

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

Regular Meeting
6:30 p.m.

September 1, 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, September 1, 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 Motts, Barrow, Gutilla, Vice Chairperson Martin and Chairperson Schneiderman

Absent: Commissioner Parsons and Riley

Staff: Assistant City Manager, Rosana Bayon Moore
Director of Community Development, Forrest Ebbs
Director of Public Works/City Engineer, John Samuelson
Engineering Consultant, Jon Crawford
Director of Economic Development, Kwame Reed
Senior Planner, Zoe Merideth
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS - None

CONSENT CALENDAR

1. Approval of Minutes: July 21, 2021

August 4, 2021

On motion by Vice Chair Martin, seconded by Commissioner Barrow the Planning Commission members present unanimously approved the minutes of July 21, 2021 and August 4, 2021, as presented. The motion carried the following vote:

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

CONTINUED PUBLIC HEARING

- 2. AMPORTS Antioch Vehicle Processing Facility (UP-20-14, AR-20-18, 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).

Senior Planner Merideth presented the staff report dated September 1, 2021, recommending the Planning Commission 1) Adopt the resolution approving the AMPORTS Antioch Vehicle Processing Facility Project Initial Study/Mitigated Negative Declaration (IS/MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP). 2) Adopt the resolution approving a Use Permit, Design Review, and Variance subject to conditions of approval (UP-20-14, AR-20-18, V-21-04). She reported a memo had been sent out today with an updated attachment B which was the use permit, design review and variance resolution to replace the resolution contained in the original staff report packet, with updated conditions of approval reflect some changes to engineering conditions of approval. She recommended the motion recommend approval of the updated resolution.

Vice Chair Martin questioned if dredging needed to occur in the San Joaquin River due to the dock being utilized by the applicant.

Senior Planner Merideth responded that the applicant could answer this item.

Vice Chair Martin questioned if there was a design standard for Wilbur Avenue.

Director of Community Development Ebbs explained that because the sites were so large and heavy industrial, industrial design standards were applied for roadway improvements.

Senior Planner Merideth added that the City did not have citywide design guidelines for industrial areas, and it was based on the use of the property.

Vice Chair Martin questioned if the Planning Manager being given the authority to increase the number of vessels that could dock at this facility was consistent with the language in the Mitigation Monitoring and Reporting Program.

Elena Nuno, Stantec Consultant, explained that the applicant would need to limit the number of vessels coming to the site to stay below the threshold of significance for the Bay Area Air Quality Management District; however, it provided flexibility in the event the applicant could provide additional documentation to demonstrate they could increase the number of vessels and stay below the thresholds of less than significant with respect to air quality. She noted those calculations would be reviewed and verified by a third party.

In response to Vice Chair Martin, Engineering Consultant Crawford explained when plans come in, staff would make recommendations on specific routes for the truck traffic.

In response to Commissioner Motts, Senior Planner Merideth stated the applicant could respond to questions regarding their future plans and mitigation measures. Engineering Consultant Crawford explained most of the area was already paved and they would be offsetting runoff of the permeable areas with treatment on site.

In response to Commissioner Gutilla, Director of Community Development Ebbs explained the State of California maintained authority over coastal lands and some rivers. He noted the City worked with them on properties that fell under their jurisdiction. Senior Planner Merideth added there were two parcels in total and the parcel next to the river was owned by State Lands who signed the application and were the responsible agency in terms of CEQA. She clarified that ships would dock as they unloaded like other ships that docked along the river in Antioch.

Ms. Nuno explained the largest contributors of NOX emissions were vessels and trucks. She noted the City would be the monitoring party for air quality mitigation and that information would be available to the public, upon request.

Director of Community Development Ebbs explained that climate action goals focused on general concepts and not land use.

Ms. Nuno explained that the mitigation measures in MM Air 3 referred to the transport fleet.

Senior Planner Merideth explained a “no idling” sign condition of approval was added to commercial projects that may have idling vehicles.

Chairperson Schneiderman opened the public hearing.

Ben Buben, Chief Commercial Officer for AMPORTS thanked the Planning Commission and staff for their partnership and getting the application before the Commission this evening. He along with Jim Triplett, Senior Vice President of West Coast Operations for AMPORTS and Lynn Marie Whately, representing TranSystems gave a PowerPoint presentation of the Current AMPORTS Operations, Automobile Logistics Business, Antioch Location, Proposed Project Operations, Project Overview, Wharf Redevelopment and Landside Facility Development.

In response to Commissioner Gutilla, Mr. Triplett stated eight vessels per year were adequate to make their project viable.

In response to further inquiries from Commissioner Gutilla, Director of Community Development Ebbs commented that the project would have to comply with the City's adopted drought tolerant landscaping ordinance; however, if the project was hydroseeding for erosion purposes it would be exempt from the ordinance. Ms. Whately clarified that hydroseeding was in the general open space and not for erosion control. She noted the applicant would comply with all recommendations the City brought forward. Senior Planner Merideth added the hydroseeding area would not be visible along Wilbur Avenue.

In response to Vice Chair Martin, Mr. Buben clarified that they had a small-scale operation in this area for the past three years and dredging the river would not be needed.

In response to several inquiries from Commissioner Barrow, Mr. Buben clarified that their operation would not impact pleasure boaters. He reported a separate company would run the ocean vessels and, in the industry, there had been a push for all vessels built to be designed with emissions that were non-existent. Engineering Consultant Crawford explained initial improvements to the frontages would be provided by the property owners; however, there were existing areas of the road that would be the City's responsibility to upgrade and maintain. He noted that as soon as the City accepted the improvements, the City would be responsible. Mr. Buben stated there would be a single shift of employees and, except for Supervisors, they would hire locally. He noted they were committed to build out the facility to Antioch standards. Senior Planner Merideth explained that the Bay Area Air Quality Management District and the Fire District had reviewed the application for this project as part of the CEQA process. Mr. Buben stated they had a close relationship with the Antioch Police Department and improvements would enhance security substantially. He explained the shipping vessel schedule would be determined once they received customers.

In response to Commissioner Motts, Mr. Triplett clarified that vessels would be docking, discharging, and leaving which would take place in approximately 12-18 hours. He stated they were exploring opportunities to reduce emissions.

Mr. Buben stated they had no preference in the color of the roof and they would comply with staff's recommendations.

Commissioner Gutilla suggested the applicant explore the use of the naked stemmed buckwheat for the hydroseeded area to expand habitat for the endangered butterflies that lived in the Antioch dunes.

Chairperson Schneiderman closed the public hearing.

Chairperson Schneiderman stated she believed this project was a great use of the land.

Vice Chair Martin stated it was nice to see that ships would be docking in the area and noted it may be a catalyst for other companies to see the value of developing in the Wilbur corridor. He thanked AMPORTS for bringing the project forward and making improvements in the area.

Commissioner Barrow thanked AMPORTS and staff for working on this project. He noted it would be a benefit and asset to Antioch. He wished the applicant luck and thanked them for investing in the City.

On motion by Vice Chair Martin, seconded by Commissioner Barrow the Planning Commission members present unanimously adopted the resolution approving the AMPORTS Antioch Vehicle Processing Facility Project Initial Study/Mitigated Negative Declaration (IS/MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP). The motion carried the following vote:

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

On motion by Vice Chair Martin, seconded by Commissioner Motts the Planning Commission members present unanimously adopted the revised resolution dated September 1, 2021, approving a Use Permit, Design Review, and Variance subject to conditions of approval (UP-20-14, AR-20-18, V-21-04). The motion carried the following vote:

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

Chairperson Schneiderman congratulated the applicants and wished them luck on their project.

Mr. Buben thanked the Planning Commission and stated they were excited to be in Antioch. He invited the Commission to tour a vessel once they begin their operations.

ORAL COMMUNICATIONS

In response to Commissioner Gutilla, Director of Community Development Ebbs stated he had requested Brown Act training for Commissioners, and he had not heard back.

WRITTEN COMMUNICATIONS – None

COMMITTEE REPORTS

Commissioner Motts reported on his attendance at the TRANSPLAN meeting.

ADJOURNMENT

On motion by Commissioner Motts, seconded by Commissioner Gutilla the Planning Commission unanimously adjourned the meeting at 7:47 P.M. The motion carried the following vote:

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

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk