

AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
3RD & "H" STREETS

WEDNESDAY, AUGUST 17, 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, AUGUST 24, 2005.**

ROLL CALL 7:30 P.M.

Commissioners	Azevedo, Chairperson
	Langford, Vice Chairperson
	Delgadillo
	Henry
	Long
	Martin

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) 6/1/05
 - b) 6/15/05
 - c) 7/6/05
 - d) 7/20/05

2. **V-04-15 - Sbranti Builders** requests approval of a variance for the side front, and rear setbacks associated with their proposed construction of a duplex located at the southwest corner of third and “D” Streets.

Recommended Action: It is recommended that the Planning Commission table this item.

* * END OF CONSENT CALENDAR * *

CONTINUED PUBLIC HEARING

3. **Z-05-03 - The City of Antioch** proposes to amend TITLE 9, CHAPTER 5 ARTICLE 31: CONDOMINIUM CONVERSIONS (Residential) of the City of Antioch Municipal Code to bring the Article into conformance with State of California law, and to address application submittal requirements, property development standards and minimum property improvements, and Home Owner Association formation, funding, and related topics.

NEW PUBLIC HEARING

4. **UP-05-11 - Karen M. Sylvester** requests approval of a Use Permit to establish a day care center for 34 children from infant to age six located at 5100 Sims Mountain Court.
5. **UP-05-17 - Guggenheim Capital, LLC** requests approval of a use permit for the construction of a Starbucks with drive through window at 2621 Somersville Road.

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT