

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**May 17, 2023
City Council Chambers**

1. CALL TO ORDER

Chair Gutilla called the meeting to order at 6:30 P.M. on Wednesday, May 17, 2023, in City Council Chambers.

2. ROLL CALL

Present: Commissioners Schneiderman, Martin, Motts, Lutz, Vice Chair Riley and Chair Gutilla
Absent: Commissioner Hills
Staff: Acting Director of Public Works/City Engineer, Scott Buenting
Senior Planner, Zoe Merideth
Contract Planner, Cindy Gnos
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Chair Gutilla led the Pledge of Allegiance.

4. EX-PARTE COMMUNICATIONS - None

5. PUBLIC COMMENT

Sean Reese, Field Representative / Nor Cal Carpenters Union Local 152, Lisa Marx and Alex Gergals, spoke in support of an area standards for labor policy in Antioch.

6. CONSENT CALENDAR

6-1. Planning Commission Meeting Minutes March 15, 2023

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission members present unanimously approved the Minutes of March 15, 2023. The motion carried the following vote:

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

7. PUBLIC HEARING

- 7-1. **Sunset Billboard (UP-22-05, AR-22-09)** - The applicant, Mesa Outdoor, is requesting Use Permit and Design Review approval to install a new double sided digital billboard supported on a single steel tube. Each face will be 16 feet by 48 feet with an overall height of 35 feet. The subject site is a largely undeveloped .42-acre parcel used for storage. The project is located at 1202 Sunset Drive / APN: 068-253-011.

Senior Planner Merideth presented the staff report dated May 17, 2023, recommending the Planning Commission adopt the Resolution approving the Use Permit and Design Review application allowing construction of a new digital billboard at 1202 Sunset Drive.

Mike McCoy, Mesa Outdoor, gave a history of billboard sites in Antioch. He stated highway 4 was their most important market and they were grateful for Antioch giving them the opportunity. He explained that they promoted locally with most clients being Contra Costa based. He discussed the location and confirmed that the signage would meet the new billboard code adopted by the city. He noted the owner of the property operated California Concrete on the site. He explained the landscape plan and noted there would be no access ladders, catwalks or handrails installed. He stated their solar plan would generate approximately one-third of the signs' total power requirements from panels that would not be visible from the freeway. Lastly, he noted the sign would have a dedicated spot for city events.

Chair Gutilla opened and closed the public comment period with no speakers requesting to speak.

In response to Commissioner Martin, Senior Planner Merideth confirmed that the signage would require Caltrans approval.

Mr. McCoy clarified that the Caltrans outdoor advertising permit could only be issued after they obtained a local building permit; however, their preliminary application had been approved by Caltrans.

Commissioner Lutz questioned if other cities had local billboard ordinances or bans on billboards.

Senior Planner Merideth responded that some cities had bans and others had specific requirements. She stated it was a local decision based on their desires for their cities.

Commissioner Lutz commented that he had voted in favor of a previous billboard application since it benefitted a local business. He reported that he had read an article that indicated digital billboards may be causing accidents because they were distracting. He noted he was particularly concerned about this location as it was already an area where a lot of accidents occurred, so he was not inclined to support this proposal.

Mike McCoy responded that they were a local company, and the project would be located on a property owned by a local business. He noted the studies he had seen on distracted driving had shown there was no statistical increase in traffic incidents around digital billboards. He further noted they relied on that information, and he believed they were safe.

Commissioner Lutz stated he appreciated the response and noted that he realized the applicant would probably not be in the billboard business if he believed it was causing harm to the community. He noted he appreciated that this would be income for the city as well.

In response to Commissioner Motts, Senior Planner Merideth stated there were no differences in the digital and regular billboards requirements.

Mr. McCoy added that Caltrans required 1000 feet between digital signs and 500 feet between static signs; however, the City's ordinance was significantly stricter.

Commissioner Motts stated a benefit of a digital sign was that it could advertise many items on one sign. He spoke in support of the project.

Vice Chair Riley stated he felt this was an appropriate location to continue to build out a business that was focused on the local community.

Commissioner Schneiderman stated that she agreed that the location was appropriate, and the City could use additional funds.

