

**CITY OF ANTIOCH  
PLANNING COMMISSION  
REGULAR MEETING**

**Regular Meeting  
7:30 p.m.**

**January 16, 2008  
City Council Chambers**

Chairman Travers called the meeting to order at 7:35 p.m. on Wednesday, January 16, 2008, in the City Council Chambers.

Chairman Travers 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 date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Wednesday, January 23, 2008.

**ROLL CALL**

Present: Commissioners Westerman, Johnson, Delgadillo, Brandt, Trail,  
Vice Chairman Azevedo and Chairman Travers  
Staff: Deputy Director Community Development Wehrmeister  
Associate Planner Gentry  
Community Development Technician, Kim Stahl  
Planning Consultant Gillarde  
Traffic Engineer Bernal  
Assistant City Attorney Hawkins  
Minutes Clerk Lawson

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

Chairman Travers announced that Item Nos. 2 and 4 would be pulled from the Agenda and if and when they come back will be re-noticed.

***On motion by Commissioner Azevedo, and seconded by Commissioner Delgadillo, the Planning Commission moved to continue Agenda Item Nos. 2 and 4 to a date certain.***

***AYES: Azevedo, Delgadillo, Westerman, Johnson, Brandt, Trail and Travers***

**CONSENT CALENDAR**

1. Approval of Minutes: None

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## **END OF CONSENT CALENDAR**

### **CONTINUED PUBLIC HEARINGS**

2. **UP-07-16 – In Shape Health Club Exterior Pool Features – In Shape Health Club, Inc., requests approval of a Use Permit to install three exterior water features including two pool slides and a spray fountain at the existing health club. The project is located at 4065 Lone Tree Way (APN 072-012-212).**

***Item No. 2 was pulled from the agenda and will be re-noticed when the applicant resubmits.***

3. **MDP-06-02 – Deer Valley Estates – Allied Investments requests review of a Master Development Plan and a Planned Development Rezone for a 136 unit single family home subdivision on an approximately 38 acre parcel. The project site is located in the southern portion of the City of Antioch and is bounded by Deer Valley Road to the west and Wellness Way and the Kaiser Hospital medical facilities to the south.**

Planning Consultant Gillarde provided an overview of the Staff Report dated January 11, 2008, and referred to a displayed wall map that depicted the proposed project site. She further noted that the applicant has requested that a change be made to the Development Standards on page 4 of the Staff Report and that the maximum number of units of 140 be stricken. Staff has agreed with this request given that the density would remain at four dwelling units per acre, which is consistent with the General Plan.

### **OPENED PUBLIC HEARING**

Paul Lopez, Allied Investments, representing the Applicant, stated that he agreed with staff and the Staff Report, in regards to the recommendations and changes that have been made. He further stated that the applicant would conform to City Standards, in terms of the streetscape, and that discussions are ongoing with the holder of the pipeline easement regarding its relocation. He requested that he reserve the right to address this issue at a later date, if discussions fail, but felt the applicant was on the correct path to having this issue resolved.

In responding to Commissioner Westerman regarding the storm drain, Mr. Lopez stated that the pipeline is already in place and is designed to meet the setbacks required by the City, with respect to gaining access to the storm drain, as well as street maintenance. Commissioner Westerman clarified that his main concern was to address the petroleum pipelines.

In response to Commissioner Brandt, Mr. Lopez stated that the applicant preferred not to have a Homeowners Association (HOA), but this issue is being investigated and the applicant will do his due diligence to minimize the costs to the homeowners if an HOA is applied to the project. Commissioner Brandt felt this was important, in terms of the park. The applicant further addressed noise mitigation measures, in terms of daily hospital related noises, and noted that he was currently in discussions with Kaiser regarding the sound wall and would submit a copy of the agreement at the time an agreement is reached.

Commissioner Azevedo wanted to ensure that RV parking is addressed due to the recent City Ordinance passed by the City Council.

Kathy Jakabcin, resident, referred to her letter that was addressed and included within the Staff Report, dated December 5, 2007. She requested a copy of the displayed map and felt that a resolution could be reached between the City's Public Works and Engineering Departments regarding her concerns.

### **CLOSED PUBLIC HEARING**

Commissioner Trail expressed a concern to the project being too close in proximity to the hospital, in terms of noise and activity and stated that she was not inclined to support the project.

Commissioner Brandt made the following comments on the Master Development Plan:

- The interior noise mitigation for future homeowners needed additional attention.
- The lot design should contain more varied lots to eliminate the present cookie cutter pattern.
- The RV parking issue must be addressed.
- The landscaped setback on Deer Valley Road should be 35 feet to match the property and the setback to the north.
- If an HOA is not implemented and the park is less than 5 acres, the park should be eliminated.
- If the pipeline is not relocated, Lot Nos. 27-31 should be reconfigured to provide homeowners with the ability to construct a usable backyard.
- The project's internal circulation should be rethought; traffic should be dispersed more evenly throughout the project, rather than funneling onto a few streets.

Commissioner Azevedo made the following comments on the Master Development Plan:

- The project's site plan is disappointing and does not exhibit a lot of imagination.
- More diversity is needed in the housing product provided by the project.
- The lots should have varied setbacks so that the houses are staggered, versus the linear lineup now provided by the site layout.

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- The roadway should be constructed to reflect a more natural traffic calming design.

Chairman Travers referred to a letter contained within the Staff Report from Mr. and Mrs. Cleese. He also made the following comments on the Master Development Plan:

- The setbacks for, and articulation of, the units should be staggered.
- If the pipeline remains, adequate easements for Lot Nos. 27-31 must be provided, as the backyards as proposed are useable. The easement could be configured as a greenway.
- The noise issues with the Kaiser Medical Facility must be addressed, but they should not be cause to preclude development of the site.

**RESOLUTION NO. 2008-01**

***On motion by Commissioner Brandt, and seconded by Commissioner Johnson, the Planning Commission recommended adoption of the Deer Valley Estates Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and recommended approval of an Ordinance to rezone 38 acres, comprising the Deer Valley Estates Project Site (APN 057-022-013), from Study Zone (S) to Planned Development District (PD).***

**AYES:** Brandt, Johnson, Azevedo, Delgadillo, Westerman and Travers  
**NOES:** Trail

4. **Z-07-01 – RDA Ordinance Update – The City of Antioch is requesting amendments to the City’s Zoning Ordinance, Title 9, Article 40 “Residential Development Allocation” (RDA), to address several development allocation processing requirements.**

***Item No. 4 was continued to a date certain.***

**NEW PUBLIC HEARINGS**

5. **UP-07-13 – Antioch Armory – Allan Tong requests approval of a Use Permit for firearm sales. The project site is located at 625 West Third Street (APN 055-300-059).**

Deputy Director Community Development (DDCD) Wehrmeister provided a summary of the Staff Report dated January 11, 2008.

Commission Trail excused herself, due to a conflict of interest.

**OPENED PUBLIC HEARING**

Allen Tong, applicant, spoke to the improvements and upgrades that he planned to add to his store and stated that he has had no past instances that have occurred at the present location.

Commissioner Azevedo asked Mr. Tong if he was in agreement with the Staff Report and all conditions of approval, wherein Mr. Tong stated that he agreed.

Alan Thelen, resident, stated that he was in favor of this Use Permit and felt this business has and will be an asset to the community.

Antioch Police Captain Cantando stated that in reviewing past records, there are no concerns on the part of the Police Department. Per Commissioner Delgadillo's comments, he felt that the gun display would be safely secured in the area provided by the applicant.

Thomas Adair, resident, stated his support of the applicant's request.

**CLOSED PUBLIC HEARING**

Commissioner Azevedo stated his approval of the applicant's request.

**RESOLUTION NO. 2008-02**

***On motion by Commissioner Delgadillo, and seconded by Commissioner Azevedo, the Planning Commission approved a request from Antioch Armory for approval of a Use Permit to operate a retail sporting goods store at which firearms will be sold in an existing building located at 625 Third Street (APN 066-062-007).***

**AYES:** Delgadillo, Azevedo, Westerman, Johnson, Brandt and Travers  
**ABSTENTION:** Trail

A recess was taken at 8:40 p.m. and reconvened at 8:45 p.m.

- 6. PD-06-04, UP-06-21 – Hillcrest Summit – Bedrock Ventures requests approval of a Planned Development Rezone, Final Planned Development, and Use Permit for a mixed use development of offices and retail. The project site is located approximately 250 feet south of the intersection of Hillcrest Avenue and East Tregallas Road. A Mitigated Negative Declaration will also be considered (APN's 052-100-055 and -056).**

Associate Planner Gentry provided a summary of the Staff Report dated January 11, 2008.

**OPENED PUBLIC HEARING**

Mr. Liu, applicant, introduced himself and his associates.

Bill Wood, Project Architect, explained the architectural designs of the building plan, per displayed wall maps, and further spoke to proposed uses, circulation and phasing issues.

Commissioner Brandt expressed a concern to the parking area between Buildings A and B, in that it might confuse patrons. She requested that the Fire Department conduct a further review of this circulation pattern.

Rick Branchini, owner of adjacent property, stated his support of the proposed plan.

Mr. Liu, applicant, spoke to the types of uses that could be placed within the project.

### **CLOSED PUBLIC HEARING**

Commissioner Trail felt that the City would benefit from this project and felt that the City needed additional medical and not retail offices, therefore requesting that the applicant attempt to increase the use of medical offices within the project.

Commissioner Brandt felt this project would benefit the community, as well as the surrounding area, in terms of economic development.

Chairman Travers stated his support of the proposed project and felt encouraged that this type of project would benefit the community.

### **RESOLUTION NO. 2008-03**

***On motion by Commissioner Azevedo, and seconded by Commissioner Trail, the Planning Commission recommended approval to the City Council of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, a rezone to Planned Development, a Final Planned Development, and a Use Permit for the Hillcrest Summit Project.***

**AYES:       Azevedo, Trail, Westerman, Johnson, Delgadillo, Brandt and Travers**

- 7. Hillcrest Widening – City of Antioch requests that the Planning Commission adopt a Mitigated Negative Declaration for a Capital Improvement project that will widen Hillcrest Avenue from East 18<sup>th</sup> Street to the Union Pacific Railroad right-of-way.**

Community Development Technician Stahl provided a summary of the Staff Report dated January 11, 2008, and noted that a memorandum was distributed to the Commission regarding corrections to pages 7 and 20 of the Mitigated Negative Declaration.

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**THE PUBLIC HEARING WAS OPENED, AND WITH NO COMMENTS TAKEN, THE PUBLIC HEARING WAS CLOSED.**

**RESOLUTION NO. 2008-04**

***On motion by Commissioner Johnson, and seconded by Commissioner Brandt, the Planning Commission adopted a Mitigated Negative Declaration for widening of Hillcrest Avenue from East 18<sup>th</sup> Street to the Union Pacific Railroad right-of-way (P.W. 276-10).***

**AYES:**        ***Johnson, Brandt, Westerman, Azevedo, Delgadillo, Trail and Travers***

**ORAL COMMUNICATIONS**

DDCD Wehrmeister reminded the Commission to R.S.V.P. to the League of California Cities conference.

**WRITTEN COMMUNICATIONS**

Chairman Travers reported that he had received correspondence regarding a %Notice of Decision+for the Planned Development for Wildflower and Hillcrest Avenue.

**COMMITTEE REPORTS**

**DESIGN REVIEW SUBCOMMITTEE**

Commissioner Westerman reported that a review was conducted on the Design Guidelines and that on February 4 and March 10, meetings would be held concerning the future design of Highway 4.

**TRANSPLAN**

Commissioner Azevedo reported that the Transportation Improvement Plan was discussed.

**ADJOURNMENT**

***Chairman Travers adjourned the Planning Commission at 9:17 p.m. to the next regularly scheduled meeting to be held on February 6, 2008.***

Respectfully Submitted,

Debra Lawson