

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**October 16, 2024
City Council Chambers**

1. CALL TO ORDER

Chairperson Riley called the meeting to order at 6:30 P.M. on Wednesday, October 16, 2024, in Council Chambers.

2. ROLL CALL

Present: Commissioners Jones, Lutz, Martin, Gutilla, Vice Chairperson Webber and Chairperson Riley

Absent: Commissioner Hills

Staff: Assistant City Attorney, Brittany Brace
Acting Director of Community Development, Kevin Scudero
Planning Manager, Zoe Merideth
Assistant Planner, Monet Boyd
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Commissioner Gutilla led the Pledge of Allegiance.

4. PUBLIC COMMENT – None

5. CONSENT CALENDAR

5-1. Planning Commission Meeting Minutes September 18, 2024

On motion by Commissioner Gutilla, 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, Gutilla, Webber, Riley

NOES: None

ABSTAIN: None

ABSENT: Hills

6. NEW PUBLIC HEARING

6-1. GP-19-04, MDP-19-01 | Albers Ranch | East of Deer Valley Rd - The project applicant, Lucia Albers, is seeking approval of the Albers Ranch Project, consisting of 294 single-family units, future development of an assisted living facility, and

neighborhood commercial uses and 49.1 acres of open space. Project Location: East of Deer Valley Road/Deer Hill Lane intersection / APNs 057-042-006, 057-050-021

Acting Director of Community Development Scudero presented the staff report dated October 16, 2024, recommending the Planning Commission continue New Public Hearing Item 6-1 to November 20, 2024.

On motion by Commissioner Gutilla, seconded by Commissioner Martin the Planning Commission members present unanimously continued New Public Hearing Item 6-1 to November 20, 2024. The motion carried the following vote:

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

6-2 LA2024-0004 | Downtown Specific Plan Update | Downtown Specific Plan Area - The City of Antioch is proposing text amendments to the Downtown Specific Plan (DTSP) to enable missing middle housing by updating development standards; correct errors; and providing greater clarity in certain sections of the text. The original DTSP was adopted on February 13, 2018. These minor updates will enhance clarity throughout the document, facilitate missing middle housing, and update the land use table to comply with State housing law.

Assistant Planner Boyd presented the staff report dated October 16, 2024, recommending the Planning Commission adopt a resolution recommending the City Council adopt text amendments to the City of Antioch's Downtown Specific Plan (DTSP) to enable missing middle housing, correct mistakes, and provide more clarity in certain sections.

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

In response to Commissioner Martin, Planning Manager Merideth explained properties within the I/RC district would allow for industrial use, but they could not fully develop the site as industrial unless it met minimum lot area requirements.

Acting Director of Community Development Scudero added that the City treated commercial/residential areas differently than industrial/commercial because they were both non-residential uses. He noted it would not be piecemeal development if it was appropriate land use for the area and explained that the proposal would provide flexibility to advance development in some of these areas. He stated they were removing the restrictions on the dual commercial blending land use designations.

Assistant Planner Boyd clarified that missing middle housing was not restricted to the Viera area. She noted an incentive was added to enable missing middle housing in the downtown specific plan and would be permitted in areas that currently allowed duplex and triplex development. Acting Director of Community Development Scudero added that the City was attempting to remove constraints to allow the land use permitted in the zone.

Commissioner Martin expressed concern that minimal setbacks could create safety concerns related to fire.

Acting Director of Community Development Scudero responded that the California building code would dictate the level of fire rating based on the setback from the property lines.

Commissioner Gutilla discussed the importance of setbacks for esthetics, safety and for the homeowner's ability to obtain insurance.

Acting Director of Community Development Scudero responded that he could not speak to insurance; however, there were mandates from the State regarding setbacks, which limited the City to California Building Standards.

Commissioner Martin speaking to Page A33 – Opportunity Site B Policy 4, requested the first sentence relocate, “are permitted” prior to “provided”.

In response to Commissioner Martin and speaking of table 2.1 Allowable Uses and Permit Requirement, Planning Manager Merideth explained the Adult entertainment business was in the table to clarify that it was not allowed downtown.

Commissioner Martin stated he was pleased there were no heavy industrial manufacturing, junkyards or quarry materials storage and processing facilities allowed downtown.

In response to Commissioner Martin, Acting Director of Community Development Scudero reported a flexibility standard was provided in the event the City purchased an existing building with zero setbacks.

Acting Planning Manager Merideth added that Antioch Municipal Code section 9-5.801 allowed for encroachments by items such as eaves, stairs, porches, chimney etc.

In response to Commissioner Lutz, Planning Manager Merideth explained that this agenda item was worked on from home during COVID. Assistant Planner Boyd added that the City was working on their housing element compliance and areas for missing and middle housing, and this effort was to combine those items.

Acting Director of Community Development Scudero added that staff had had their frustrations with the current downtown specific plan and clarified that there had been no projects stalled because requirements were more restrictive; however, there were smaller scaled issues that needed to be addressed. He commented that when this plan was developed there had been many study sessions and this effort focused on a technical update so they could be compliant

with state law and make development more feasible. He explained the land use for duplexes and triplexes had always been allowed and objective design standards would maintain the character of downtown. Additionally, he reported State Accessory Dwelling Unit laws would allow duplexes and triplexes by right.

Commissioner Gutilla supported the City moving away from requiring projects to be done as project specific planned development and providing more infill opportunities. She requested removing the word “less” from Page A93 – second sentence of paragraph 4. She expressed concern that many items in the original downtown specific plan were outdated and had not come to fruition.

Acting Director of Community Development Scudero commented that the downtown specific plan has had significant impact on the ease of locating businesses downtown.

Commissioner Jones thanked Assistant Planner Boyd for her work on the Downtown Specific Plan Update.

In response to Commissioner Jones, Acting Director of Community Development Scudero commented that they tried to reduce barriers for businesses that would create foot-traffic; however, it was up to the market to dictate. He reported economic development was working hard to provide resources and outreach to businesses and more people living in the area would encourage development. He stated he would send the Commissioners a list of properties owned by the City.

In response to Commissioner Gutilla, Acting Director of Community Development Scudero stated that he was not aware of a vacancy tax. He noted the City adopted a commercial infill housing overlay after they recognized an oversaturation of commercial businesses in some areas and developer outreach was part of that process.

In response to Commissioner Martin, Acting Director of Community Development Scudero provided an update on the Economic Development Commission and Department.

In response to Commissioner Webber, Acting Director of Community Development Scudero explained that AB2011 was State law that allowed residential development on commercial properties and superseded the City’s land use authority with more specific requirements.

Planning Manager Merideth clarified that SB6 and AB2011 were very similar and affected slightly different properties with different requirements for prevailing wage, affordability and property size. She noted Antioch’s infill housing objective design standards were tailored to those sites.

In response to Chairperson Riley, Acting Director of Community Development Scudero reported the “L” Street improvement project was in the Capital Improvement Plan (CIP) and the City had received grant funds for that effort. He commented that the “A” Street corridor was more constrained with regards to travel lanes.

In response to Commissioner Gutilla, Acting Director of Community Development Scudero stated in the past there had been discussions to change the names of roadways from the freeway to downtown; however, that effort had not moved forward.

In response to Commissioner Jones, Acting Director of Community Development Scudero stated staff would be reviewing the Implementation and Phasing Plan and addressing items when resources were available.

Planning Manager Merideth added that with limited staffing they had other grant opportunities that needed to proceed to meet State and ABAG mandates. She noted some larger projects were in the CIP and some policies were already being enforced.

Acting Director of Community Development Scudero thanked the Planning Commission for their professionalism and announced with the recent hiring of two Planners they would be able to bring more items forward including those to address State mandates.

On motion by Commissioner Martin, seconded by Commissioner Gutilla the Planning Commission members present unanimously adopted the resolution recommending the City Council adopt text amendments to the City of Antioch’s Downtown Specific Plan with the following changes:

- ***Page A33 – Opportunity Site B Policy 4 first sentence move “are permitted” prior to “provided”***
- ***Page A93 – paragraph 4 second sentence remove the word “less”***

The motion carried the following vote:

AYES:	<i>Jones, Lutz, Martin, Gutilla, Webber, Riley</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Hills</i>

7. ORAL/WRITTEN COMMUNICATIONS

Acting Director of Community Development Scudero recognized tonight as Commissioner Gutilla’s last meeting and her service on the Planning Commission.

Commissioner Gutilla thanked staff and the Commission and stated she had enjoyed her time volunteering on the Planning Commission. She noted she felt proud to be involved in decisions made and hoped to serve again in the future.

Commissioner Martin and Chairperson Riley stated it was a pleasure working with Commissioner Gutilla.

In response to Commissioner Martin, Acting Director of Community Development Scudero explained that the City of Pittsburg had requested the Buchanon Road extension be removed

from the East Contra Costa Fee and Financing Authority (ECCRFFA) project list so they could allocate the money to more feasible projects that would benefit the region.

- 8. **COMMITTEE REPORTS - None**
- 9. **NEXT MEETING: November 6, 2024**

Acting Planning Manager Merideth announced that staff would be bringing items to the Planning Commission on November 6, 2024, and the Albers Ranch project was continued to November 20, 2024.

In response to Commissioner Jones, Planning Manager Merideth explained that the Albers Ranch project was on the agenda this evening since the Public Hearing notices had been posted. She noted staff then determined that the project was not ready to be heard, so staff's recommendation was that it be continued to November 20, 2024.

10. ADJOURNMENT

On motion by Commissioner Gutilla, seconded by Commissioner Jones, the Planning Commission members present unanimously adjourned the meeting at 7:50 P.M. The motion carried the following vote:

AYES:	<i>Jones, Lutz, Martin, Gutilla, Webber, Riley</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Hills</i>

Kitty Eiden
KITTY EIDEN, Minutes Clerk