AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

ANTIOCH COUNCIL CHAMBERS 3RD & "H" STREETS

WEDNESDAY, APRIL 6, 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**, **APRIL 13, 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) 3/2/05 b) 3/16/05
- 2. UP-04-33 The Antioch Youth Sports Complex, Inc. requests approval of a Master Use Permit to allow light industrial uses on the undeveloped eastern portion of the existing sports complex south of Wilbur Ave, located between the northern terminus of Wymore Lane and the southern terminus of Wilbur Lane.

Staff recommends that this item be continued to April 20, 2005.

CONTINUED PUBLIC HEARING

- 3. **PD-04-10 Laurel Ranch** The Bixby Company, LLC requests approval of a Final Planned Development, rezone to the Planned Development district and Vesting Tentative Map in order to create 216 lots intended for single family home development and an approximately 11.3 acre commercial lot located at the north end of the East Lone Tree Specific Plan area, west of the future Highway 4 Bypass.
- 4. PD-04-15, Z-05-04, UP-04-32, V-05-01 Hillcrest Medical Office Building, LLC requests approval of a Final Development Plan, PD rezoning, Use Permit, and parking stall variance for an approximately 36,000 square foot, four-story medical office building located near the southwest corner of the intersection of Hillcrest Avenue and Wildflower Drive.

NEW PUBLIC HEARING

- 5. V-04-13 Somersville Towne Center Parking Variance Macerich Partnership L. P. requests approval of a variance for a reduction from the required number of parking stalls for Somersville Towne Center located at 2550 Somersville Road.
- 6. UP-02-10 Starbuck's Somersville Towne Center United Growth requests approval of a use permit for the construction of a Starbucks pad building with drive-thru window located at approximately the northeast corner of the Somersville Towne Center, south of the intersection of Delta Fair Blvd. and Somersville Road.
- 7. UP-04-31 Deer Valley Business Park, Parcel 4 BE Deer Valley, LLC, requests approval of a use permit to construct five office buildings totaling 34,800 s.f. on 3.55 acres located at the southwestern corner of Deer Valley Road and Country Hills Drive.
- 8. PD-03-05, UP-03-23, Z-04-01, PW 668 Blacksmith Homes LLC (Castle Companies), requests that the Planning Commission recommend approval of a revision to a City Council Condition of Approval for the Los Vinedos Subdivision located on the east side of Wilson Street, approximately 600 feet south of East 18th Street and north of the existing Almondridge subdivision.

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT