

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**August 1, 2018
City Council Chambers**

Chair Parsons called the meeting to order at 6:32 P.M. on Wednesday, August 1, 2018 in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 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 P.M. on Wednesday, August 8, 2018.

ROLL CALL

Present: Commissioners Zacharatos, Motts, Martin and Chair Parsons
Absent: Commissioner Schneiderman, Vice Chair Turnage
Staff: Planning Manager, Alexis Morris
Associate Planner, Zoe Merideth
Project Manager, Scott Buenting
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: June 6, 2018

On motion by Commissioner Zacharatos, seconded by Commissioner Motts, the Planning Commission approved the minutes of June 6, 2018, as presented. The motion carried the following vote:

***AYES: Zacharatos, Motts, Martin and Parsons
NOES: None
ABSTAIN: None
ABSENT: Schneiderman, Turnage***

NEW PUBLIC HEARING

2. **Z-18-06 – Accessory Dwelling Unit Ordinance Amendment** – The City of Antioch is proposing text amendments to Section 9-5.3805 - Accessory Dwelling Units of the Zoning Ordinance to comply with new state laws relating to Accessory Dwelling Units, including, but not limited to, clarifying that accessory dwelling units may be built on properties zoned to allow a single-family or multifamily use, allowing accessory dwelling units to be built in conjunction with a proposed single-family dwelling, and reducing some parking requirements. The proposed ordinance would be applicable city-wide. This project is exempt from the California Environmental Quality Act.

Associate Planner Merideth presented the staff report dated July 27, 2018, recommending the Planning Commission approve the attached resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) making text amendments to section 9-5.3085 Accessory Dwelling Units of the Zoning Ordinance to comply with new state laws related to Accessory Dwelling Units.

In response to Commissioner Motts, Associate Planner Merideth explained that properties with Accessory Dwelling Units would be required to abide by the Antioch Municipal Code parking restrictions.

In response to Commissioner Zacharatos, Associate Planner Merideth responded that based on the ordinance a property owner needed to live in one of the units and the City could not regulate how many vehicles a property owner or renter could have on site.

Commissioner Martin commented that language in the ordinance discussed tandem parking occurring “on a driveway or any other location on the lot” which he believed could allow for parking on unimproved surfaces.

Associate Planner Merideth explained that the language referenced was a definition that came from State law and reiterated that the Antioch Municipal Code limited where parking could occur on a lot.

Planning Manager Morris added that some of the State language was unclear and may conflict with the Antioch Municipal Code; however, there was no requirement that indicated the City could not enforce their parking regulations other than the number of spaces.

Chair Parsons questioned if there would be additional metering of utilities for the accessory dwelling units.

Associate Planner Merideth clarified that the Ordinance specifically did not allow for the subdivision of the property.

RESOLUTION NO. 2018-20

On motion by Commissioner Martin, seconded by Commissioner Zacharatos, the Planning Commission approved the attached resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) making text amendments to section 9-5.3085 Accessory Dwelling Units of the Zoning Ordinance to comply with new state laws related to Accessory Dwelling Units. The motion carried the following vote:

AYES: Zacharatos, Motts, Martin, and Parsons
NOES: None
ABSTAIN: None
ABSENT: Turnage and Schneiderman

NEW ITEM

- 3. Brackish Water Desalination** - Staff recommends that the Planning Commission receive public comments on the Draft Environmental Impact Report (EIR) for the Antioch Brackish Water Desalination Project. The meeting is not to debate or discuss the merits of the project, but to receive verbal comments that will be responded to in the Final EIR. An action from the Planning Commission is not needed at this time, but just the receiving of public comments.

Project Manager Buenting introduced Consultant Scott Weddle, Carollo Engineers, to give the presentation.

Consultant Scott Weddle and with Carollo, gave a PowerPoint presentation which included which included the following information:

- Project Background, Objectives and Overview
- Conceptual Site Plan
- Desalination Process
- Wet and Dry Year Operations – Raw Water Use
- Brine Disposal

Commissioner Martin questioned if the EIR took into consideration the higher concentration of minerals in the brine stream that would be released back into the river following the desalination process.

Mr. Weddle explained that the brine stream had been studied and resulted in the environmental impacts being insignificant.

Commissioner Motts questioned if the new water intakes would have advanced protections for aquatic life.

Mr. Weddle responded that there would be new fish screens installed which were designed and constructed in accordance with recent technology to minimize impacts to sensitive species. He noted the conceptual design had multiple fish screens that would

allow for less pull toward the intake screens which allowed fish to pass by without being entrained into the screens. Additionally, there would be an option to revert back to CCWD if an incident prevented them from in-taking water from the river.

Jim O'Toole, Environmental Science Associates, Project Director for preparation of EIR gave a PowerPoint presentation which included the following information:

- Purpose of California Environmental Quality Act (CEQA) and the EIR process
- CEQA Process
- Resource Topic Analysis for EIR
- Levels of Environmental Impact
- Impacts Identified Less than Significant / No Impact
- Impacts Identified Potentially Significant and Mitigation Measures

He announced the comment period would close August 13, 2018, and they invited the public to provide verbal comments this evening and/or written comments to Scott Buenting - sbuenting@ci.antioch.ca.us.

Denise Skaggs, Antioch resident, stated she supported the project. She explained that she lived in the area and was concerned that the EIR had not addressed the noise impacts for residents living on View Drive. She suggested a sound wall or another mechanism be considered to lessen the impact of the new facility. Additionally, she noted water pressure was inadequate in the area and an emergency/evacuation plan should be addressed.

Chair Parsons encouraged Ms. Skaggs to submit her concerns in writing.

ORAL COMMUNICATIONS

Commissioner Martin announced that Assistant City Engineer Filson had retired.

Chair Parsons announced that Commissioner Conley had resigned and there was a vacancy on the Commission.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported that TRANSPLAN meetings had been cancelled.

ADJOURNMENT

Chair Parsons adjourned the Planning Commission at 7:24 P.M.

Respectfully Submitted,
Kitty Eiden