

AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
3RD & "H" STREETS

WEDNESDAY, FEBRUARY 2, 2005

7:30 P.M.

NO PUBLIC HEARINGS WILL BE HEARD AFTER 10:00 P.M.

APPEAL

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, FEBRUARY 9, 2005.**

ROLL CALL

7:30 P.M.

Commissioners	Martin, Chairperson
	Azevedo, Vice Chairperson
	Delgadillo
	Henry
	Long
	Langford
	Weber

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

- 1. APPROVAL OF MINUTES:**
 - a) 12/1/04
 - b) 12/15/04

2. **PD-04-16, PW 357-310-04, UP-04-34, AR-04-47** – Janin Associates requests approval of a new Planned Development, Use Permit, Design Review, and Minor Subdivision for the construction of two single family homes. The project site is approximately .99 acres and is located at 1840 East Eighteenth Street (APN 051-170-048).

Staff recommends that this item be withdrawn.

3. **PW 357-311-04- Delta Pacific LLP** requests approval of a subdivision to create 21 parcels from 6 existing parcels for the purposes of a commercial condominium on parcels 1, 16,17 and 18 of existing “subdivision 6417, USS Industrial Park” (14.5 Acres). The properties are located along Vern Roberts Circle (APN 074-051-007, 008 and 031, and 074-052-035).
4. **PW 357-304-04- Alpha Way Minor Subdivision-** Ann Lewald and Jason Yen request approval of a minor subdivision that subdivides the existing single large parcel at the intersection of 18th Street and Alpha Way into two parcels (APN 068-041-028, 013, 014).
5. **PD-04-11, UP-04-24 – Mill Creek Development** requests approval of a Planned Development and Use Permit application to develop an approximately 82,000 square foot retail shopping center on approximately 9.5 acres located on the northeast corner of Lone Tree Way and Hillcrest Avenue (APN 056-012-024, 025).

Staff recommends that this item be continued to March 2, 2005.

6. The City of Antioch is requesting amendments to the City’s Zoning Ordinance, Title 9 Article 40 “Residential Development Allocation (RDA)”, to address a number of procedural requirements along with other changes to Article 40 “Residential Development Allocation”. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA). File Z-05-01.

Staff recommends that this item be continued to February 16, 2005.

* * * END OF CONSENT CALENDAR * * *

NEW PUBLIC HEARING

7. **UP-04-19, Z-04-03, V-04-14 – Mark Marcotte** requests approval of a Use Permit, a Variance from minimum setback requirements, a Tentative Map and

a Rezone to develop a 60 unit condominium complex on approximately 3.2 acres located at the southeast corner of James Donlon Boulevard and Tabora Drive (APN 072-011-062).

8. **UP-04-20, PW 357-04-32 – Simpson Housing Solutions** requests approval of a Use Permit to construct a 69-unit affordable family apartment community and a tentative map to create five parcels from two existing parcels, one parcel for the apartment community and four parcels for a future phase of four single family homes. The project site is approximately 5.04 acres in size and is located at 701 and 705 Wilbur Avenue (APN 065-110-006, 007). A Negative Declaration has been prepared for this project.

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

Update on Post Office Maintenance

COMMITTEE REPORTS

ADJOURNMENT