

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**February 20, 2008  
City Council Chambers**

Chairman Travers called the meeting to order at 7:35 p.m. on Wednesday, February 20, 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, February 27, 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  
Assistant Engineer Warren  
Assistant City Attorney Hawkins  
Minutes Clerk Lawson

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**      None

Commissioner Azevedo pulled the Minutes of December 19, 2007.

Commissioner Brandt pulled the Minutes of January 16, 2008.

**CONSENT CALENDAR**

1.    **Approval of Minutes:**
- A)    **December 5, 2007**
  - B)    **December 19, 2007**
  - C)    **January 19, 2008**

Minutes of December 5, 2007:

***On motion by Commissioner Brandt, and seconded by Commissioner Delgadillo, the Planning Commission approved the Minutes of December 5, 2007.***

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

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Minutes of December 19, 2007:

Commissioner Azevedo stated that he would abstain, due to his absence from this meeting.

***On motion by Commissioner Delgadillo, and seconded by Commissioner Brandt, the Planning Commission approved the Minutes of December 19, 2007.***

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

Minutes of January 16, 2008:

Commissioner Brandt requested a change on page 3, bullet 5, to change the wording to %6 an HOA is not implemented and the park is less than 5 acres, the park should be eliminated.+

***On motion by Commissioner Azevedo, and seconded by Commissioner Brandt, the Planning Commission approved the Minutes of January 16, 2008, with the amended change.***

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

**END OF CONSENT CALENDAR**

**CONTINUED PUBLIC HEARINGS**

2. PW371-RA-47 – Islamic Center of East Bay Lot Merger – Abdul S. Rahman, representing the Islamic Temple of East Bay requests approval of a lot merger. The project site is located at 311 & 315 West 18<sup>th</sup> Street (APN 067-221-020 & 067-221-021).

Assistant Engineer Warren provided a summary of the Staff Report dated January 16, 2008.

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

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**RESOLUTION NO. 2008-05**

***On motion by Commissioner Brandt, and seconded by Commissioner Delgadillo, the Planning Commission approved an application from Abdul S. Rahman, representing the Islamic Temple of East Bay, requesting approval of a lot merger of Remainder Lot 27 [19 M 465] and East ½ Lot 27 [4651 or 446], except for the portion of Lot 27 dedicated to the City of Antioch by Grant Deed [2948 or 428], two contiguous parcels. The project site is located at 311 & 315 West 18<sup>th</sup> Street (APN 067-221-020 & 067-221-021).***

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

- 3.     PD-04-14, UP-04-30, AR-07-17 – Almondridge Home Size Modifications – KB Homes South Bay, Inc., requests approval of modifications to the single family home products at the 81 unit Almondridge development. The project site is located on the east side of Phillips Lane, approximately 700 feet south of East Eighteenth Street (APN 051-200-051 and 051-200-053).**

Associate Planner Gentry provided a summary of the Staff Report dated February 15, 2008.

**OPENED PUBLIC HEARING**

Brian Macias, representing KB Homes South Bay, spoke to the proposed amendments to the Use Permit relating to the floor plan and unit mix, with the aide of a Power Point presentation.

Ray Panck, Senior Vice President of Land Development for KB Homes South Bay, stated that no changes would be made to any previously approved City improvements and further spoke to the timelines. He further elaborated on the proposed changes and felt this request would offer a greater range of homes to the type of choice that could be offered to potential homebuyers.

Commissioner Trail expressed concern to the smaller mix of single story homes and the higher end homes disappearing from the project, in terms of price and future enhancement of the neighborhood.

In responding to Commissioner Brandt regarding the recordation of the map, Mr. Panck stated that if the proposed changes are approved in March by the City Council, the map will be recorded. If the proposed changes are not approved by the Council, KB Homes would fall back to the previously proposal of the project and the map will be recorded by April. Mr. Panck further spoke to the reasons for the proposed changes, in terms of the reduction in product size.

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**CLOSED PUBLIC HEARING**

Commissioner Brandt expressed a concern that if the City were to approve this proposed change, a possible precedent could be set for future developers to come back to the City to size down future projects. She also expressed a concern to the project containing a large percentage of single story homes where there could be a possibility for heavy rentals and care facilities, and that smaller sized homes near larger lots could bring down home values.

Commissioner Azevedo felt that due to the circumstances of the real estate market, he could not see any type of benefit that the City would receive by reducing the size of the project. He felt uncomfortable with the reduction of the floor plans and questioned if this would bring down adjacent property values; therefore, he could not agree with the applicant's request.

Commissioner Westerman stated that he appreciated the proposed larger lot sizes, but expressed concern to the proposed size reduction. He felt that a majority of these homes could become rental properties and felt that he could not support the applicant's proposal at this time.

Commissioner Trail expressed concern to the quality of the neighborhood once the homes are opened, in terms of their size and a large percentage of the homes becoming rentals. She encouraged the applicant to revisit the idea of keeping the larger homes on the table, due to the fact that there are currently new homes on the market that can not be sold for their original asking prices.

Chairman Travers felt that there has always been a large demand for single story homes and that either proposed plan would only enhance this area. Also, developing this site would be far better for the City and the neighborhood than leaving it in its present condition and did not oppose having additional single story homes in this area.

Commissioner Azevedo motioned for denial with a second by Commissioner Brandt; however the motion did not move forward and through further discussion, Deputy Director Community Development (DDCD) Wehrmeister recommended that this item be held over with direction to staff to come back with a Resolution with completed findings for the Planning Commission's review and adoption of a Resolution. Assistant City Attorney Hawkins added that for the benefit of the applicant, supplemental information could be included for the continued hearing.

Commissioner Azevedo rescinded his motion, wherein Commissioner Brandt rescinded her second.

Commissioner Trail stated that she felt the timing was wrong for a larger number of smaller homes to be built, when the community is struggling to sell other new homes of the same size. Adding easily rental-sized homes to the mix could be detrimental to the

community. Commissioner Trail added that she could not support this project, due to the fact that KB Homes has taken a loss because of the real estate market.

In terms of the applicant taking a loss on the property, Commissioner Azevedo felt that the Planning Commission is reviewing making an accommodation to KB Homes over and above what the City has already approved. Within this justification, he felt that the Planning Commission needed to conduct a pro and con about whether or not this proposed reduction would benefit the City.

Chairman Travers supported development in this area and felt that a continuation would be detrimental to the project.

Commissioner Brandt felt that the Commission has conducted their due diligence on a decision and opposed any discussion with the applicant tonight regarding a further change to the project. She felt this item could be continued and a further review of the issue conducted by staff.

Commissioner Johnson felt that it would be in the best interest of the City to create a housing balance in this area of the community and was not in favor of continuing any type of discussion here tonight.

#### **RESOLUTION NO. 2008/06**

***On motion by Commissioner Azevedo, and seconded by Commissioner Brandt, the Planning Commission recommended to the City Council DENIAL of the request of an amendment to the Use Permit relating to floor plan size and unit mix at the Almondridge project, located on the east side of Phillips Lane, approximately 700 feet south of East Eighteenth Street, based on the Planning Commission's discussions of February 20, 2008.***

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

#### **ORAL COMMUNICATIONS**

Commissioner Delgadillo commented on the opening of the Highway 4 Bypass and felt this was an asset to the community.

#### **WRITTEN COMMUNICATIONS**

DDCD Wehrmeister recommended that the Commission appoint a representative to the Design Guideline Subcommittee to replace Commissioner Brandt.

Commissioner Johnson recommended Commissioner Trail for the appointment.

***On motion by Commissioner Johnson and seconded by Commissioner Azevedo, the Planning Commission appointed Commissioner Trail to serve on the Design Guideline Subcommittee.***

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

Commissioner Travers reported that correspondence was received from ECC Bank regarding car trips, in relation to the City's guidelines. He noted that this issue would be further reviewed by the City Engineer.

### **COMMITTEE REPORTS**

#### **TRANSPLAN**

Commissioner Azevedo reported that goals and visions were discussed through 2024.

### **ADJOURNMENT**

***Chairman Travers adjourned the Planning Commission at 9:30 p.m. to the next regularly scheduled meeting to be held on March 5, 2008.***

Respectfully Submitted,

Debra Lawson