In response to Chair Gutilla, Mr. McCoy clarified there would be no direct revenue for the City at this location. He reiterated there would be dedicated space in the rotation on the sign for community events.

Chair Gutilla stated she lived in the area and felt a billboard would make residents of the area feel more connected to Antioch and she also felt it was good for the cohesiveness of the City.

RESOLUTION NO. 2023-13

On motion by Commissioner Motts, seconded by Commissioner Martin, the Planning Commission adopted the Resolution approving the Use Permit and Design Review application allowing construction of a new digital billboard at 1202 Sunset Drive. The motion carried the following vote:

AYES:	<i>Martin, Motts, Schneiderman, Riley, Gutilla</i>
NOES:	<i>Lutz</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Hills</i>

Chair Gutilla thanked Mr. McCoy for investing in Antioch.

7-2 The Ranch (PD-21-04) - The applicant, Richland Planned Communities, Inc. is requesting the following entitlements for Phase IA of The Ranch Project located West of Deer Valley Road, South of Mammoth Way with APNs: 057-010-002, 057-010-003, and 057-021-003:

1. Planned Development Guidelines Amendment. The Planned Development Guidelines Amendment alters the lot width and rear and side setbacks of the rear center lot of the T-Court Clusters and allows for a 2-foot encroachment of attached patio covers into setbacks.
2. Development Agreement Amendment. The proposed Development Agreement Amendment modifies the proposed trail systems in order to reserve more space for conservation. Trails will more closely border the development and will include different amenities such as picnic tables and signage.
3. Vesting Tentative Subdivision Maps. The proposed project requires approval of a Large Lot Vesting Tentative Subdivision Map to allow for the division of The Ranch Project site into four lots. Phase I development would occur on Lots 1 and 2, in the eastern portion of The Ranch Project site. Approval of the Small Lot Tentative Subdivision Map would divide the Phase I area into 440 residential lots, a mixed-use component, a fire station, 6.6 acres of parkland, stormwater detention areas, and an internal roadway network.
4. Use Permit. The project requires the approval of a Use Permit to allow for the development of the proposed uses within the Phase I area of The Ranch Project site.
5. Design Review. The proposed project requires Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the residential community and to ensure consistency with the City of Antioch's General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines.

Contract Planner Gnos presented the staff report dated May 17, 2023, recommending the Planning Commission 1) Adopt the Resolution recommending the City Council approve an ordinance to amend The Ranch Planned Development Guidelines. 2) Adopt the Resolution recommending the City Council approve an amendment to The Ranch Master Development; and 3) Adopt the Resolution recommending the City Council adopt the proposed two Vesting Tentative Maps, Use Permit and Design Review for the development of The Ranch Phase 1 Project.

Kyle Masters, Richland Communities, introduced their Design Team Andrea Bellanca and Justin Joseph and Architect Mark Kiner. He reported they received initial entitlements in July 2020 and since that time they worked on the phase 1 development plan for the east side of the development area. He explained phase 1 had 440 lots, 230 medium density and the remaining low density single family. He noted the north property line bordered existing communities and had an additional 20-feet added to the depth of the lots to provide an additional buffer. He further noted the grade differential was

negligible. He reported a neighborhood outreach meeting was well attended. He explained the development plan and reviewed the lot maps.

Mark Kiner reviewed the Lane and T Court products and explained the revisions proposed would widen side lots and reduce the center home lot. He added the revision would not impact any homes along the street area. He explained the architectural characteristics.

Mr. Masters provided a brief overview of the open and green space as well as the trails system. Speaking to phase 2 of the project, he explained Fish and Wildlife indicated they would rather have the trail on one side of Sand Creek to minimize impacts to wildlife, so they had worked with the City on a plan and Fish and Wildlife had signed off on those changes. He reported their Architect Annika Carpenter, Ripley Design Group had developed a trail plan that included respite and staging areas as well as a signage program. He noted they could connect to the full system of East Bay Regional Park trails. He further noted having this plan memorialized in planning documents would ensure it would be built out as envisioned. He stated their team was available to respond to questions this evening.

Chair Gutilla opened the public comment period.

