

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

WEDNESDAY, AUGUST 1, 2007

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, AUGUST 8, 2007.**

ROLL CALL

7:30 P.M.

Commissioners

Travers, Chair
Azevedo, Vice Chair
Brandt
Delgadillo
Martin
Long

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 * * *

CONTINUED HEARING

2. **UP-07-04 – Floran Antioch Care Home** – Florinda Yambao requests approval of a Use Permit to expand a single family home in order to operate a residential care facility for the elderly at 1921 Blue Mountain Court (APN: 055-030-016).

NEW PUBLIC HEARINGS

3. **PDP-07-02 – Highlands Ranch Phase II** - West Coast Home Builders, Inc. requests review of a Preliminary Development Plan, which is not an entitlement, for the development of 194 acre mixed use project consisting of 18,000 square feet of retail space, 295,000 square feet of office/flex space, 306 high density residential units, 896 single family homes and a five acre park. A portion of the project is outside of the City of Antioch's city limits, but within the City of Antioch's Sphere of Influence. The project is located south of Buchanan Road on the east and west sides of Somersville Road (**APNs 089-150-013, 076-101-030, 031, 032, 034**).
4. **UP-07-03 – Tobinworld II** - MS Walker and Associates, Inc. requests the approval of a use permit for a 9,600 square foot school for developmentally disabled or emotionally disturbed students from elementary school to high school. The project is part of Parcel 4 of Deer Valley Business Park, which is located on the south corner of Deer Valley Road and Country Hills Drive (**APN 055-071-090**).
5. **UP-07-07 – 1700 4th Street** - FPA Antioch Associates, LP requests the approval of a use permit for the purposes of occupying an existing vacant industrial building in the Planned Business Center (PBC) District and developing a master use list for future occupancy of the building. The project is located at 1700 4th Street (**APN 089-074-040-047**).

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT