

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

**Regular Meeting
6:30 p.m.**

**January 15, 2014
City Council Chambers**

CALL TO ORDER

Chair Hinojosa called the meeting to order at 6:30 p.m. on Wednesday, January 15, 2014, in the City Council Chambers. She stated that 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 decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Monday, January 27, 2014.

ROLL CALL

Present: Commissioners Pinto, Miller and Westerman
Chair Hinojosa and Vice Chair Motts
Absent: Commissioner Baatrup
Staff: Senior Planner, Mindy Gentry
City Attorney, Lynn Tracy Nerland
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

NEW PUBLIC HEARING

3. AutoZone proposes to amend the General Plan from High Density Residential to Neighborhood Commercial and the East Lone Tree Specific Plan from Medium High Density Residential (R_H) to Community Retail, to rezone the property to Planned Development (PD), and to secure approval of a Final Development Plan, variance, use permit, and design review to develop a 7,928-square-foot AutoZone store. The proposed commercial building is 26 feet in height and would include an 8-foot monument sign with a stone veneer to match the building. The project would also include 22 on-site parking spaces, an 8,274-square-foot loading area, 5,222 square feet of formal landscaping, and 1,443 square feet of sidewalks.

OPENED PUBLIC HEARING

On Motion by Commissioner Westerman and seconded by Commissioner Pinto, the Planning Commission continued this item to February 5, 2014.

AYES: *Hinojosa, Motts, Pinto, Miller and Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Baatrup*

CONSENT CALENDAR

1. **Approval of Minutes:**
 - 1A. November 6, 2013
 - 1B. November 20, 2013
 - 1C. December 4, 2013

Chair Hinojosa pulled the December 4, 2013, Minutes.

On motion by Commissioner Westerman, and seconded by Commissioner Motts, the Planning Commission approved the Minutes of November 6, 2013 and November 20, 2013.

AYES: *Hinojosa, Motts, Pinto, Miller and Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Baatrup*

On motion by Chair Hinojosa, and seconded by Commissioner Pinto, the Planning Commission approved the Minutes of December 4, 2013.

AYES: *Motts, Pinto, Miller and Westerman*
NOES: *None*
ABSTAIN: *Hinojosa*
ABSENT: *Baatrup*

END OF CONSENT CALENDAR

CONTINUED ITEM

2. The City of Antioch is proposing General Plan and zoning ordinance amendments to revise the Residential Development Allocation Program. This item was continued from November 20, 2013.

SP Gentry provided a summary of the staff report dated January 9, 2014.

Chair Hinojosa clarified with CA Nerland that this is a regular public hearing item.

OPENED PUBLIC HEARING

CLOSED PUBLIC HEARING

Commissioner Motts confirmed with staff that the Planning Commission feedback, direction, and recommendations have all been rolled into this resolution and that while there will not be metering at this time, there is a mechanism in place.

Commissioner Pinto confirmed with Commissioner Westerman that his previous comments from the previous meeting had been taken into account.

Chair Hinojosa stated that she has no problems with what staff is proposing and that she is prepared to move this item forward.

CA Nerland clarified that the motion made is for both resolutions.

RESOLUTION NO. 2014-01

On motion by Commissioner Pinto and seconded by Commissioner Westerman, the Planning Commission recommends that the City Council ADOPT the attached ordinance amending Title 9, Chapter 5, Article 40 of the Antioch Municipal Code.

AYES: *Hinojosa, Motts, Pinto, Miller, and Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Baatrup*

RESOLUTION NO. 2014-02

On motion by Commissioner Pinto and seconded by Commissioner Westerman, the Planning Commission recommends that the City Council amend Sections 3.3.1 and 3.6 of the Growth Management Element of the General Plan as shown in Exhibit A (incorporated herein by reference).

AYES: *Hinojosa, Motts, Pinto, Miller, and Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Baatrup*

ORAL COMMUNICATIONS

CA Nerland said that there is a new City Manager, Steve Duran, who comes from the City of Hercules. She informed the Planning Commission about the upcoming community cafes.

Commissioner Motts and Chair Hinojosa commented on the Northern Waterfront event held last Friday.

SP Gentry gave an update on the Northeast Annexation and stated that the next Planning Commission meeting will be on February 5th.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts said that there will be a Transplan meeting tomorrow night.

ADJOURNMENT

Chair Hinojosa adjourned the Planning Commission at 6:55 p.m.

Respectfully Submitted,
Cheryl Hammers