

**ANNOTATED
AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
200 "H" STREET**

WEDNESDAY, MAY 16, 2018

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, MAY 23, 2018**.

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

6:32 P.M.

Commissioners	Parsons, Chair
	Turnage, Vice Chair
	Zacharatos
	Motts
	Conley
	Martin
	Schneiderman

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:** **April 18, 2018** **APPROVED**

* * * END OF CONSENT CALENDAR * *

STAFF REPORT

NEW PUBLIC HEARING

2. **UP-18-03 – Palabra de Dios Community Center** – Ruben Herrera requests approval of a use permit to operate a community center for community focused workshops and classes and general assembly uses for up to 250 people at an existing building and amusement center. The project site is located at 501 Auto Center Drive. This project has been found to be Categorical Exempt for the requirements of the California Environmental Quality Act (**APN 074-130-080**).

RESOLUTION NO. 2018-16

ORAL COMMUNICATIONS

STAFF REPORT

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT 7:21 pm

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 2nd floor of City Hall, 200 “H” Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee) or on our website at:

<http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/docs/Project-Pipeline.pdf>

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 MAY 16, 2018**

Prepared by: Zoe Merideth, Associate Planner *ZM*
Reviewed by: Alexis Morris, Planning Manager *AM*
Date: May 11, 2018
Subject: Palabra de Dios Community Center (UP-18-03)

RECOMMENDATION

It is recommended that the Planning Commission approve a Use Permit (UP-18-03) to operate a community center for community focused workshops and classes and general assembly uses at an existing building and amusement center. The project site is located at 501 Auto Center Drive (APN: 074-130-080).

REQUEST

The applicant, Ruben Herrera, is requesting approval of a Use Permit to allow the establishment and operation of a community center for community focused workshops and classes and general assembly uses at the former Golf N Games amusement center. The assembly use for the community center would be housed in the site's former arcade building. The previously approved, existing miniature golf course and batting cages would also be operated by the community center and open to the public.



BACKGROUND

In 1989, the Design Review Board and City Council approved a Use Permit and Design Review application to construct the amusement center with a building to house an 83 game arcade and snack bar, two miniature golf courses, and a batting cage. In 1991, the Planning Commission approved a request to expand the amusement center with a number of additional amusements. Ultimately, the go-kart track from the 1991 approval was constructed. The site is currently vacant. The current use permit would authorize the general assembly uses at the site.

ENVIRONMENTAL

The proposed project has been deemed Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to section 15301 – Existing Facilities, Class 1. This Exemption applies to projects that would involve “negligible or no expansion of an existing use.”

ANALYSIS

Issue #1: Project Overview

The proposed Palabra de Dios Community Center would reuse the former amusement center at the site (Attachment B). The existing building, amusements, and parking lot are located on an approximately 3.33 acre lot.

The community center would be based inside the existing two-story building at the site. Modifications are not proposed to the interior or exterior of the building. The arcade games were already removed from the building. Previously, the first story was used as the arcade, and contains an assembly space, bathrooms, a café area, storage, and family room. The first story contains an approximately 5,000 square foot assembly area. The seating for the space would consist of moveable chairs that are not fixed to the floor. The upstairs is approximately 2,000 square feet in size and contains offices, a meeting room, a bathroom, a kitchenette, and loft area.

The applicant states the assembly uses would include community workshops and general assembly. Examples of workshops that would be provided include music classes, art classes, dance classes, and community focused workshops. The applicant is also proposing allowing the space to be available to groups, such as religious congregations or community groups, on a first come, first served basis for general assembly.

In addition to the assembly uses, the proposed community center would operate the existing miniature golf course and batting cages. The community center would provide staff members to run the amusements.

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

The General Plan designation for the site is Downtown Specific Plan Focus Area. The site falls within the Downtown Specific Plan's Commercial – Regional (C-R) land use district. An assembly use for over 30 people requires the issuance of a Use Permit. The amusement uses previously received a use permit.

The surrounding land uses and zoning designations are noted below.

North: Industrial and Open Space / Downtown Specific Plan OS and OP-B
South: Vacant / Downtown Specific Plan C-R
East: Open Space / Downtown Specific Plan OS
West: Recreation / Light Industrial (M-1)

Issue #3: Parking

The existing site contains 63 off-street parking spaces, including two accessible spaces. Four of these spaces are blocking the existing westernmost driveway at the site. These parking spaces appear to have been added after the site was initially developed and are not part of the approved site plan. Blocking this driveway affects entry and exit to the site and Fire Department access. Staff has added a recommended Condition of Approval that states that these parking spaces and the chain blocking the driveway shall be removed. Therefore, the following parking calculations are based off of 59 parking spaces.

Antioch Municipal Code § 9-5.1703.1 requires clubs and lodges to provide 1 parking space per 100 square feet of floor area which is used for assembly purposes. Based on the site plan, approximately 5,500 square feet (the assembly area, the "family room", and upstairs meeting room) would be used for assembly. Based on the Antioch Municipal Code, 55 parking spaces would be required for the assembly use.

The original amusement center approval, and subsequent approval to add additional amusements, determined that 60 spaces provided adequate parking for the entire site and all amusements. These calculations included a 28 parking space demand for the arcade use and 9 total spaces for the second phase of amusements, including the go-kart track. Based on the amusements that would operate at the site under the current proposal, 23 parking spaces would be required.

Based on the above parking calculations, the site would be unable to accommodate both a large assembly use and an operating amusement center concurrently, as there would be a 19 space deficit at the site. When only the amusements are in use, however, 36 parking spaces would still be available at the site. Based on the Antioch Municipal Code requirements of 1 parking space per 100 square feet of floor area used for assembly purposes, 3,600 square feet of assembly space could be used simultaneously with the amusements. Based on the California Building Code occupancy requirements for assembly uses, 240 people would be able to occupy 3,600

square feet of assembly space. Therefore, staff has added a recommended Condition of Approval that limits the assembly uses to a maximum of 240 people when the amusements are also open to the public. The recommended Condition of Approval would allow a large private event to use the amusements as part of their event.

With the recommended Condition of Approval limiting the number of people at the site, staff believes the existing parking lot would adequately accommodate the proposed uses for the site.

ATTACHMENTS

- A: Resolution
- B: Applicant's Project Summary

ATTACHMENT "A"

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2018-****

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
APPROVING A USE PERMIT (UP-18-03) FOR OPERATION OF PALABRA DE DIOS
COMMUNITY CENTER**

WHEREAS, the City of Antioch received a request from Ruben Herrera for a use permit to allow the establishment and operation of a 7,540 square foot community center for community focused workshops and classes and general assembly uses at an existing building and amusement center.

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 May 16, 2018, 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 a community center, 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 proposed assembly use 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 a community center. As conditioned, 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 West 6th 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 assembly use is consistent with the Downtown Specific Plan Focus Area 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-18-03) to allow the establishment and operation of Palabra de Dios Community Center located at 501 Auto Center Drive, subject to the following conditions:

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 May 16, 2020), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, the community center commences operation, if a building permit is not required, 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. FEES

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

C. FIRE REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met.

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.
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. PROJECT SPECIFIC REQUIREMENTS

1. This use permit applies to public assembly conducted in a 7,540 square foot space at Palabra de Dios Community Center at 501 Auto Center Drive. Any alterations to the proposed uses or changes to the site shall be approved by the Community Development Director and may require the review and approval of a new Use Permit.
2. All conditions included in the previous approvals for the site (Design Review Board Resolution No. 89-21, City Council Resolution No. 89-118, and Planning Commission Resolution No. 91-61) shall be complied with except as modified herein.
3. The chain and four parking spaces that are blocking the westernmost driveway on West 6th Street shall be removed prior to the commencement of the community center activities or the reopening of the amusement center, whichever occurs first.
4. The westernmost driveway on West 6th Street shall remain functional at all times.
5. Wheel stops shall only be used in handicap parking spaces, if required.

