

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

Regular Meeting
6:30 p.m.

August 18, 2021
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.

Chairperson Schneiderman called the meeting to order at 6:30 P.M. on Wednesday, August 18, 2021. She announced that because of the shelter-in-place rules issued as a result of the coronavirus crisis, tonight's meeting was being held in accordance with the Brown Act as currently in effect under the Governor's Executive Order N-29-20, which allowed members of the Planning Commission, City staff, and the public to participate and conduct the meeting by electronic conference. She stated anyone wishing to make a public comment, may do so by 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 email have been provided to the Planning Commissioners

ROLL CALL

Present: Commissioners Parsons, Barrow, Riley, Vice Chairperson Martin and Chairperson Schneiderman
Absent: Commissioner Motts and Gutilla (arrived at 6:34 P.M.)
Staff: Director of Community Development, Forrest Ebbs
Director of Public Works/City Engineer, John Samuelson
Senior Planner, Zoe Merideth
Associate Planner, Jose Cortez
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS - None

NEW PUBLIC HEARINGS

- UP-21-09, AR-21-07 – Promenade Phases 4 – 6 – The applicant, Tri-Pointe Homes,** requests Use Permit and Design Review approval for the construction of phases 4-6, new home architecture for the Promenade at Sand Creek Phases 4-6 new homes. The Proposes project will be developed as part of the previously approved Vineyards at Sand

Creek. The subject property is location on the west side of Heidorn Ranch Road south of Prewett Ranch Road and the east side of Hillcrest Avenue north of the future extension of Sand Creek Road (APNs: 057-030-012, -013, -014, -017, -018).

Associate Planner Cortez presented the staff report dated August 18, 2021, recommending the Planning Commission adopt the resolution APPROVING a Use Permit and Design Review (UP-21-09, AR-21-07) for the construction of phases 4-6, home architecture for the new homes in Promenade at Sand Creek Phases 4-6, subject to conditions of approval.

Commissioner Gutilla arrived at 6:34 P.M.

John Sekigahama representing Tri Pointe Homes, Steve Bowker, President/Architect, OAG Architects and Calandra Monasterio, HMM Landscape Architecture, gave a PowerPoint presentation of the Promenade at Sand Creek Phases 4-6 including a brief history of Tri Pointe Homes, Site Plan, Conditions of Approval, Offsite Improvements, Key Milestone Dates, Architecture and Landscape Concepts.

Chairperson Schneiderman thanked the applicants for the comprehensive presentation and opened the public hearing.

Commissioner Barrow commended the applicant on the outstanding presentation and questioned if the design concept factored in energy efficient features.

Mr. Bowker responded that they had not been restricted on natural gas; however, they had strict requirements for solar and water conservation.

In response to Commissioner Barrow, Ms. Monasterio confirmed that the landscape plants were drought tolerant, and they had also applied a more water efficient irrigation system. She noted the intent was not for any leaf drop to contaminate the storm drain systems.

John Sekigahama added that landscape maintenance would be covered under the jurisdiction of an HOA.

In response to Commissioner Gutilla, Mr. Bowker explained master plan development entitlement approvals indicated that all homes were two story except for the largest that would allow for a second story nested house.

Commissioner Gutilla questioned why there were speed bumps throughout the development, when they were not allowed for the Deer Valley Estates project.

Director of Public Works/City Engineer Samuelson stated he was unaware of any speed bumps as part of this design.

Director of Community Development Ebbs explained that these streets would be privately owned and maintained, and the process described for a previous project applied to public streets. Director of Public Works/City Engineer Samuelson stated he would look into this matter further.

In response to Commissioner Gutilla, Director of Community Development Ebbs reported this project was approved in 2016 and small lots lead to two story houses.

Commissioner Gutilla stated she was pleased with the landscape design.

Commissioner Riley questioned who would be responsible for maintaining the landscaping along Sand Creek Road.

Andrea Bellanca, Civil Engineer, responded that the HOA maintenance included the perimeter roadway; however, the opposite side and median fell under the City CFD maintenance requirements. He explained that when the larger detention basin was constructed, the temporary retention basin in parcel D would be removed.

In response to Commissioner Barrow, Mr. Bowker confirmed that they would be installing tankless water heaters.

Commissioner Parsons spoke in support of the project elevations, concepts, and landscape plan.

Chairperson Schneiderman closed the public hearing.

In response to Commissioner Gutilla, Director of Community Development Ebbs explained that what was before the Commission this evening was design review. He noted the infrastructure conditions had already been approved by the City Council.

Chairperson Schneiderman spoke in support of the designs and styles of the houses.

Vice Chair Martin agreed with Commissioner Parsons that the variety of plans and options were wonderful, and he liked that there were plans with master bedrooms on the main floor. Additionally, he liked the landscaping being maintained by the HOA.

Commissioner Parsons reiterated that she was impressed and appreciated the diversity of floor plans and facades. She expressed concern regarding the projected timeline for the project and stated she hoped there would be a sufficient supply of homes to make it easier for people who were selling their homes to purchase in Antioch. She spoke in support of the dog park for this development.

Commissioner Riley agreed that this was going to be a great project. He stated he was excited for the dog park and that the plan had included sidewalks on both sides of the street.

Commissioner Barrow commended the applicant on a well-designed project.

Commissioner Gutilla commented that the dog park would only be available to members of this community.

On motion by Vice Chair Martin, seconded by Commissioner Parsons the Planning Commission members present unanimously adopted the resolution approving a Use Permit and Design Review (UP-21-09, AR-21-07) for the construction of phases 4-6, home architecture for the new homes in Promenade at Sand Creek Phases 4-6, subject to conditions of approval. The motion carried the following vote:

AYES: Parsons, Barrow, Riley, Gutilla, Martin, and Schneiderman
NOES: None
ABSTAIN: None
ABSENT: Motts

- 2. AMPORTS Antioch Vehicle Processing Facility (UP-20-14, AR20-18, V-21-04)** The applicant, **AMPORTS**, requests approval of an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of a Use Permit, Design Review, and Variance to develop an automotive logistics and processing facility for vehicles prior to their distribution to dealerships. The project includes the conversion and upgrade of the existing wharf for roll on/roll off operations, construction of a new building, and new site improvements – including new paving, stormwater improvements, and fencing. The project is located at 2301 Wilbur Avenue (APNs 051-020-006 and 051-020-012).

Staff recommended this item be continued to the next regular meeting of the Planning Commission on September 1, 2021.

On motion by Commissioner Barrow, seconded by Commissioner Parsons the Planning Commission members present unanimously continued AMPORTS Antioch Vehicle Processing Facility (UP-20-14, AR20-18, V-21-04) to September 1, 2021. The motion carried the following vote:

AYES: Parsons, Barrow, Riley, Gutilla, Martin, and Schneiderman
NOES: None
ABSTAIN: None
ABSENT: Motts

ORAL COMMUNICATIONS

Vice Chair Martin expressed concern regarding how residents would be able to conform with the City's ordinances related to the storage of refuge containers with 4-foot side yard setbacks. He suggested the Planning Commission consider larger side yard setbacks on at least one side of the house to provide sufficient room for residents to store their containers.

Director of Community Development Ebbs explained that projects with 3–4 foot side yard setbacks, required ten feet from the face of the garage be 5 feet deep for the trash can alcove. He noted it also had to do with fire safety and access for the Fire Department to the back of the house.

Commissioner Parsons stated she had spoken to Republic Services who indicated they had been impacted by State law requiring that they give employees two additional weeks off work for COVID-19 and as a result, they had to hire new drivers which had impacted their ability to pick up garbage. She noted the trucks had broken curbs in her neighborhood. She further noted they should provide more training, smaller trucks and/or redesign cul-de-sacs for easier access.

Director of Community Development Ebbs responded that the City was aware of issues related to their solid waste hauler and they were being addressed.

Commissioner Barrow reported that the architect for the Delta Fair Village Project was attempting to reach Director of Community Development Ebbs with regards to a request for a City Council hearing for their project. He noted many of the issues with their application had been resolved and he felt the project would help the City reach their RHNA goals and remove blight in the area.

Commissioner Gutilla commented that when she was appointed Planning Commissioner, she was informed that there would be training, and she had not received information regarding this matter.

Director of Community Development Ebbs stated that it was most likely Brown Act Training, and he would send Commissioners the information. He noted typically the City Clerk would reach out regarding this issue.

Commissioner Gutilla reported she had emailed the City Clerk and had not received a response.

Chairperson Schneiderman expressed concern that people had been crossing the median and making illegal turns from the soccer fields on James Donlon Boulevard.

Director of Public Works/City Engineer Samuelson stated he was familiar with the area and he would look into the matter.

WRITTEN COMMUNICATIONS – None

COMMITTEE REPORTS – None

ADJOURNMENT

On motion by Commissioner Parsons, seconded by Vice Chair Martin the Planning Commission members present unanimously adjourned the meeting at 7:42 P.M. The motion carried the following vote:

AYES:	<i>Parsons, Barrow, Riley, Gutilla, Martin, and Schneiderman</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Motts</i>

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk