting Chair for this agenda item.

The motion carried the following vote:

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

Commissioner Jones left the dais.

Associate Planner Tincclair presented the staff report dated June 4, 2025, recommending that the Planning Commission approve the Use Permit and Design Review for the new wireless macro facility.

Alexander Herrera, Butler American Land Use Manager representing Dish Wireless gave an overview of the new wireless macro facility on Banbury Way.

Acting Chair Riley opened and closed the public comment period with no members of the public wishing to speak.

In response to Commissioner Martin, Mr. Herrera stated that they would not have to upgrade the transformers.

Commissioner Martin expressed concern that the area around the existing tower facility was blighted.

Commissioner Suman suggested the color of the roof be revised to blend with the surrounding area.

Mr. Herrera offered to change the color of the roof tiles.

Commissioner Riley stated he liked the location of this building.

On motion by Commissioner Martin, seconded by Commissioner Suman, the Planning Commission members present unanimously adopted the resolution of the Planning Commission of the City of Antioch approving a Use Permit and Design Review for

development of a new wireless macro facility (CELL2025-0002) at 3972 Banbury Way (APN: 052-333-020) with the following recommendation:

- *Change the roof tile color to match the aesthetics of the neighborhood*

The motion carried the following vote:

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|-----------------|---|
| AYES: | Suman, Jones, Martin, Perez, Riley |
| NOES: | None |
| ABSTAIN: | None |
| ABSENT: | Webber |

Commissioner Jones return to the dais and assumed the served as Chair for the remainder of the meeting.

6-3. Wireless Macro Facility | CELL2025-0003 | Quesada Court - The applicant is seeking approval of a Use Permit and Design Review for development of a new wireless facility on an existing PG&E tower, including installation of a 12' tower top hat, 6' panel antennas, construction of an approximately 114 square foot concrete masonry equipment shelter, and associated utility and minor site work. The project is located on an existing PG&E tower near Quesada Court and Silverado Drive (APN: 075-232-006).

Associate Planner Tincclair presented the staff report dated June 4, 2025, recommending that the Planning Commission approve the Use Permit and Design Review for the new wireless macro facility.

Vice Chairperson Jones opened the public comment period.

William Spijker expressed concern that the red roof would not blend with the existing neighborhood.

Vice Chairperson Jones closed the public comment period.

Commissioner Perez agreed that the roof design was inconsistent with the surrounding neighborhood.

Mr. Herrera stated they would be happy to revisit the colors of the roof tiles.

In response to Commissioner Martin, Mr. Herrera confirmed that the transformer would be removed.

Commissioner Martin agreed that the building did not match the existing neighborhood and encouraged the applicant to change the design to blend with the surrounding development.

Commissioner Jones expressed concern regarding the Planning Commission's limited options and the short time frame to approve the project.

In response to Commissioner Jones, Mr. Herrera confirmed that Dish would be responsible for maintaining the equipment enclosures. Interim City Attorney Cole clarified the lease was 5 years with auto renewal unless the lessee is in default of provisions.

Commissioner Riley stated that considering the advancements in technology, he understood the lease arrangement for a five-year term with optional renewals.

On motion by Commissioner Martin, seconded by Commissioner Riley the Planning Commission members present unanimously adopted the resolution of the Planning Commission of the City of Antioch approving a Use Permit and Design Review for development of a new wireless macro facility (CELL2025-0003) near the intersection of Quesada Court and Silverado Drive (APN: 075-232-006) with the following recommendation:

- ***Change the aesthetics of the building to match the neighborhood***

The motion carried the following vote:

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

7. ORAL/WRITTEN COMMUNICATIONS

Planning Manager Merideth announced that interviews were held for the remaining vacancy on the Planning Commission.

8. COMMITTEE REPORTS - None

9. NEXT MEETING: June 18, 2025

Planning Manager Merideth announced the June 18, 2025, and July 2, 2025, Planning Commission meetings would likely be cancelled.

10. ADJOURNMENT

On motion by Commissioner Riley, seconded by Commissioner Martin, the Planning Commission members present unanimously adjourned the meeting at 8:01 P.M. The motion carried the following vote:

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

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk