

**AGENDA**  
**CITY OF ANTIOCH PLANNING COMMISSION**  
**ANTIOCH COUNCIL CHAMBERS**  
**THIRD & "H" STREETS**

**WEDNESDAY, FEBRUARY 18, 2015**

**6:30 P.M.**

**NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.**  
**UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION**  
**TO HEAR THE MATTER**

**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 25, 2015**.

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments". Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

**ROLL CALL**

**6:30 P.M.**

Commissioners

Hinojosa, Chair  
Motts, Vice Chair  
Miller  
Westerman  
Zacharatos

**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:** None

\* \* \* END OF CONSENT CALENDAR \* \* \*

**NEW PUBLIC HEARING**

2. **UP-14-12 – EAST BAY INDOOR SOCCER** – Ruben Herrera requests approval of a Use Permit to establish and operate an indoor soccer facility, including soccer fields, seating area, offices, and a reception area. The project site is located within a former auto service building. No exterior modifications to the building, other than painting, are proposed. The project site is located at 1825 W. 10<sup>th</sup> Street (**APN 074-053-03**).

STAFF REPORT

**NEW ITEM**

3. CalTrans/CCTA Landscaping Presentation

STAFF REPORT

**ORAL COMMUNICATIONS**

**WRITTEN COMMUNICATIONS**

**COMMITTEE REPORTS**

**ADJOURNMENT**

**Notice of Availability of Reports**

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission’s consideration. These materials include staff reports which explain in detail the item before the Commission 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 2<sup>nd</sup> floor of City Hall, 3<sup>rd</sup> and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. 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.



**Notice of Opportunity to Address the Planning Commission**

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the “Public Comment” section on the agenda.

**Accessibility**

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

**STAFF REPORT TO THE PLANNING COMMISSION  
FOR CONSIDERATION AT THE MEETING OF FEBRUARY 18, 2015**

**Prepared by:** Cindy Gnos, Raney Contract Planner   
**Reviewed by:** Alexis Morris, Acting Senior Planner   
**Date:** February 13, 2015  
**Subject:** UP-14-12 – Use Permit for East Bay Indoor Soccer

**RECOMMENDATION**

It is recommended that the Planning Commission **APPROVE** a use permit (UP-14-12) allowing the establishment and operation of East Bay Indoor Soccer to be located within a former auto service building at 1825 W. 10<sup>th</sup> Street (APN: 074-053-003).

**REQUEST**

The applicant, Ruben Herrera, is requesting approval of a Use Permit (UP-14-12) to allow the establishment and operation of an indoor soccer facility in a former auto service building at 1825 W. 10<sup>th</sup> Street.

**BACKGROUND**

The existing building contains 16,000 square feet and was formerly used for automotive service. The site contains 41 parking spaces. An aerial photograph of the site is included as Attachment A.

**ENVIRONMENTAL**

As no physical improvements outside of the existing building are necessary to support the proposed project, staff is recommending that the proposed project be Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to section 15301 – Existing Facilities. Paragraph (a) of this exemption section of CEQA exempts projects that result in “interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances”, and that involve negligible or no expansion of use. A Notice of Exemption is included as Attachment B.

**ANALYSIS**

**Issue #1: Project Overview**

The proposed East Bay Indoor Soccer (project) consists of the reuse of the former automotive service building. The existing building is located on a one-acre parcel and contains a building approximately 16,000 square feet in size. The proposed project will

renovate the interior and create two youth soccer fields, seating areas, offices, and a reception area. The applicant has indicated that only one soccer game will be played at a time and that the games will be scheduled to allow 45 minutes between the end of one game and the start of another. One soccer field is of a size to support a game for five players on each team. The other soccer field is of a size to support a game for seven players on each team. Each team will contain approximately 10 players, resulting in a maximum of 20 players per game. In addition, the site will typically have three staff per shift. The applicant anticipates, with the players, people watching each game, and staff, a maximum of 35 people would be at the site at a time. The hours of operation will be from 9:00 a.m. to 9:00 p.m. seven days of week.

The overall size and footprint of the building will not change. All the proposed improvements are contained within the existing building, with the exception of the relocation of the trash enclosures and striping of the parking lot. A proposed floor plan is included as Attachment E.

**Issue #2: General Plan, Zoning Consistency, and Land Use**

The General Plan designation of the property site is Business Park. The site is zoned Planned Business Center (PBC) District, which is intended to accommodate office centers with limited warehouse type retail and commercial activities. Section 9-5.3803 of the Zoning Code allows a health club/fitness center with a use permit in the PBC zone. A health club/fitness center is the most similar use to the proposed project.

The surrounding land uses and zoning designations are noted below.

North:	Commercial and Recreation / M1 Zoning
South:	Commercial / PBC Zoning
East:	Commercial / PBC Zoning
West:	Commercial / PBC Zoning

**Issue #3: Changes to the Building and Site**

The applicant is not proposing changes to the exterior building elevations. The building has been recently painted. All modifications will be within the existing building. The project also includes the relocation of the on-site trash enclosures and restriping of the parking lot. The proposed project may include new signage; however, no details have been provided by the applicant. The installation of any signage in the future would have to comply with the requirements in the Zoning Ordinance.

The interior of the building will be renovated to accommodate the indoor soccer use. The renovation will include four offices and a reception area at the 10<sup>th</sup> Street entrance of the building. In addition, a small area for storage will be created. The existing restroom will remain. Two soccer fields, of two different sizes will be created within the building. Seating for spectators will also be provided.

#### **Issue #4: Parking**

The existing site contains 41 off-street parking spaces. The Zoning Ordinance, Section 9-5.1703.1 outlines parking requirements by use. As noted in the land use discussion, the use is most closely aligned with health club/fitness center. However, when it comes to parking, health clubs require one parking space for each 200 square feet of floor space, resulting in the need for 80 parking spaces. Given that the proposed use takes place primarily in open field areas, the health club parking requirements are excessive.

In order to determine the appropriate parking requirements for this project, staff researched the approach of other cities to parking for indoor recreational uses. The range of requirements is extremely varied. Some cities stick to a basic square footage based requirement, ranging from 1 space for every 250 square feet to 1 space for every 750 square feet. One city required 35 spaces per field plus 1 space for each 3 fixed seats plus 1 space for each 210 net square feet of other area. One approach was 1 space per 1,000 square feet of open training floor plus 1 per 200 square feet of office and seating area. Several cities required a parking study and determined it through use permit review. The City of Antioch does have some commercial, recreational and entertainment uses which use differing standards. For example, a golf course requires 4 spaces per hole plus 1 per 200 square feet of floor area. A skating rink requires 1 space per 3 fixed seats, and/or 1 per 35 square feet of seating area if there are no fixed seats; plus 1 space per 75 square feet of floor area for skating. Tennis and racquetball clubs require 4 spaces per court. This discussion in the Zoning Ordinance, however, does not address indoor soccer facilities.

Because the applicant has proposed to limit the facility to one game at a time with 45 minutes in between each game to eliminate the need for overlap, with an estimate of 35 people maximum at a game, staff believes that the facility can be accommodated in the existing 41 spaces on site. These operational limitations have been included as conditions of approval.

#### **ATTACHMENTS**

- A: Aerial Photo
- B: Notice of Exemption
- C: Applicant's Project Summary
- D: Site Plan
- E: Floor Plan

**CITY OF ANTIOCH PLANNING COMMISSION  
RESOLUTION NO. 2015-\*\***

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION  
APPROVING A USE PERMIT (UP-14-12) FOR OPERATION OF THE EAST BAY  
INDOOR SOCCER FACILITY**

**WHEREAS**, the City of Antioch received a request from Ruben Herrera, on behalf of East Bay Soccer, for a use permit to allow operation of an indoor soccer facility in a former automotive service building located at 1825W. 10<sup>th</sup> Street.

**WHEREAS**, this project is categorically exempt from the provisions of CEQA pursuant to CEQA Guideline section 15301 – Existing Facilities; and

**WHEREAS**, the Planning Commission duly gave notice of public hearing as required by law; and,

**WHEREAS**, the Planning Commission on February 18, 2015, duly held a public hearing, received, and considered evidence, both oral and documentary, and

**WHEREAS**, the Planning Commission does determine:

1. The granting of such conditional use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The use of an indoor soccer facility, as conditioned, will not be detrimental to the public health or welfare or injurious to the property or improvements because the use will occupy an existing building that is large enough to accommodate the use. Thus, the use will not affect any surrounding businesses or properties.

2. The use applied at the location indicated is properly one for which a use permit is authorized.

The site is zoned Planned Business Center. The proposed indoor soccer center is considered a health club/fitness use that is allowed with a use permit in this zone. The proposed use, as conditioned meets the standards of the Antioch Municipal Code for such a use.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The existing building and parking are adequate in size and shape to accommodate an indoor soccer facility. The site has adequate parking, seating, and space to accommodate the proposed use.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The site is accessed from W. 10<sup>th</sup> Street which is adequate in width and pavement type to carry the traffic generated by the proposed use.

5. That the granting of such use permit will not adversely affect the comprehensive General Plan.

The indoor recreation use is consistent with the Business Park land use designation of the General Plan and will not adversely affect the implementation of the comprehensive General Plan.

**NOW THEREFORE BE IT RESOLVED** the Planning Commission of the City of Antioch does hereby **APPROVE** the use permit (UP-14-12) to allow the establishment and operation of East Bay Indoor Soccer located at 1825 W. 10<sup>th</sup> Street, subject to the following conditions and the findings for the conditions, which are attached to this resolution as Exhibit A:

**A. GENERAL CONDITIONS**

1. 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.
2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City, or as amended by the Planning Commission.
3. No building permit will be issued unless the plan conforms with the site plan and floor plan as approved by the Planning Commission and the standards of the City.
4. This approval expires two years from the date of approval (expires February 18, 2017), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or 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.



5. 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.

**B. FIRE REQUIREMENTS**

1. All requirements of the Contra Costa County Fire Protection District shall be met:
  - a. The developer shall submit three (3) complete sets of plans and specifications of the subject project, including plans for any of the following required submittals, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. The required resubmittals include tenant improvement plans, fire sprinklers, and fire alarm (105.4.1) CFC, (901.2) CFC, (107) CBC.
  - b. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to "CCCFPD" (Contra Costa Fire Protection District).

**C. FEES**

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

**D. PROPERTY MAINTENANCE**

1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
2. The project shall comply with Property Maintenance Ordinance Section 5-1.204. No final landscape and irrigation plan shall be considered to be complete without an approved maintenance agreement reflective of standards contained in Section 5-1.204 (G).
3. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
4. No signs shall be installed on this site without prior City approval.

**E. USE REQUIREMENTS**

1. One game may occur in the facility at a time with the maximum of 35 people, including players, coaches, and fans.
2. Each game shall be separated by a minimum of a 45 minute gap between the end of one game and start of the next.

3. Occasional special events, such as tournaments or other large events may occur in the facilities, including the outdoor areas, upon approval of an administrative use permit.
4. All signs shall comply with the requirements of the Zoning Ordinance.
5. The trash enclosure shall be covered and have exterior finishes similar in type and color of the main building. The applicant shall submit details of the trash enclosure for Planning staff review and approval.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 18<sup>th</sup> day of February 2015.

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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SECRETARY TO THE  
PLANNING COMMISSION

**EXHIBIT A**

**EAST BAY INDOOR SOCCER (UP-14-12)**

**FINDINGS IN SUPPORT OF CONDITIONS OF APPROVAL**

**A. GENERAL CONDITIONS**

1. The project is being pursued by a developer, and the City's responsibility is to promote orderly development within the City. This condition is necessary to protect the City from the financial and time expenses for defending challenges to land use entitlements or environmental reviews that are financially benefitting the applicant, particularly given the City's own financial challenges.
- 2-3. In order for the project to be constructed to the City's approved standards, the plans need to adequately reflect the changes made by the Planning Commission, and City staff needs to inspect the site for compliance with the conditions of approval prior to final inspection approval. These conditions protect the public safety, health, and general welfare of the users of the project and surrounding commercial and other uses by providing an adequate reflection of the approved project prior to the issuance of building permits and a follow-up site inspection to ensure the project was built as conditioned.
4. The regulatory environment of land development and base line conditions change frequently; therefore, this condition is necessary to ensure any project going forward is subject to the most current regulations in order to promote the public health, safety, and welfare in the City of Antioch.
5. The project takes City time and staff to process development applications through the land use entitlement process. The development of property is at the benefit of the applicant; therefore, the conditions are necessary to ensure the applicant pays the expenses to process the application rather than having that burden placed on the taxpayers for another's benefit, and satisfies all necessary requirements to make use of public lands that serve the project site.

**B. FIRE REQUIREMENTS**

1. The Contra Costa County Fire Protection District provides fire services for the City of Antioch and follows the California Fire Code. The conditions of approval are necessary on the project to protect the public health and provide for the safety and welfare of life and property from fire and explosion hazards or dangerous conditions in new buildings, existing buildings, structures, and premises; and to provide safety and assistance to fire fighters and emergency responders during emergency operations.

**C. FEES**

1. The City of Antioch provides existing infrastructure such as streets, utilities, traffic signals, schools, public right-of-way, parks, flood mitigation improvements, parks, and police services. The fees required by the condition of approval serve two functions: 1) to provide mitigation for the project's fair share impact and the project's responsibility of costs for the existing infrastructure due to the increase in population and 2) to mitigate the costs of additional infrastructure and maintenance necessary due to the impact of the project. The conditions of approval are necessary to mitigate impacts to public infrastructure from deterioration as well as provide additional infrastructure to serve the additional population.

**D. PROPERTY MAINTENANCE**

- 1-4. These conditions are necessary to ensure that the project site is kept in good working order to ensure adequate trash collection, avoid localized flooding, reduce fire risks, and ensure the continued health, safety, and welfare of the project environs.

**E. USE REQUIREMENTS**

- 1-3. The use contemplated under this use permit is based upon the applicant's representation of the number of users and game time management of the facility. These limitations ensure that adequate on-site parking is available for the facility.
- 4-5. The proposed sign and trash enclosure must meet all the requirements of the Antioch Zoning Ordinance.

ATTACHMENT "A"



# ATTACHMENT "B"

## Notice of Exemption

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**To:**  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**From:** City of Antioch  
200 H Street  
P.O. Box 5007  
Antioch, CA 94509

County Clerk-Recorder  
County of Contra Costa  
555 Escobar Street  
Martinez, CA 94553

**Project Title:** East Bay Indoor Soccer

**Project Location – Specific:** 1825 W. 10<sup>th</sup> Street, in Antioch

**Project Location – City:** City of Antioch

**Project Location – County:** Contra Costa

**Description of Project:** Use Permit (UP-14-12) allowing the establishment and operation of East Bay Indoor Soccer to be located in a former automotive service building at 1825 W. 10<sup>th</sup> Street (APN: 074-053-003).

**Name of Public Agency Approving Project:** Planning Commission of the City of Antioch.

**Name of Person or Agency Carrying Out Project:** City of Antioch

**Exempt Status:** (*check one*)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. Section 15301 Existing Facilities
- In-Fill Development Projects (Sec. 15332)
- Not a "Project" as defined in Section 15378.

**Reasons why project is exempt:**

The project is considered Categorically Exempt under Section 15301 Existing Facilities. The project will use an existing building and needs no exterior construction or site modifications, other than restriping of the parking lot to support the proposed use. The proposed development occurs within city limits on a 1-acre parcel in a commercial area substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all existing utilities and public services.