Michael Milani, Milani and Associates, representing Zeka Group, reported they had been involved in development planning processes in Antioch for over 30 years. He stated they were not opposed to the project; however, they were objecting to the lack of access to Zeka Ranch through the southwest corner of the Richland development. He reported there had been several meetings with Richland and had offered comments regarding revisions to their map to provide for circulation to the Zeka Ranch project. He noted they felt it was necessary to add a notation that the map be amended to provide access to their property. He announced they had submitted a PDP application and had their first initial meeting with City staff next week.

Tim McHugh, Antioch resident, reported his home bordered the north end of this development and he was unaware of this project. He requested an explanation of the 20-foot buffer and asked when construction would begin.

Chair Gutilla closed the public comment period.

In response to Commissioner Lutz. Mr. Masters responded to the previous speaker clarifying that the extra depth would be a buffer between existing and new development. He reported they would be working with the neighbors to build new fences and provide dust control as well as offer carwash coupons. For the record, he stated his phone number was 916-715-4083 for anyone who needed to contact him regarding the project. He provided an estimated timeline with projected occupancy occurring in 3.5 years.

In response to Vice Chair Riley, Mr. Kiner clarified that the reduction in rear yard setbacks for the court product would not impact current residents because they were located interior to the project.

Commissioner Martin stated he liked the architecture; however, personally he did not like the T Court style development. He acknowledged that the product style would work for certain populations. He requested the applicant respond to Zeka Groups concerns related to access to their property.

Mr. Masters stated they recognized that Zeka would need ingress and egress, and when plans come forth for their property, they would work with them in such a way that it would not violate the trusts of the environmental constituents.

In response to Commissioner Martin, Mr. Masters explained that under the current configuration they felt it was important to take into consideration the safety of pedestrians and slow traffic down crossing and the roundabout would accomplish that goal. He noted they could also landscape to make this area an attribute to the street scene.

Commissioner Schneiderman stated that her favorite features of the project were the trails and open space. She asked if they had similar projects in other cities.

Mr. Masters responded that Richland had several projects throughout the state, and they focused on creating that type of environment.

Commissioner Schneiderman thanked Mr. Masters for his patience with the project and working in collaboration with the stakeholders.

Chair Gutilla suggested the respite areas along the trail system include the cultural and historical information of the area.

Mr. Masteres stated he would note that item. He commented that it had always been their intent to work with local schools and build bird feeders/houses for the area.

Chair Gutilla suggested East Bay Regional Parks may be a source of historical information. She suggested eliminating gas appliances and wood burning fireplaces.

Mr. Kiner responded that wood burning fireplaces were no longer permitted.

In response to Chair Gutilla, Mr. Masters confirmed that the entire area would be HOA and only phase 3 would be gated; however, they may allow all pedestrian movement to the trail system. He noted this item would come back to the Planning Commission with the third phase. He explained the only thing that could prevent solar light fixtures would be City standards. He stated the fire house was included in their EIR and they would be the first participant in the fire district CFD. He noted fire had obligated themselves to trying to expedite the station and they would have access to turn left out of the commercial area. He explained the trail system would be built out in large portions as phases of the

development occurred. He reviewed the previously approved trails on the southwest side of the development and stated once the trails were completed, East Bay Regional Parks, Save Mount Diablo or other entities may manage the area. He noted the onsite preserve would possibly be part of a CFD or Geologic Hazard Abatement District (GHAD) operated by the City. He further noted they would develop a long-range maintenance plan to address fire breaks and habitat. He stated the City had expressed interest in managing the area. He explained that the preliminary park features were designed in an effort to use more natural materials.

Chair Gutilla stated she was not supportive of park features as depicted; however, she understood the intent and direction. She requested the Santa Barbara Daisy plant be eliminated from the plant pallet since it was a potentially invasive species.

Mr. Masters agreed to remove the plant from the preliminary plant pallet.

Chair Gutilla stated she would prefer the buffer between the development and Empire Mine Road remain open space.

Mr. Masters stated that the main landing area for the trail access would most likely be gated and access would be restricted to certain hours. He noted cars exiting the village center would be able to make a U-turn at the roundabout.

Chair Gutilla stated she supported the use of roundabouts.

In response to Commissioner Motts, Mr. Masters stated garages would be wired for electric charging stations and the first part of the solar system would be installed. He noted they had a select group of builders, who had knowledge as to what would be needed and required for the future market.

Commissioner Motts spoke in support of the staging area and trail system. He reported historically East Bay Regional Parks (EBRP) maintained trails.

Mr. Masters reported East Bay Regional Parks had also expressed interest in managing the offsite open space. He stated he believed whoever maintained the trail would do a great job and it would be well-funded.

Vice Chair Riley stated he had looked at this project through various entities and it had evolved and was a good balance and compromise. He noted this project would help the City address their RHNA numbers. He spoke in support of the trail system and green belt.

Mr. Masters stated this project would generate great mixed communities for Antioch. He noted T and Lane Court Developments had become little communities and good places for young families. He felt they would be a great amenity for Antioch.

RESOLUTION NO. 2023-14

On motion by Commissioner Martin, seconded by Commissioner Schneiderman, the Planning Commission members present adopted the Resolution recommending the City Council approve an ordinance to amend The Ranch Planned Development Guidelines. The motion carried the following vote:

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

RESOLUTION NO. 2023-15

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission members present adopted the Resolution recommending the City Council approve an amendment to The Ranch Master Development. The motion carried the following vote:

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

RESOLUTION NO. 2023-16

On motion by Commissioner Martin, seconded by Commissioner Schneiderman, the Planning Commission members present adopted the Resolution recommending the City Council adopt the proposed two Vesting Tentative Maps, Use Permit and Design Review for the development of The Ranch Phase 1 Project. The motion carried the following vote:

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

Chair Gutilla congratulated and thanked Richland Development for investing in Antioch.

- 7-3 Determination of Conformity for the Capital Improvements Program -** Prior to adoption of the Five-Year Capital Improvement Program by City Council, staff is requesting the Planning Commission's concurrence that the proposed program is in conformance to the City of Antioch's General Plan 2025. Projects are City-wide.

Acting Director of Public Works/City Engineer Buenting presented the staff report dated May 17, 2023, recommending the Planning Commission adopt the Resolution determining conformity between the Capital Improvements Program and the General Plan.

Commissioner Martin thanked staff for providing a comprehensive report.

In response to Commissioner Martin, Acting Director of Public Works/City Engineer Buenting explained the Pavement Management System Program and the Pavement Condition Index (PCI). He added that the storm water division was working with FEMA to address flood damage.

Chair Gutilla opened the public comment period.

Stephanie requested the City consider installing speed bumps at East 13th Street and “A” Street.

Chair Gutilla closed the public comment period.

In response to Commissioner Martin, Acting Director of Public Works/City Engineer Buenting explained the trench on West Tregallas was related to the desalination project and the damaged area would be patched. He stated there were projects to improve “L” Street. He confirmed that money for the desalination project had been allocated and provided a timeline for the project. He clarified the Amtrak Station improvements were landscape and hardscape projects for the area. He commented that Streetlight Improvements would improve illumination throughout the City. He reported utility boxes near Antioch High School would be painted by students. He noted work on some of the murals had gone well.

In response to Commissioner Schneiderman, Acting Director of Public Works/City Engineer Buenting stated a turn pocket near the soccer fields on James Donlon would be difficult to install due to the roadway geometry; however, Council directed staff to address traffic calming on James Donlon Blvd. Sycamore and 10th Streets and they had prepared extensive traffic calming plans for these areas. He noted if Council approved the traffic calming project, there would be improvements to the trail crossing and signage as well as a dedicated bike lane to slow down traffic.

Commissioner Schneiderman suggested making a broken line for the bike lane and installing a portable toilet or bathroom at the park.

Acting Director of Public Works/City Engineer Buenting stated adding another restroom would be complicated in terms of getting infrastructure to the area. He noted portable toilets could be brought in; however, there were already restrooms in the area.

Commissioner Schneiderman expressed concern that the restrooms were locked in the winter at 2:30 P.M. when children’s leagues were playing in the area. She noted there was

also a lighting issue when walking from the field to the restroom. She thanked Acting Director of Public Works/City Engineer Buenting for the comprehensive report.

Commissioner Motts questioned if there were plans to install traffic calming in downtown Antioch.

Acting Director of Public Works/City Engineer Buenting responded by explaining that the traffic calming program and sidewalk maintenance program. He clarified if residents proceeded correctly, and came to the City for an encroachment permit, staff would provide information on the cost sharing program. He announced there was currently a survey out to gather input from residents for the Beede Lumber Yard project design. He noted following the survey they would develop preliminary sketches and conduct community outreach.

Commissioner Motts reported the Rivertown Preservation Group was looking for a town square design to celebrate the history of Antioch.

In response to Chair Gutilla, Acting Director of Public Works/City Engineer Buenting stated the Beede Lumber Yard survey was ongoing and posted on the city's website within the recreation department space. He noted that he would be working with Director of Parks and Recreation Helfenberger on public engagement.

In response to Vice Chair Riley, Acting Director of Public Works/City Engineer Buenting reviewed various projects within the water treatment plant facilities and the process in which the City used to determine where they pulled their water.

Chair Gutilla thanked Acting Director of Public Works/City Engineer Buenting for his professionalism.

In response to Chair Gutilla, Acting Director of Public Works/City Engineer Buenting reported a smart signal project was occurring in the Somersville Road/Auto Center Drive corridor to improve traffic flow. He explained that some of the issues on Lone Tree Way were related to CalTrans controlled signals and emergency personnel changing light cycles which altered the sequence. He reported that they were working with overlapping agencies to address those situations. He explained that the HAWK signals were flashing lights at pedestrian and bicycle crossings. He clarified that the custom wood easement fencing between Prewett Park and Lone Tree Way was consistent with fencing along the East Bay Municipal Water District property. He confirmed that they had recently changed the speed limit along Hillcrest to 40 MPH.

Commissioner Lutz stated he was impressed with the body of knowledge Acting Director of Public Works/City Engineer Buenting had and invited him to all Planning Commission meetings. He spoke in support of the desalination plant and Beede Lumber Yard projects. He reported that he had observed items that were in need of attention at City parks and questioned how those items were monitored and prioritized.

In response to Commissioner Lutz, Acting Director of Public Works/City Engineer Buenting explained the park maintenance program. He noted the public could report items of concern on the seeclckfix app or by contacting the public works department directly. He announced that there would be significant rehabilitation of Marchetti and Jacobson Parks. He mentioned that the city's reoccurring park maintenance program was primarily for playground equipment.

Commissioner Lutz questioned how the City monitored evolving use of City streets from new development. He reported there was a significant bump in the left lane of Laurel Road headed toward Hillcrest Avenue

Acting Director of Public Works/City Engineer Buenting stated there had been a water leak in the area that had damaged some pavement and it had been difficult to determine the source of the leak. He stated he would look at the roadway to see if anything could be done.

Commissioner Lutz questioned if there was a way to increase funding to enhance the traffic calming program to address areas such as Country Hills

Acting Director of Public Works/City Engineer Buenting explained expanding the traffic calming program was up to Council's discretion and he hoped Council would see the benefit of enhancing the program.

RESOLUTION NO. 2023-17

On motion by Commissioner Martin, seconded by Commissioner Schneiderman, the Planning Commission members present adopted the Resolution determining conformity between the Capital Improvements Program and the General Plan. The motion carried the following vote:

AYES:	<i>Martin, Motts, Schneiderman, Lutz, Riley, Gutilla</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Hills</i>

Chair Gutilla thanked Acting Director of Public Works/City Engineer Buenting for the presentation.

8. ORAL/WRITTEN COMMUNICATIONS

8-1. June 7, 2023 meeting is cancelled.

Senior Planner Merideth confirmed the June 7, 2023, Planning Commission meeting was cancelled.

9. COMMITTEE REPORTS

Commissioner Motts reported on his attendance at the TRANSPLAN meeting.

10. NEXT MEETING: June 21, 2023

Chair Gutilla announced the next Planning Commission meeting would be held on June 21, 2023.

11. ADJOURNMENT

On motion by Commissioner Schneiderman, seconded by Commissioner Motts the Planning Commission members present unanimously adjourned the meeting at 9:10 P.M. The motion carried the following vote:

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

Respectfully submitted:
KITTY EIDEN, Minutes Clerk