

AGENDA

CITY OF ANTIOCH ZONING ADMINISTRATOR

**THURSDAY, JANUARY 9, 2020
3:00 P.M.**

REGULAR MEETING

**CITY HALL SECOND FLOOR CONFERENCE ROOM
200 "H" STREET**

APPEAL

All items that can be appealed under Section 9-5.2705 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 PM on **THURSDAY, JANUARY 16, 2020**.

PUBLIC COMMENTS

NEW PUBLIC HEARINGS

1. **V-19-04 – Fence Variance at Antioch Covenant Church** – The applicant is requesting a variance from the required front setback in order to place a 6' wrought iron fence a minimum of 5' back from the property line, which equates to 10' back from the face of curb, along Buchanan Road and Lucena Way. A proposed vehicle gate on the Lucena Way frontage will be setback 25' from the face of curb. This project has been determined to be exempt from the California Environmental Quality Act (CEQA). The project is located at 1919 Buchanan Road (**APN 076-231-007**).

STAFF REPORT

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

ADJOURNMENT

Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the Zoning Administrator. For almost every agenda item, materials have been prepared by the City staff for the Zoning Administrator's consideration. These materials include staff reports which explain in detail the item before the Zoning Administrator and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other

materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 200 “H” Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee) or on our website at:

<https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>.

Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

**STAFF REPORT TO THE CITY OF ANTIOCH ZONING ADMINISTRATOR
FOR CONSIDERATION AT THE MEETING OF JANUARY 9, 2020**

Prepared by: Zoe Merideth, Associate Planner *ZM*
Reviewed by: Alexis Morris, Planning Manager
Date: January 3, 2020
Subject: **V-19-04 –Evangelical Covenant Church of Antioch Fence
Variance**

REQUEST

The Evangelical Covenant Church of Antioch requests approval of a variance to install a six-foot-tall fence within the required front yard setbacks along Buchanan Road and Lucena Way at the property located at 1919 Buchanan Road (APN 076-231-007).

ENVIRONMENTAL

This project has been deemed Categorically Exempt from CEQA under Article 19, Section 15301, Existing Facilities, Class 1.

ANALYSIS

Issue #1: Project Overview:

The Evangelical Covenant Church of Antioch was developed with a large, grass landscaping setback with an "open air" concept" around the entire church and parking area in the 1970s. This design fit the climate at the time when the church did not face the security challenges that are prevalent today. Recently, the church has been experiencing unwanted trespassing and security concerns on their property. Examples of security problems cited by the applicant include garbage, dumping, loitering, graffiti, and stolen wiring and security lights (See Attachment B). In order to secure the church, the applicant is proposing to fence the entire property, including placing fencing within the front yard setbacks of Buchanan Road and Lucena Way. The applicant feels that the proposed fencing will provide the additional security the church needs to prevent crime.

The surrounding land uses and zoning are as noted below:

North: Multifamily housing / Planned Development District (P-D 70-2)
South: Mokelumne Trail
East: Single family homes / Planned Development District (P-D 88-3)
West: Single family homes / Commercial Office (C-O)

The current zoning is Planned Development and the General Plan designation is Public/Institutional designation.

Issue #2: Zoning Ordinance Requirements – Front Yard Setback

Section 9-5.1602 (c) of the Antioch Municipal Code states that “No fence, wall, hedge or screen planting shall exceed a maximum height of 36 inches in the required front yard.” A non-residential use, including a church, along Buchanan Rad, an arterial, has a required front setback of 30 feet. Along Lucena Way, the required setback is 20 feet.

The applicant is proposing to place the six-foot-tall, black, wrought iron fence five feet back from the Buchanan Road property line, which would equate to 10 feet back from the face of curb. The fence would be stepped in and angled at the corner of Buchanan Road and Lucena Way in order to provide line of sight requirements. Along Lucena Way, the fence is proposed to be setback between 5 and 20 feet from the property line, which equates to 10 and 25 feet from the face of curb, respectively. A vehicle gate to access the parking lot is proposed to be setback 20 feet from the Lucena Way property line. The Contra Costa Fire District, in a comment letter, has requested that the vehicle gate be setback 30 feet from the street. This requirement has been added as a condition of approval. The types of security concerns cited by the applicant, such as garbage and theft, would not be resolved by placing the fence at the required front setback. Given that the proposed encroachment will not block public sidewalks or line of sight corridors, staff believes that the proposed fencing is in a reasonable location. There are other churches and commercial properties in Antioch, including St. Ignatius Church on Contra Loma Boulevard, that received City approval to install similar fencing.

Issue #3: Variance Findings

To approve a variance, four findings must be made (Antioch Municipal Code Section 9-5.2703). If an application can meet all four of the findings, then the variance can be granted. Conversely, if any one of the findings cannot be made, the variance should be denied.

- 1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.**

New commercial facilities designed today often incorporate security measures into the design. The Evangelical Covenant Church of Antioch was developed with a large, grass landscaping setback with an “open air” concept” around the entire church and parking area in the 1970s, which fit the climate at the time when the church did not face the security challenges that are prevalent today. Placing the proposed fencing in the front yard setback is a reasonable way to provide security to the church that more recently developed projects currently have.

2. **That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.**

The granting of the variance will have little or no effect on the surrounding properties. The fence is open, wrought iron construction and creates no line of sight issues. The fence is an attractive design and the area around the fence is landscaped.

3. **That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.**

There are special circumstances that are applicable to the subject property that make application of the zoning provisions for fencing difficult to adhere to. Specifically, providing fencing that is high enough to provide adequate security and is located outside of the required front yard setback would not be feasible to provide the needed security for the church, which has had numerous security concerns.

4. **That the granting of such variance will not adversely affect the comprehensive General Plan.**

The applicant's request would not adversely affect the comprehensive General Plan because the existing use of the property, a church, is consistent with the General Plan and this proposal will not change that.

RECOMMENDATION

Staff recommends that the Zoning Administrator **APPROVE** the request to install six-foot-high fencing in the front yard setback, subject to the conditions contained within the attached resolution.

ATTACHMENTS

- A: Resolution
- B: Applicant's Variance Request and Photos
- C: Site Plan
- D: PG & E Response to Public Hearing Notice

ATTACHMENT “A”

**CITY OF ANTIOCH ZONING ADMINISTRATOR
RESOLUTION NO. 2020-****

WHEREAS, the Zoning Administrator for the City of Antioch did receive a request for a variance (V-19-04) from the Evangelical Covenant Church of Antioch, to install a six-foot-tall fence within the required front yard setbacks along Buchanan Road and Lucena Way at the property located at 1919 Buchanan Road (APN 076-231-007).

WHEREAS, this project has been deemed Categorically Exempt from CEQA under Article 19, Section 15301, Existing Facilities, Class 1; and

WHEREAS, notice of public hearing was given as required by law; and

WHEREAS, the Zoning Administrator on January 9, 2020, duly held a public hearing, received and considered evidence, both oral and documentary; and

WHEREAS, as conditioned, the Zoning Administrator can make the following required findings for approval of a variance for a six-foot-tall fence in the required front yard setback:

- 1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.**

New commercial facilities designed today often incorporate security measures into the design. The Evangelical Covenant Church of Antioch was developed with a large, grass landscaping setback with an “open air” concept” around the entire church and parking area in the 1970s, which fit the climate at the time when the church did not face the security challenges that are prevalent today. Placing the proposed fencing in the front yard setback is a reasonable way to provide security to the church that more recently developed projects currently have.

- 2. That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.**

The granting of the variance will have little or no effect on the surrounding properties. The fence is open, wrought iron construction and creates no line of sight issues. The fence is an attractive design and the area around the fence is landscaped.

3. **That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.**

There are special circumstances that are applicable to the subject property that make application of the zoning provisions for fencing difficult to adhere to. Specifically, providing fencing that is high enough to provide adequate security and is located outside of the required front yard setback would not be feasible to provide the needed security for the church, which has had numerous security concerns.

4. **That the granting of such variance will not adversely affect the comprehensive General Plan.**

The applicant's request would not adversely affect the comprehensive General Plan because the existing use of the property, a church, is consistent with the General Plan and this proposal will not change that.

NOW THEREFORE BE IT RESOLVED that the Zoning Administrator of the City of Antioch does hereby **APPROVE** the request for a variance (V-19-04) to install a six-foot-tall fence within the required front yard setbacks along Buchanan Road and Lucena Way at the property located at 1919 Buchanan Road (APN 076-231-007), subject to the following conditions:

A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.
2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
3. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Zoning Administrator.

4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the Zoning Administrator and the standards of the City.
5. This approval expires two years from the date of approval (expires January 9, 2022), unless an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one-year extension shall be granted.
6. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
7. This approval supersedes previous approvals that have been granted for this site.

B. FEES

1. The applicant shall pay all fees as required by the City Council.

C. AGENCY REQUIREMENTS

1. All requirements of the Contra Costa Fire Protection District shall be met, including the following condition from the District's letter dated December 19, 2019:

The access gate for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC

D. USE REQUIREMENTS

1. Fencing shall not obstruct any public sidewalk or clear vision zones along the public roadways.
2. All fencing in the front yard setback shall be limited to six (6) feet in height and conform to the details on the plans submitted.

* * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Zoning Administrator of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Zoning Administrator held on the 9th day of January 2020.

Forrest Ebbs
Zoning Administrator

ATTACHMENT “B”



Evangelical Covenant Church of Antioch
1919 Buchanan Road
Antioch, CA 94509
(925)754-3626

October 28, 2019

RECEIVED

NOV 18 2019

City of Antioch
Community Development Department
P.O. Box 5007
200 "H" Street
Antioch, CA 94509-5007

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

RE: Variance for wrought iron fence on 1919 Buchanan Road, Antioch, CA

The Evangelical Covenant Church of Antioch is requesting a variance for the purpose of erecting a 6 foot wrought iron fence around three sides of our property. We would like to put up the fence along the back property line that is adjacent to ravine, another fence 10 feet from the edge of the curb along Lucena Way and another 10 feet from the edge of the curb along Buchanan Road. There will be a vehicle gate at the top of our sloped entry way and two pedestrian gates, one on Lucena Way and one on Buchanan that is at the base of our walkway to the church building. We feel the variance we are requesting will not hinder any foot or car traffic along Buchanan Road.

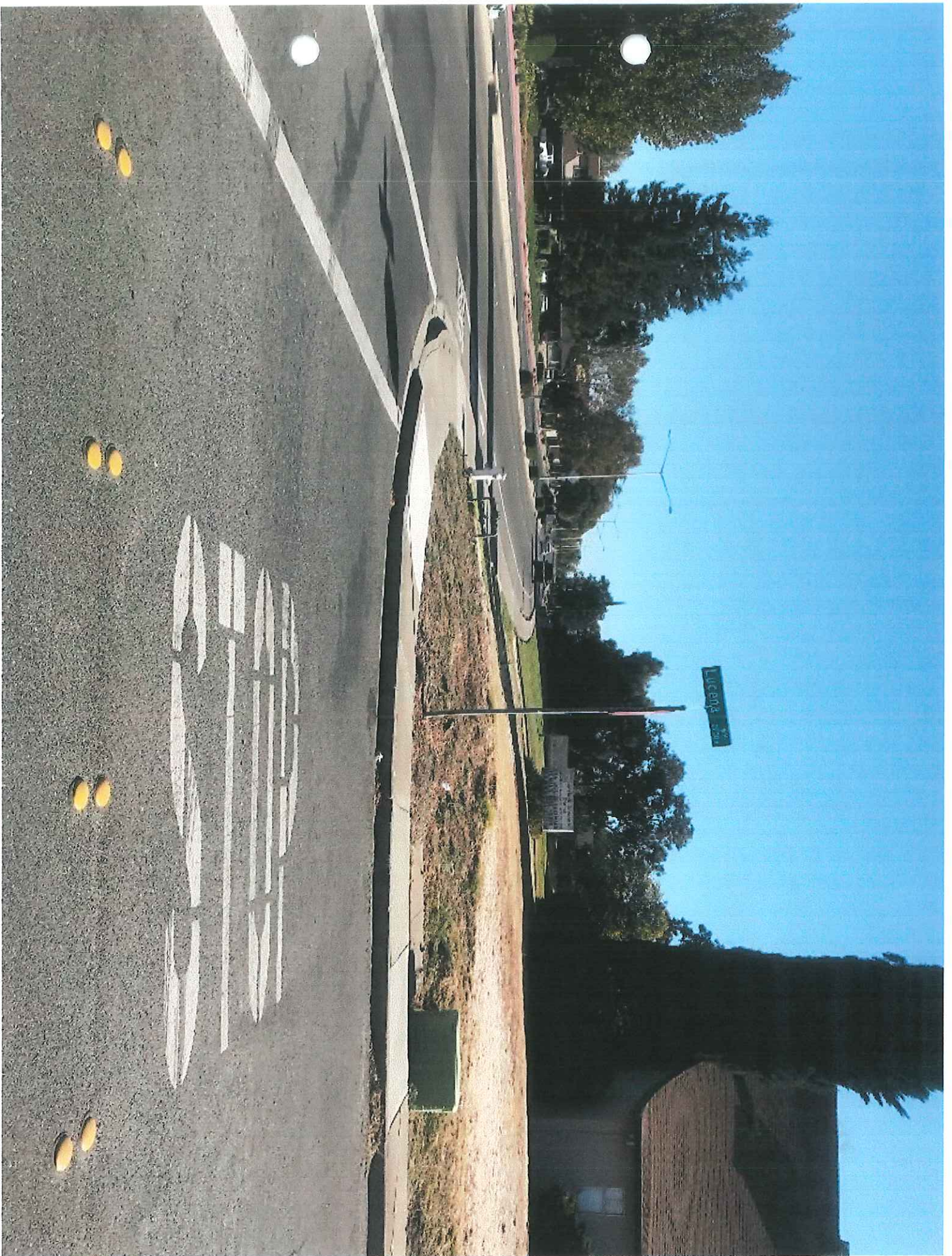
The variance is being requested due to the large number of security issues we are having on our property including but not limited to: Graffiti on our building, bullet holes in our windows, water bibs broken, turned on and left running, cooper wiring from air conditioners and outdoor security lights stolen, large holes routinely cut in our shed (setting off the alarm), food and garbage dumped in and by our dumpster and in the parking lot, playground damaged and broken, food, used condoms, and garbage left in our playground, excessive loitering, people found sleeping in the playground structure and around the property, homeless encampments on the property, human urine and excrement deposited around the property, skateboarding on our roof, damage to our parking lot due to vehicles doing donuts, and security cameras stolen.

Thank you for taking our request into consideration. We strongly believe this variance will greatly help us secure our property. We appreciate your help in this matter.

Sincerely,

Reverend Ron Bowman

B1



B2



B3



B4



ATTACHMENT “C”

ANTIOCH COVENANT CHURCH

1919 BUCHANAN ROAD
ANTIOCH, CA 94509

BUCHANAN ROAD

50'

50'

LUCENA WAY

APPROX. PROPERTY BOUNDARY

PEDESTALIAN GATE

VEHICLE GATE

EXISTING PARKING LOT

EXISTING CHURCH BUILDING

PEDESTALIAN GATE

APN: 076 - 231 - 007

EXISTING PLAY AREA

EXISTING LAWN AREA

EXISTING STORAGE SHED

APPROX. PROPERTY BOUNDARY

APPROX. PROPERTY BOUNDARY

PROPOSED FENCE

RECEIVED

NOV 18 2019

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

C1

ATTACHMENT “D”

Hammers, Cheryl

Subject: FW: 1919 Buchanan Rd V-19-04
Attachments: mail- Antioch-1.pdf; Initial_Response_Letter_1-2-2020.pdf

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Thursday, January 2, 2020 9:18 AM
To: Public Works <publicworks@ci.antioch.ca.us>
Subject: Re: 1919 Buchanan Rd V-19-04

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Zoe Meredith,

Thank you for submitting the 1919 Buchanan Rd plans. The PGE Plan Review Team is currently reviewing the information provided. As we have just received your plans through hard copy mail, we require additional time to review. Should we find the possibility this project may interfere with our facilities, we will respond to you with specific comments. Attached is general information regarding PGE facilities for your reference. **If you do not hear from us, within 45 days, you can assume we have no comments at this time.**

This email and attachment does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed.

*****Please note the process for PG&E Plan Reviews has changed and are no longer processed at our local offices. To avoid delays please update your records and send requests to the below physical or email address*****

Thank you,

Plan Review Team
6111 Bollinger Canyon Rd., 3rd Floor
Mail Stop Y3370A
San Ramon, CA 94583
pgeplanreview@pge.com

**This is a notification email only. Please do not reply to this message.*



January 2, 2020

Zoe Meredith
City of Antioch
200 H St
Antioch, CA 94531

Ref: Gas and Electric Transmission and Distribution

Dear Zoe Meredith,

Thank you for submitting the 1919 Buchanan Rd plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

NOTICE OF PUBLIC HEARING
ON JANUARY 9, 2020

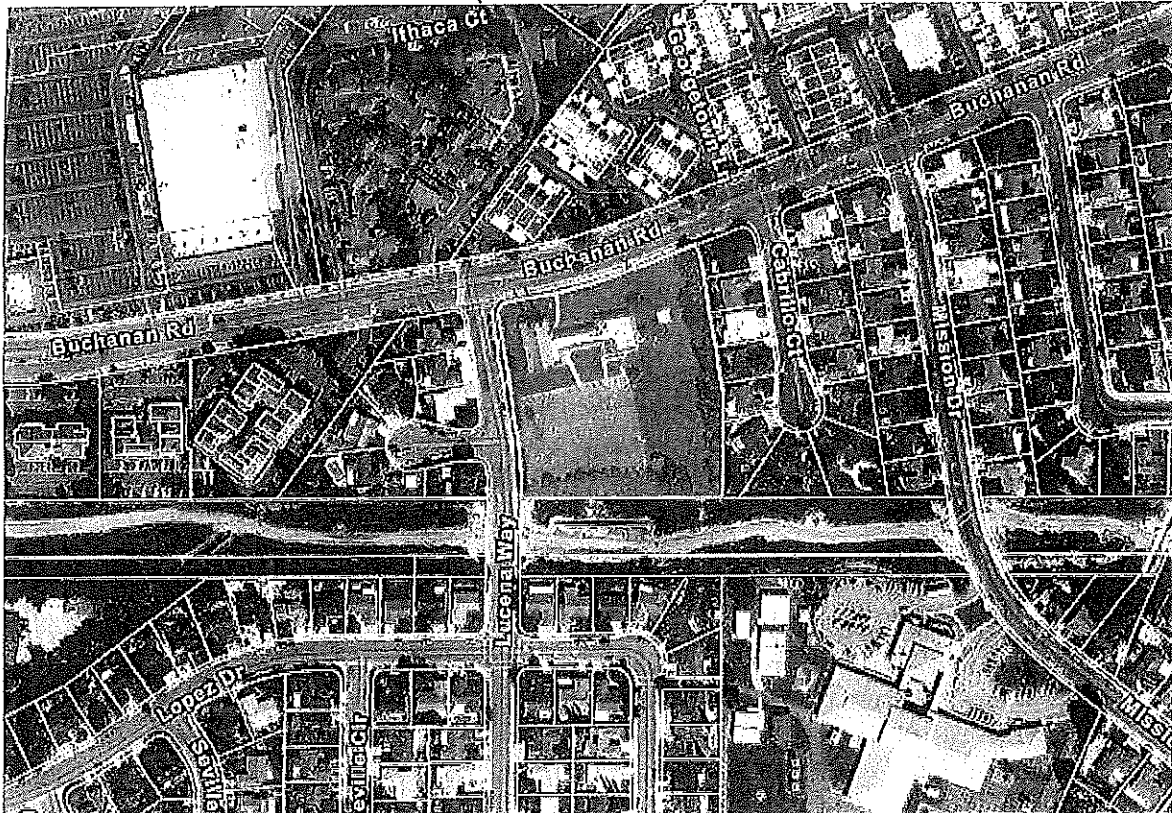
WHAT IS BEING PROPOSED?

V-19-04 – Fence Variance at Antioch Covenant Church – The applicant is requesting a variance from the required front setback in order to place a 6' wrought iron fence a minimum of 5' back from the property line, which equates to 10' back from the face of curb, along Buchanan Road and Lucena Way. A proposed vehicle gate on the Lucena Way frontage will be setback 25' from the face of curb. This project has been determined to be exempt from the California Environmental Quality Act (CEQA).

WHERE IS THE PROJECT LOCATED?

The project is located at 1919 Buchanan Road (APN 076-231-007).

(VICINITY MAP)



Community Development Department

P.O. Box 5007 • 200 H Street • Antioch, CA 94531-5007 • Tel: 925-779-7035 • Fax: 925-779-7034 • www.ci.antioch.ca.us

WHEN AND WHERE WILL THE PUBLIC HEARING BE HELD?

The Zoning Administrator of the City of Antioch will hold a public hearing to review this proposal in the Second Floor Conference Room, City Hall, 200 "H" Streets, at 3:00 p.m. on Thursday, January 9, 2020.

HOW CAN YOU GET INVOLVED?

All interested parties are invited to attend and participate in the public hearings. Written statements in favor of or opposition to the proposal may be filed with the Community Development Department, City Hall, 200 "H" Street (P. O. Box 5007) at any time prior to the hearing. It should be noted that any person who challenges the decision of the City in this matter in court, he or she may be limited to raising only those issues that were raised at the public hearing, or in written correspondence delivered to the City at, or prior to, the public hearing.

In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950 and e-mail: publicworks@ci.antioch.ca.us.

WOULD YOU LIKE TO HAVE MORE INFORMATION ABOUT WHAT IS BEING PROPOSED?

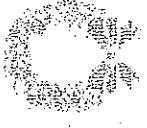
Copies of the proposed plans are available for you to view at the Community Development Department, Second Floor, City Hall, 200 "H" Street, Antioch between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Within 72 hours of the hearing date the meeting agenda and staff report for the project can be viewed online at the City's website at:

<https://www.antiochca.gov/government/agendas-and-minutes/zoning-administrator/>

If you have any specific questions concerning the proposal, you may contact Zoe Merideth, the City staff person responsible for reviewing the proposal, at (925) 779-6122.

CITY OF ANTIOCH
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