

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**August 16, 2023  
City Council Chambers**

**1. CALL TO ORDER**

Chair Gutilla called the meeting to order at 6:31 P.M. on Wednesday, August 16, 2023, in the City Council Chambers.

**2. ROLL CALL**

Present: Commissioners Schneiderman, Martin, Motts, Vice Chair Riley and Chair Gutilla  
Absent: Commissioner Lutz and Hills  
Staff: Contract Legal Counsel, Ruthann Ziegler  
Acting Director of Community Development, Kevin Scudero  
Senior Planner, Zoe Merideth  
Minutes Clerk, Kitty Eiden

**3. PLEDGE OF ALLEGIANCE**

Chair Gutilla led the Pledge of Allegiance.

**4. EX-PARTE COMMUNICATIONS - None**

**5. PUBLIC COMMENT – None**

**6. CONSENT CALENDAR**

**6-1. Planning Commission Meeting Minutes July 19, 2023**

***On motion by Commissioner Schneiderman, seconded by Commissioner Motts, the Planning Commission approved the Minutes of July 19, 2023. The motion carried the following vote:***

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

**7. PUBLIC HEARING**

**7-1. E. 18<sup>th</sup> Street East Warehouse (GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03)** The applicant, DECA Company, is requesting the following entitlements for the property located at North of the intersection of East 18th Street and Philips Lane/ APN 051-052-056:

1. The E. 18th Street East Warehouse Project Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP). Pursuant to the California Environmental Quality Act (CEQA), an IS/MND and MMRP were prepared to evaluate the potential impacts to the environment associated with implementation of the proposed project.
2. General Plan Amendment. The proposed project would require approval of an amendment to the General Plan land use map to change the land use designation of the southern portion of the site from Regional Commercial to Business Park.
3. Specific Plan Amendment. The proposed project would require approval of an amendment to the East Eighteenth Street Specific Plan to change the land use designation of the southern portion of the site from Regional Commercial/Mixed Use (CR/M) to Office/Light Industrial (O/LI ) and to remove the planned loop road connecting Drive In Way and Vineyard Drive .
4. Planned Development Rezone. The East Eighteenth Street Specific Plan requires all future development within the planning area to receive approval of a Planned Development (PD) application. The proposed project would include a Rezone of the project site from Heavy Industrial District (M-2) and Regional Commercial District (C-3) to PD.
5. Final Development Plan. The Zoning Ordinance requires that a Final Development Plan be approved for all proposed PD districts.
6. Use Permit. The Zoning Ordinance requires that a Use Permit be approved prior to the construction of any phase of an approved PD district.
7. Design Review. The proposed project requires Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the project and to ensure consistency with the City of Antioch General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines.

Acting Director of Community Development Scudero introduced Contract Planner Valente presented the staff report dated August 16, 2023 recommending the Planning Commission: 1) Adopt the resolution recommending City Council approval of the 18<sup>th</sup> Street East Warehouse Project IS/MND and MMRP; 2) Adopt the resolution recommending City Council approval of a General Plan Amendment to amend the City of Antioch General Plan Land Use Map; 3) Adopt the resolution recommending City Council approval of a Specific Plan Amendment to amend the East Eighteenth Street Specific Plan; 4) Adopt the resolution recommending City Council approval of an ordinance rezoning the project site to PD; and, 5) Adopt the resolution recommending City Council approval of a Final Development Plan, Use Permit, and Design Review.

Travis Duncan, DECA, thanked staff for their work on this project and gave a brief background on DECA development and their portfolio. He explained they had two projects before the Commission this evening and they would first be presenting the East Project.

Tim Woloshyn, DECA, introduced their Design Team and stated their projects would provide long term economic benefits to Antioch, including jobs and tax revenue and significant economic activity, which would improve the jobs/housing balance making Antioch more competitive within the region. He noted their vision for the site was a combination of warehouse distribution and light industrial uses. He provided the regional context, overview, access, east site plan, sewer line modifications, elevations, renderings, landscape plan as well as the economic and project benefits. He stated they would appreciate the Planning Commission's support of the project.

Chair Gutilla opened the public comment period.

Jason Lindsey, Antioch resident, Business Representative / Ironworkers Local 378 and Nick Goodwin, Business Manager / Plumbers and Steamfitters Local 159, discussed the applicant's commitment to use the local construction workforce and encouraged the Planning Commission to support the project.

Chair Gutilla closed the public comment period.

In response to Commissioner Martin, Mr. Duncan explained that a vertical lift truck door was an overhead rollup door for truck access. He reviewed the circulation plan for the site.

Speaking to project specific condition #69, Acting Director of Community Development Scudero clarified that the two blocked out parking spots would be within the trailer parking area at the dead end to the south.

Commissioner Motts stated he was happy to see this project and that Antioch was being considered as a prime location for this type of development.

In response to Commissioner Motts, Mr. Duncan stated that there were no active vineyards on their property.

In response to Vice Chair Riley, Mr. Duncan explained they would be installing a new sewer line built to city standards. He noted the City would have access and maintenance easements over the property in order to maintain and repair it in the future. He added that they had created a funding mechanism to fund long-term maintenance and replacement of those pieces of infrastructure.

Commissioner Schneiderman stated that this was an exciting project and commended efforts to improve the jobs/housing imbalance in Antioch.

In response to Commissioner Schneiderman, Mr. Duncan stated that they were unaware of who their tenants would be; however, once they were approved and entitled, they would begin marketing efforts.

In response to Chair Gutilla, a representative from Public Works explained that the City standard for sidewalks was five feet; however, in certain instances a six foot sidewalk would be installed on major streets.

In response to Chair Gutilla, Mr. Duncan explained Bedrock and PG&E were opposed to Sakurai Road continuing since it would interfere with grape production. He noted with that feedback, staff was comfortable with removing the road. He stated if the road was desired by a future property owner, they would have the opportunity to build it. He explained the final condition of the buildout would be a gate that would never be opened until or unless that road was built.

Chair Gutilla spoke in support of the onsite storm water treatment areas.

Mr. Duncan explained undergrounding of power lines would occur along East 18<sup>th</sup> Street. He clarified that PG&E had asked them not to plant tall trees that would interfere with them being able to maintain the high-tension power lines running north/south on the parcel to the west.

Chair Gutilla stated it was a well thought out project.

In response to Vice Chair Riley, Mr. Duncan confirmed that solar power would be installed to offset the use for the office space.

Vice Chair Riley stated he hoped the solar would be greater than the minimum required so it could offset use in the warehouse area.

In response to Chair Gutilla, Acting Community Development Director Scudero reported the Acorn Business Park Project was an entitled project that would be built to the east of this parcel. He noted it was a combination of light industrial, self-storage and commercial.

Commissioner Martin stated he was happy that his project was not replacing grape vines in the area. He commented that he was also happy that there had been a change in perception that Antioch was a commute town. He suggested that there was an opportunity for development of the parcel north of the shopping center near this project.

**RESOLUTION NO. 2023-21**

***On motion by Commissioner Martin, seconded by Vice Chair Riley, the Planning Commission members present adopted the resolution recommending City Council approval of the 18<sup>th</sup> Street East Warehouse Project IS/MND and MMRP. The motion carried the following vote:***

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

**RESOLUTION NO. 2023-22**

*On motion by Commissioner Martin, seconded by Commissioner Schneiderman the Planning Commission members present adopted the resolution recommending City Council approval of a General Plan Amendment to amend the City of Antioch General Plan Land Use Map. The motion carried the following vote:*

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

**RESOLUTION NO. 2023-23**

*On motion by Commissioner Martin, seconded by Commissioner Schneiderman, the Planning Commission members present adopted the resolution recommending City Council approval of a Specific Plan Amendment to amend the East Eighteenth Street Specific Plan. The motion carried the following vote:*

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

**RESOLUTION NO. 2023-24**

*On motion by Commissioner Martin, seconded by Commissioner Schneiderman, the Planning Commission members present adopt the Resolution recommending the City Council adopt the resolution recommending City Council approval of an ordinance rezoning the project site to PD. The motion carried the following vote:*

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

**RESOLUTION NO. 2023-25**

*On motion by Commissioner Martin, seconded by Commissioner Schneiderman, the Planning Commission members present adopted the resolution recommending City Council approval of a Final Development Plan, Use Permit, and Design Review. The motion carried the following vote:*

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

Chair Gutilla congratulated the applicant.

**7-2 E. 18th Street West Warehouse (PD-22-02 UP-22-04 and AR-22-04)** The applicant, DECA Company, is requesting the following entitlements for project located at 2901 East 18th Street and 1699 Vineyard Drive/ APNs 051-052-072 and 051-072-086:

1. The E. 18th Street West Warehouse Project Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP). Pursuant to the California Environmental Quality Act (CEQA), an IS/MND and MMRP were prepared to evaluate the potential impacts to the environment associated with implementation of the proposed project.
2. Planned Development Rezone. The East Eighteenth Street Specific Plan requires all future development within the planning area to receive approval of a Planned Development (PD) application.
3. Final Development Plan. The Zoning Ordinance requires that a Final Development Plan be approved for all proposed PD districts.
4. Use Permit. The Zoning Ordinance requires that a Use Permit be approved prior to the construction of any phase of an approved PD district.
5. Design Review. The proposed project requires Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the project and to ensure consistency with the City of Antioch General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines.
6. Lot Merger. Lot merger to merge the existing two lots into one property.

Contract Planner Valente presented the staff report dated August 16, 2023 recommending the Planning Commission: 1) Adopt the resolution recommending City Council approval of the 18<sup>th</sup> Street West Warehouse Project Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP); 2) Adopt the resolution recommending City Council approval of an ordinance rezoning the project site to PD; and 3) Adopt the resolution recommending City Council approval of a Final Development Plan, Use Permit, Lot Merger, and Design Review.

Chair Gutilla opened the public hearing.

Tim Woloshyn, DECA, gave an overview of the West Project access points and explained that they would be adding a new signal at Vineyard Drive with direct freeway access. He reviewed the project elevations and renderings as well as the landscaping plan.

Jason Lindsey, Antioch resident, Business Representative / Ironworkers Local 378 commented that his previous public comments would apply to this portion of the project as well.

Chair Gutilla closed the public comment period.

In response to Chair Gutilla, Outside Legal Counsel Ziegler explained the public comment period was for members of the public who spoke; however, the overall public hearing could involve asking questions of the developer and staff.

Chair Gutilla thanked Outside Legal Counsel Ziegler for the clarification.

In response to Commissioner Martin, Acting Director of Community Development Scudero explained there was no access to the property from east bound East 18<sup>th</sup> Street and he reviewed the circulation plan. He reported there was a condition to construct a signal at Vineyard Drive and a crosswalk would be included at that location.

Chair Gutilla questioned how one APN had two different uses.

Acting Director of Community Development Scudero responded that it was not uncommon to have one property with separate land use designations, especially for larger parcels.

Vice Chair Riley thanked the applicant for bringing the project to Antioch.

Chair Gutilla closed the public hearing.

**RESOLUTION NO. 2023-26**

***On motion by Commissioner Martin, seconded by Vice Chair Riley, the Planning Commission members present adopted the resolution recommending City Council approval of the 18<sup>th</sup> Street West Warehouse Project Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP). The motion carried the following vote:***

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

**RESOLUTION NO. 2023-27**

***On motion by Commissioner Martin, seconded by Vice Chair Riley, the Planning Commission members present adopted the resolution recommending City Council approval of an ordinance rezoning the project site to PD. The motion carried the following vote:***

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

**RESOLUTION NO. 2023-28**

*On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission members present adopted the resolution recommending City Council approval of a Final Development Plan, Use Permit, Lot Merger, and Design Review. The motion carried the following vote:*

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

Chair Gutilla thanked everyone for their participation and investment in Antioch and wished them luck with the rest of the project.

**8. ORAL/WRITTEN COMMUNICATIONS**

**8-1. September 6, 2023, meeting is cancelled.**

Commissioner Schneiderman suggested the City consider installing a traffic light near Sutter Delta Hospital given the recent vehicle accidents in the area.

Acting Director of Community Development Scudero stated he would pass the request along to the transportation division.

Acting Director of Community Development Scudero announced the September 6, 2023 Planning Commission meeting was cancelled, and he would let the Commission know about the September 20, 2023, meeting. He noted there were four multifamily projects that were in the pipeline which would be coming before the Commission soon and introduced contract planners who would be assisting with these projects. He stated they were looking forward to getting an approved housing element. He introduced Ivan Chavez, Community Development Technician. He thanked the Planning Commission for their patience this evening while they were dealing with the technological issues.

In response to Chair Gutilla, Acting Director of Community Development Scudero reported the Assistant/Associate Planner position had been posted and he would be continuing in the role of Acting Director of Community Development.

Commissioner Motts questioned if there was a policy where the Planning Commission would have input on the hiring of the Community Development Director.



Acting Director of Community Development Scudero responded that he was not aware of a policy and hiring was typically done at the discretion of the City Manager.

Commissioner Motts questioned if the Planning Commission could be part of the hiring process.

In response to Commissioner Martin, Acting Director of Community Development Scudero reported the Housing Element was resubmitted to the State on August 15, 2023, and staff felt they were close to receiving approval. He noted even though it had not been approved the Housing Element was producing housing.

In response to Vice Chair Riley, Acting Director of Community Development Scudero stated current projects in the pipeline were at Wildflower Station, Slatten Ranch north of the JC Penney site, Laurel Road and Jessica Court.

## 10. COMMITTEE REPORTS

Commissioner Motts reported the TRANSPLAN meeting had been cancelled.

## 11. NEXT MEETING: September 20, 2023

Chair Gutilla reported that she would be unable to attend a Planning Commission meeting on September 20, 2023.

Acting Community Development Director Scudero stated that he anticipated that that meeting would not be occurring.

## 12. ADJOURNMENT

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

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

Respectfully submitted:  
KITTY EIDEN, Minutes Clerk