6. A minimum of one parking space per 100 square feet of assembly area shall be provided on site.
7. If more than 240 people occupy the site for assembly uses at one time, then the amusements shall be closed to the public.
8. The go-kart track shall not be used.
9. Music and all other noise shall be kept within the 80 decibel limit and at the property line cannot exceed 75 decibels as required by the City of Antioch Municipal Code. Audible music should not be heard outside the premises.
10. Alcohol sales or distribution are prohibited on site. The applicant may apply for a use permit to sell or consume alcohol at the site in the future.
11. No activity on site shall take place after midnight unless approved through a supplemental administrative use permit.
12. The applicant may be subject to a Planning Commission hearing, per Section 9-5.2707.1 of the City of Antioch Municipal Code, if the Antioch Police Department must respond to this property as a result of complaints received due to incidents related to the operation of a community center at 501 Auto Center Drive. If the Planning Commission determines that the conditions of approval are not met or the use has become a public nuisance or otherwise a threat to public health, safety, or welfare, it can result in revocation of the use permit or imposition of a fine.

* * * * *

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 16th day of May 2018.

AYES:
NOES:
ABSTAIN:
ABSENT:

Forrest Ebbs
Secretary to the Planning Commission

ATTACHMENT “B”

RECEIVED

MAR 29 2018

PALABRA DE DIOS COMMUNITY CENTER

**CITY OF ANTIOCH
COMMUNITY DEVELOPMENT**

The plan is to make of the existing building and design classification a family focused community center.

The community center will be nonprofit driven. We plan to hold weekly activities to benefit the general public.

The weekly activities will be targeted purposely to cater to different age groups including but not limited to infants through seniors.

The activities consist of personal development workshops and family wellbeing material/conferences.

We plan to have 2-4 workshops per week.

- 1- Mondays: Music, dance and art classes from 7:00 – 9:30 pm
- 2- Wednesdays: General session from 7:00 – 9:30 pm
- 3- Fridays: Youth focused workshops from 7:00 – 9:30pm
- 4- Sundays: General session from either 9:00 – 11:00 am or 11:30 – 1:30 pm

Note: We will allow Churches to use our facility for Services with a maximum attendance of 250 People in order to have accurate parking for members. (Service times will be first come-first serve basis)

Note: all Activities (workshops, general sessions, church services, etc.) will be on a First come-first serve basis)

Note: there will be 250 Folding Chairs in Center (chairs will be Mobile)

All activities that require child care will have a kids program to put in place in order to provide for that as needed.

As far as the exterior of the building consisting of batting cages and the mini golf course, those would be open to the public as well but during different operating hours.

The hours of operation for both activities would be open for reservations by individuals as well as groups as permitted within the hours allowed by the city.

The hours of operation open to the public would be as follows:

Monday – Friday: 12:00 – 9:00 pm

Saturday & Sunday: 10:00 am – 10:00 pm

Because we are a non-profit organization we would have trained volunteers assisting with the business operation as required upon demand.

The business operation is low risk and is based in its majority on customer service.

B1

Note: All mini-golf Play will be FREE.

The golf course activity will be limited at up to 72 players participating at a time as permitted by the game guidelines, there will be safety supervision/assistance at every 3 holes for a total of 6 assistants/safety supervisors.

The batting cages activity will be limited at up to 12 users at a time, there will be 3 safety supervision/assistance staff, 1 per every 2 cages.

Our purpose as a Family Community Center is to be aligned with the future development and growth of the City of Antioch.

We will bring exposure to make the city known by attracting traffic of people. The long term goal of our organization and its business operations is to offer a program that is free of charge and is intended to influence our community as a whole.

The impact that we will create will result in the increase of peace and tranquility of our town and reduce rate of the violence by inviting all our attendees to care for, respect and protect our city.

The assembly space is 7,000 sq. ft. and will allow maximum occupancy of up to 250 seats that will give space to provide for all fire and safety guidelines as indicated by pertaining authorities.

There are 68 on-site parking spaces that include 4 handicapped reserved spots.

Note: No changes will be made to Parking or Interior. We will use the Facility As is.

A handwritten signature in black ink, appearing to read 'Ruben Herrera', with a large, sweeping flourish at the end.

Ruben Herrera, Owner

925-339-0222 Phone