

**CITY OF ANTIOCH  
PLANNING COMMISSION MINUTES**

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

**February 18, 2015  
City Council Chambers**

**CALL TO ORDER**

Vice Chair Motts called the meeting to order at 6:30 p.m. on Wednesday, February 18, 2015, in the City Council Chambers. He 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 Wednesday, February 25, 2015.

**ROLL CALL**

Present: Commissioners Parsons, Zacharatos and Westerman  
Vice Chair Motts  
Absent: Commissioner Miller  
Chair Hinojosa  
Staff: Acting Senior Planner, Alexis Morris  
City Attorney, Lynn Tracy Nerland  
Minutes Clerk, Cheryl Hammers

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. **Approval of Minutes:** None

**END OF CONSENT CALENDAR**

**NEW PUBLIC HEARING**

2. **UP-14-12 – EAST BAY INDOOR SOCCER** – Ruben Herrera requests approval of a Use Permit to establish and operate an indoor soccer facility, including soccer fields, seating area, offices, and a reception area. The project site is located within a former auto service building. No exterior modifications to the building, other than painting, are proposed. The project site is located at 1825 W. 10<sup>th</sup> Street (**APN 074-053-03**).

ASP Morris provided a summary of the staff report dated February 13, 2015.

In response to Vice Chair Motts, ASP Morris said that there is no condition for periodic review but that there is a requirement of 45 minutes in between games and a maximum of 35 people.

### **OPENED PUBLIC HEARING**

Applicant, Ruben Herrera, said that he has three kids who like sports, that he grew up in this area, and that his kids are very involved in sports in the area. That he has traveled to Alameda for indoor soccer, that he came upon this facility and that he took over the building to be a blessing to non-profit organizations to use as well as for an investment on his side. He said that this is something great for the City, that he understands the parking issues which is why he agreed to a 45 minute break in between, and that there will always be a minimum of three staff.

In response to Commissioner Westerman, applicant said that there would be snacks such as chips and drinks with soda machines available but that there was no plan to prepare food there. Applicant confirmed that he had read all conditions in the report and concurred with them.

In response to Commissioner Parsons, applicant stated that there are two entrances to the site but because of dumping issues one has been chained off. He said that both will be open for in and out traffic, that there is more traffic between 4:00 p.m. and 6:00 p.m., that there is not a lot of action during the day when the kids are in school, and that between 6:00 p.m. and 9:00 p.m. there would be three games. Applicant said that he will locate the garbage enclosure in the very back of the building and that he has contacted waste management who has told him that there is enough space for them but that he cannot lock the gate on trash days.

Karl Dietzel, Antioch resident, spoke in support of the facility. He said that there is a need for the kids and that he would ask the commission to approve. He said that he did have a couple questions; he is wondering if the owner is the same one as the indoor soccer on I Street and if the same one, why isn't it there anymore. He said that some landscaping needs to be done as the front looks horrible and maybe they could paint a large soccer ball for out front. That he would also like to see advertising so that kids know we have an indoor facility. He asked if there will be any jobs created.

Applicant said that he is the owner of this building but not the one on I Street. That he loves the idea of a painted soccer ball in front, that he does believe the City needs the facility so kids have somewhere to go, that it will create jobs as they will need people helping them, that he would love advertising, and that he would love to do some landscaping. He said that in the front portion of the building after the sidewalk there is a huge bush and there are pipes inside of the bush in the middle of the bushes; that he believes there may be pipe for fire sprinklers also. He said that he would love to remove the bushes and put in some new landscaping but that he doesn't know why the piping is there but that he is 100% dedicated to getting it to look beautiful.

### **CLOSED PUBLIC HEARING**

Commissioner Westerman said that it looks fairly straight forward, that youth soccer is very popular, that anything we can do to bring more venues along is a good thing, that this does make use of a vacant building, and that he is supporting this proposal.

Commissioner Zarachatos said that she supports the project as youth need a place to go and soccer is very popular.

Commissioner Parsons said that she too supports the project.

Vice Chair Motts said that this is a very good project, that this is an underutilized building in an area that can use business, and that it sounds like the parking issues are handled with scheduling. He said that if it became an obvious problem, they could look at it but he doesn't see that this has to be written into the requirements. That in general he thinks this is a good use.

#### **RESOLUTION NO. 2015-04**

***On Motion by Commissioner Westerman and seconded by Commissioner Zacharatos, the Planning Commission approved the use permit (UP-14-12) to allow the establishment and operation of East Bay Indoor Soccer located at 1825 W. 10<sup>th</sup> Street, subject to all conditions.***

**AYES:** *Motts, Parsons, Zacharatos and Westerman*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *Hinojosa and Miller*

#### **NEW ITEM**

### **3. Caltrans/CCTA Landscaping Presentation**

Susan Miller and Jean Gorham introduced Doug Brown who presented a power point presentation which included the various phases, the purpose of replacing plantings that were removed and providing the community with low maintenance landscaping, the new landscape including art on concrete walls and natural features, the three landscape types: city streetscape, highway landscape and the delta landscape, showed what the Somersville area and the Contra Loma Blvd. area will look like with the landscaping in place and the schedule for the construction.

Commissioner Parsons asked about evergreen trees to which Mr. Brown said there will be a mix of trees but that the intent is to match what is there already.

Commissioner Parsons expressed concern over trees that are not evergreen dropping leaves that clog up drains and cause Public Works a lot of work.

Commissioner Westerman commented that he is anxious to see the final product and the end of construction. That it does look like a very good plan and that Ms. Parsons makes a good point.

Vice Chair Motts stated that he is used to seeing these things sitting on Transplan, but that he is happy to see it here too. He asked what percentage of the plants would be native.

Mr. Brown said that he doesn't have that much detail but that they are not all native, but they are drought tolerant.

Vice Chair Motts asked if the bio swales were a CEQA requirement to which Mr. Brown said that it was a permit requirement but that he wasn't involved in that phase.

Vice Chair Motts asked about the wide strip of trees on Sunset to which Mr. Brown said that they will put as many back in there as they can given restraints.

Commissioner Parsons said that this is a beautiful plan and that she doesn't want to be negative.

City Attorney Nerland said that this presentation will go to City Council next week.

Vice Chair Motts said that Ms. Parsons' recommendation was good and that the presentation was good.

### **ORAL COMMUNICATIONS**

CA Nerland informed the Planning Commission that bingo and tobacco ordinances were brought to the City Council and introduced and that they are on next Tuesday's agenda for adoption. She said that the City Council has asked for further ordinances for a cap on tobacco retailers. She said that Mitch Oshinsky is serving as interim CDD.

### **WRITTEN COMMUNICATIONS**

None.

### **COMMITTEE REPORTS**

Vice Chair Motts said that Transplan has cancelled the last two meetings.

### **ADJOURNMENT**

Vice Chair Motts adjourned the Planning Commission at 7:15 p.m.

Respectfully Submitted,  
Cheryl Hammers