

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

WEDNESDAY, JUNE 1, 2011

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 **THURSDAY, JUNE 9, 2011.**

ROLL CALL **6:30 P.M.**

Commissioners	Westerman, Chair
	Baatrup, Vice Chair
	Langford
	Johnson
	Azevedo
	Travers
	Manuel

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: May 4, 2011

* * * END OF CONSENT CALENDAR * * *

CONTINUED HEARING

2. **Z-11-02, GP-11-01, PW 683, PD-08-03, UP-08-14 – Tierra Villas** – Mission Peak Homes requests approval of an ordinance to rezone from Planned Development to Planned Development and approval of a Vesting Tentative Map, a Final Planned Development, and a Use Permit in order to create 115 lots intended for single family home development. A General Plan amendment is also requested to the Circulation Element to not connect Prewett Ranch Road from its current terminus to Heidorn Ranch Drive. Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Report Program is also being considered. The project is generally located in the southeastern portion of Antioch along the western side of Heidorn Ranch Road, south of Lone Tree Way (APNs: 056-130-013, -015, -017, and -018).

NEW PUBLIC HEARINGS

3. **UP-11-06, V-11-03 – Chase Bank, Inc.** requests approval of a use permit for a drive through ATM and approval of a variance for the landscape setbacks on both Somersville Road and Delta Fair Boulevard. The project is located at 2010 Somersville Road (APN: 074-122-036).
4. **UP-11-07/AR-11-04 – Meritage Homes** requests approval of a Use Permit and Design Review to introduce a new project type to the residential subdivision located at Hillcrest Avenue and Hidden Glen Drive (various parcel numbers).

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT

Notice of Availability of Reports

This agenda is a summary of the 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, 3rd 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 Thursday 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.