

**AGENDA**  
**CITY OF ANTIOCH PLANNING COMMISSION**  
**ANTIOCH COUNCIL CHAMBERS**  
**3<sup>RD</sup> & "H" STREETS**  
  
**WEDNESDAY, APRIL 16, 2003**  
**7:30 P.M.**  
**REGULAR MEETING**  
**NO PUBLIC HEARINGS WILL BE HEARD AFTER 10:30 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 23, 2003.**

**ROLL CALL              7:30 P.M.**

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| Commissioners | Long, Chairperson<br>Weber, Vice Chairperson<br>Moore<br>Henry<br>Martin<br>Berglund |
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**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.

- APPROVAL OF MINUTES:**              February 19, 2003  
    March 5, 2003

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

## **CONTINUED PUBLIC HEARINGS**

2. **RDA-03-02 Through RDA-03-07**– Recommendation to continue consideration of RDA applications to April 30, 2003.

## **NEW PUBLIC HEARINGS**

3. **UP-02-26, V-02-11 – RICK BRANCHINI** requests approval of a Use Permit and Variance to remodel an existing gas station, add a car wash, and construct a fueling canopy 16 feet from a street property line. The Municipal Code requires a minimum 20 foot setback from a street property line for fueling canopies. The site is located at the southwest corner of Hillcrest Ave. and E. Tregallas Road.  
(APN 052-013-010)
4. **UP-02-4/A – MIRA VISTA HILLS, UNIT #13 – Albert D. Seeno Construction Co.** requests approval of a Use Permit to allow the construction of 95 single family dwelling units on a an approximately 91 Acre site. The site lies approximately 2,200 feet south of James Donlon Blvd, at the southerly extension of Warbler Drive and Finch Court. (APN: 075-052-018)
5. **V-03-02 – ZANGARI VARIANCE – Timothy West** requests approval of a Variance from height restrictions for an existing faux rock landscape feature and a lattice fence located in the front yard of a single family residence (APN 056-270-032) located at 5117 Deerspring Way, approximately 520 feet south of Lone Tree Way and approximately 1,115 feet east of Hillcrest Ave.

## **ORAL COMMUNICATIONS**

## **WRITTEN COMMUNICATIONS**

## **COMMITTEE REPORTS**

RDA Committee Update - Request for a list of community benefits from the Commission.

## **ADJOURNMENT**