

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**December 4, 2024
City Council Chambers**

1. CALL TO ORDER

Vice Chairperson Webber called the meeting to order at 6:30 P.M. on Wednesday, December 4, 2024, in Council Chambers.

2. ROLL CALL

Present: Commissioners Jones, Lutz, Martin, Perez, Vice Chairperson Webber
Absent: Commissioner Hills and Chairperson Riley

Staff: Assistant City Attorney, Kevin Kunding
Economic Development Director, Kwame Reed
Planning Manager, Zoe Merideth
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Vice Chairperson Webber led the Pledge of Allegiance.

Acting Planning Manager Merideth announced Chairperson Riley was reappointed to the Planning Commission and introduced newly appointed Commissioner Perez to the Planning Commission.

4. PUBLIC COMMENT – None

5. CONSENT CALENDAR

5-1. Planning Commission Meeting Minutes November 6, 2024

On motion by Commissioner Martin, seconded by Commissioner Jones the Planning Commission members present unanimously approved Consent Calendar Item 5-1. The motion carried the following vote:

AYES: Jones, Lutz, Martin, Webber
NOES: None
ABSTAIN: Perez
ABSENT: Hills, Riley

6. CONTINUED PUBLIC HEARING

- 6-1 LA2024-0005 | State Density Bonus Law Ordinance Update | Citywide** – The City of Antioch is proposing to repeal and replace Title 9, Chapter 5, Article 35 of the Antioch Municipal Code, Density Bonus Program. The zoning text amendments will ensure compliance with State law, outline application and approval procedures, and include development standards for affordable units constructed under the ordinance.

Planning Manager Merideth presented the staff report dated December 4, 2024, recommending the Planning Commission table this item.

Commissioner Martin thanked staff for their efforts to ensure the City was compliant with State law.

On motion by Commissioner Jones, seconded by Commissioner Martin the Planning Commission members present unanimously tabled LA2024-0005 | State Density Bonus Law Ordinance Update | Citywide. The motion carried the following vote:

AYES: Jones, Lutz, Martin, Perez, Webber
NOES: None
ABSTAIN: None
ABSENT: Hills, Riley

7. NEW PUBLIC HEARING

- 7-1 UP-20-14, AR-20-18, V-21-04 | AMPORTS Antioch Vehicle Processing Facility 2301 Wilbur Ave** - The applicant, APS West Coast, Inc., requests approval of a Development Agreement with the City of Antioch. The proposed Development Agreement would defer certain improvements conditioned upon the project in exchange for payment of a fee to the City based on the number of car carrier trips that access the project site

Acting Planning Manager Merideth presented the staff report dated December 4, 2024, recommending the Planning Commission adopt a resolution recommending the City Council approve the proposed Development Agreement between the City of Antioch and APS West Coast, Inc. for the AMPORTS project.

Randy Scott, General Manager, stated their intent was to further develop the site.

In response to Commissioner Jones, Matthew Visick, Land Use Consultant, stated the land was owned by an out of state, land holding entity and it was under a long-term lease.

Assistant City Attorney Kundinger reviewed the public hearing procedures for this agenda item.

Chairperson Riley opened the public hearing.

Mr. Scott stated they were proposing a phased development of the site.

Chairperson Riley closed the public hearing.

In response to Commissioner Jones, Mr. Scott explained the timeline for the project and provided details for the processing of vehicles.

Economic Development Director Reed provided a history of AMPORTS operation in Antioch and the negotiated truck fee to address the impact the business had on the roadway. He stated AMPORTS wanted the opportunity to generate revenue to make improvements to the site. He noted this would also allow them to operate with no more than 8 vessels per year and they expected the upland improvements to occur in 4 years or 33 vessel trips coming to the facility. He explained that each vessel could carry up to 3000 vehicles. He commented that the estimated revenue generated would be based on the economy, tariffs and market demands. He added that the fees would be captured for each truck in both directions.

Mr. Scott stated they would make site improvements based on the customers' needs.

In response to Commissioner Lutz, Mr. Scott reported that approximately 500 jobs could be generated from this facility. He noted that he was unaware of any other AMPORT location that paid a truck trip fee.

Commissioner Lutz spoke in support of the agreement.

In response to Commissioner Lutz, Director of Economic Development Reed explained that AMPORTS was a privately owned international company and with several facilities in the United States and Mexico. He added that they were a reputable company who wanted the site to produce so it would be beneficial for them to improve the facility.

Mr. Scott added that they had a 40-year lease, and this was a common approach to developing a port.

In response to Commissioner Lutz, Mr. Scott explained that the environmental issue in Benecia was related to the oil refinery and AMPORTS cargo would not be susceptible to that kind of incident.

Planning Manager Merideth added that all mitigation measures outlined in the 2021 mitigated negative declaration would be followed.

Commissioner Martin stated he supported this development agreement.

In response to Commissioner Martin, Planning Manager Merideth explained that the original project approval resolution discussed the Bay Area Air Quality Management District limiting vessel calls to no more than eight calls per year. She stated staff would be working with the developer to monitor vessel calls.

Director of Economic Development Reed added the City would be relying on AMPORTS reporting standards for vessel and truck traffic.

In response to Commissioner Jones, Mr. Scott stated if tariffs impacted vessel traffic, vehicles could come in via rail or truck.

In response to Vice Chairperson Webber, Mr. Scott reported that three vessels had come to the facility this year and trucks come and go daily. He noted the cost for storage of vehicles varied based on customer demand.

Director of Economic Development Reed confirmed the vehicles were currently parked on pavement and they were monitored continuously.

In response to Commissioner Jones, Director of Economic Development Reed confirmed that the money generated from this facility would go to the General Fund.

In response to Commissioner Webber, Director of Economic Development Reed reiterated that the applicant was required to make improvements along their frontage by 4 years or the 33rd vessel coming into the facility.

Mr. Visick clarified that they were not being relieved of an obligation, this was an agreed upon approach so they could make the improvements over time.

Commissioner Martin encouraged the City to use the funds generated from this agreement to make improvements to Wilbur Ave. near this facility.

Director of Economic Development Reed clarified that this agreement would allow AMPORTS to function without making all of the upland improvements that were part of the original entitlement for the land use permit. He noted they were unable to generate enough revenue to do all the upland improvements with 8 vessels per year.

Mr. Visick explained that they had intended to build the entire project out pre pandemic; however, circumstances had changed and based on those changes the goal was to build incrementally.

Mr. Scott reiterated that they proposed the truck trip fee so they could phase the improvements.

Mr. Visick stated it was their expectation that they could have increased the number of ships if there had been more time to gather data. He noted emissions were limited as quantified in the environmental document; however, they could potentially bring back an air quality analysis that showed they could have more ships with the same amount of emissions. He stated they hoped to get enough agreements signed with distributors to rationalize those costs.

On motion by Commissioner Martin, seconded by Commissioner Jones the Planning Commission members present unanimously adopted a resolution of the Planning Commission of the City of Antioch recommending City Council approval of a Development Agreement between the City of Antioch and APS West Coast, Inc., for the AMPORTS Project (UP-20-14, AR-20-18, V-21-04). The motion carried the following vote:

AYES: Jones, Lutz, Martin, Perez, Webber
NOES: None
ABSTAIN: None
ABSENT: Hills, Riley

The Planning Commission congratulated the applicant on receiving approval.

8. REGULAR ITEM

8-1 Housing Legislation Update | Citywide – Staff will provide an update on recent housing legislation.

Planning Manager Merideth presented the staff report dated December 4, 2024. This is an informational item for the Commission and no action is required.

Vice Chairperson Webber opened and closed the public comment period with no members of the public requesting to speak.

Commissioner Martin and Vice Chairperson Webber thanked staff for the update.

9. ORAL/WRITTEN COMMUNICATIONS

Commissioner Lutz announced his resignation from the Planning Commission. He recognized staff and the Commission for their professionalism.

Planning Commissioners stated they had enjoyed working with Commissioner Lutz and wished him well in the future.

10. COMMITTEE REPORTS - None

11. NEXT MEETING: December 18, 2024

Acting Planning Manager Merideth announced the December 18, 2024, and January 1, 2025 Planning Commission meetings were canceled and the next regular meeting would be on January 15, 2025.

12. ADJOURNMENT

On motion by Commissioner Jones, seconded by Commissioner Martin, the Planning Commission members present unanimously adjourned the meeting at 7:37 P.M. The motion carried the following vote:

AYES: Jones, Lutz, Martin, Perez, Webber
NOES: None
ABSTAIN: None
ABSENT: Hills, Riley

Kitty Eiden

KITTY EIDEN, Minutes Clerk