**Lead Agency**

**Contact Person** Cindy Gnos, Contract Planner

Area Code/Telephone/Extension 916-799-0431

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: \_\_\_\_\_  
Mitch Oshinsky  
Interim Director of Community Development

Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_

# ATTACHMENT "C"

New Proposal

Re: 1825 w 10<sup>th</sup> St, Antioch ca 94509

To: City Of Antioch , Alexis Morris

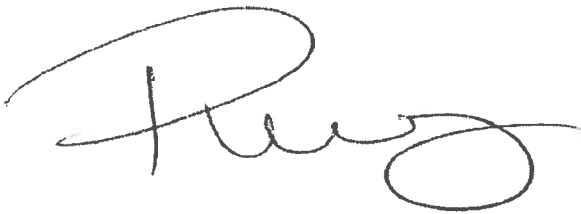
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CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT

To Whom It May Concern,

Previously I submitted documents to the City of Antioch expressing that east Bay Indoor Soccer was going to have a consistent flow of about 60+ people at the location at once. I used this number because it simply was an average that I had estimated, but I realistically had no real evidence that this number was correct. I currently find myself changing the operations which will be held in our Antioch East Bay Indoor Soccer facility which I believe will be an easier process for both The City of Antioch and for me the new owner of 1825 w 10<sup>th</sup> st Antioch Ca. We will be open Monday-Friday 2pm-9pm and Saturday and Sunday 10am-5pm and we will only be having 1 game at a time in our facility. We will be conducting our own league therefore we will manage game times and schedules of all play within our facility. Each Soccer game consists of two 20 minute half's with a 10 minute break in between. After every game we will have a break of 45 minutes in between games so that it gives all the players enough time to exit our facility before the next game begins. Each team consists of 8 players so each game will have 16 players in total plus the referee. By making these changes and using this method, we are expecting to have an average of 30 people every 45 minute games and have an additional 45 minutes so players can exit before next team arrives. I am aware of the parking situation in our facility and strongly believe that by using this method gives everyone enough time to participate in our Indoor Center and Exit in conferrable time manner, and gives us more than enough parking stalls so everyone is accommodated. East Bay Indoor Soccer will also have 3 staff at all times in the facility supervising and making sure everything is up to par. It is my intent to work with the City Of Antioch and Bring a Safe and Fun Environment to our city and community and make sure we follow all guidelines. Thank You



Ruben Herrera

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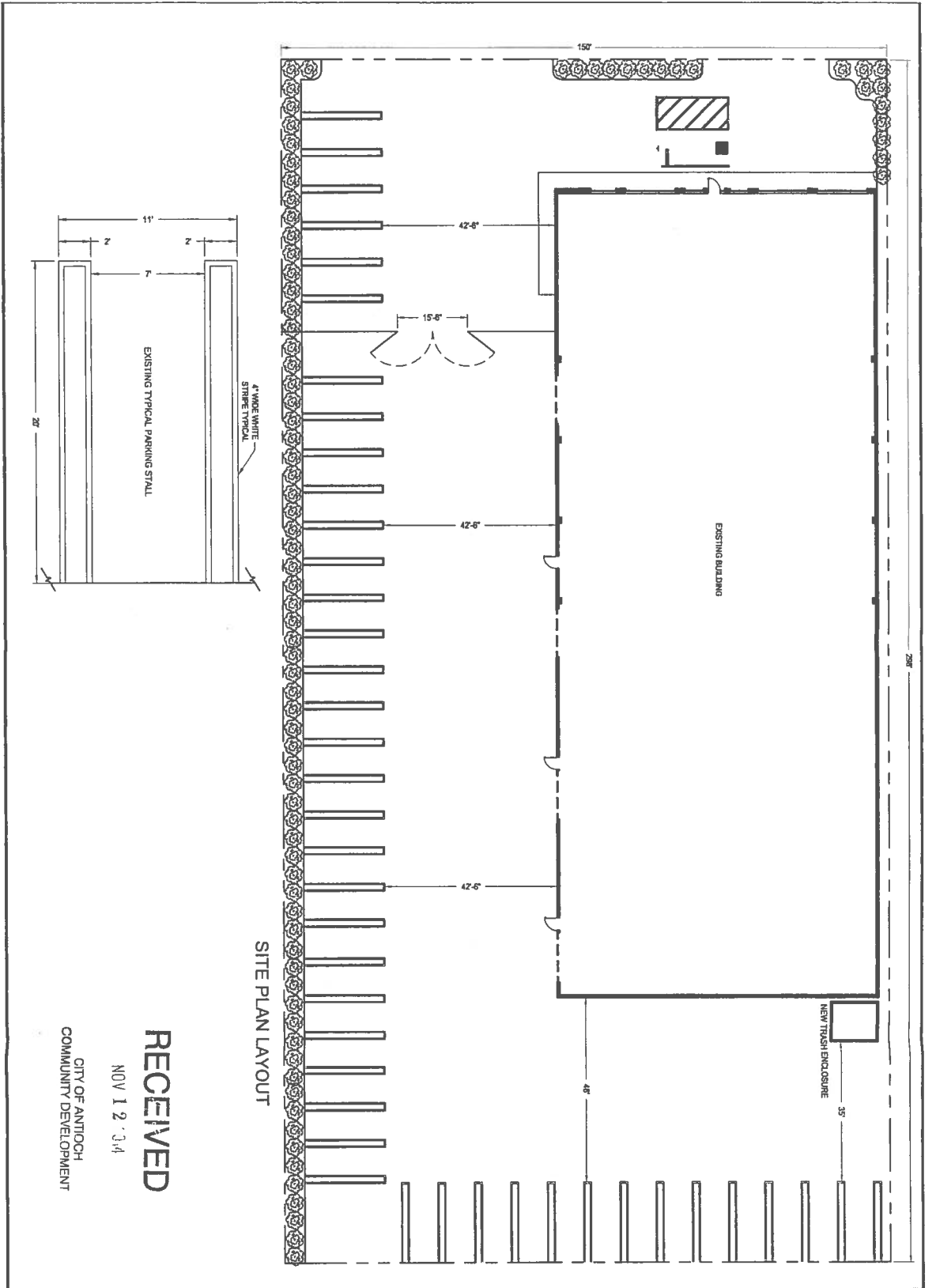
CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT

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 NOV 12 2014  
 CITY OF ANTIOCH  
 COMMUNITY DEVELOPMENT



**SOCGER RECREATION**  
 1825 W. 10TH STREET  
 ANTIOCH, CA.

ADDRESS:  
 1825 W. 10TH STREET  
 ANTIOCH, CA.

ISSUE	DATE
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4	-

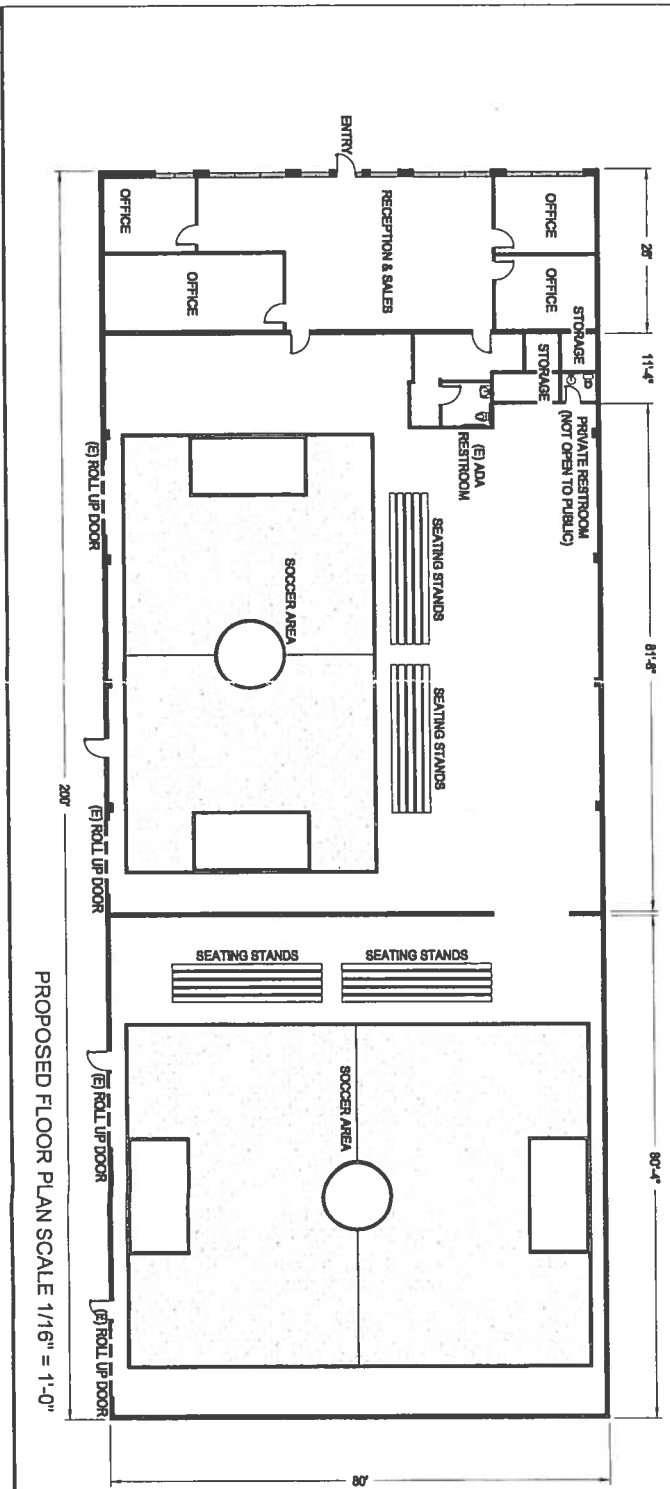
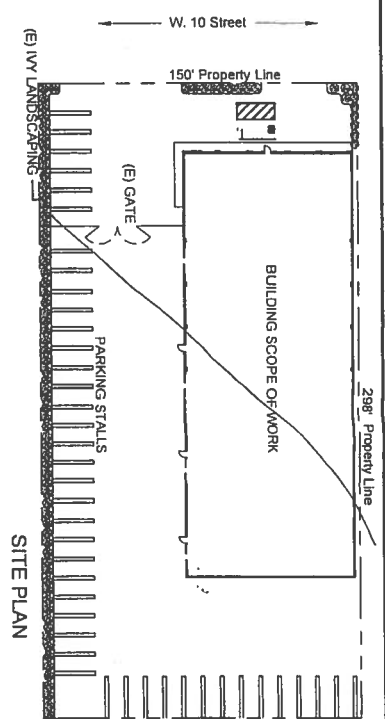
SHEET TITLE	
SITE PLAN	
SHEET NUMBER	
A-2	

D /



SITE INFORMATION:  
 (A.P.N.) PARCEL #: 074-055-003  
 APPLICANT: RUBEN HERRERA  
 CONTACT #: 925-399-0222  
 SITE ADDRESS:  
 1825 W. 10TH STREET  
 ANTIOCH, CA.

SITE SIZE:	44,700 SQUARE FT.
BUILDING SQ. FOOTAGE:	16,000 SQUARE FT.
NUMBER OF FLOORS OF CONSTRUCTION:	1 FLOOR
AMOUNT OF OFF STREET PARKING:	40 AND 1 ADA VAN
PERCENTAGE OF LANDSCAPING:	1 PERCENT



PROPOSED FLOOR PLAN SCALE 1/16" = 1'-0"



**SOCCER RECREATION**  
 1825 W. 10TH STREET  
 ANTIOCH, CA.

ADDRESS:  
 1825 W. 10TH STREET  
 ANTIOCH, CA

ISSUE DATE
1 -
2 -
3 -
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SHEET TITLE  
**FLOOR PLAN**

SHEET NUMBER  
**A-1**

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RECEIVED  
 SEP 23 2014  
 CITY OF ANTIOCH  
 COMMUNITY DEVELOPMENT



**DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
MEMORANDUM**

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**To:** Planning Commissioners  
**From:** Alexis Morris, Acting Senior Planner  
**Date:** February 13, 2015  
**Subject:** **Item #3: Caltrans/CCTA Landscaping Presentation**

Representatives from Caltrans and CCTA will be making an oral presentation discussing the latest concepts for the SR4 Landscape design. A PowerPoint presentation will be available at the Planning Commission meeting.