

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**March 5, 2008
City Council Chambers**

Vice Chairman Azevedo called the meeting to order at 7:30 p.m. on Wednesday, March 5, 2008, in the City Council Chambers.

Vice Chairman Azevedo 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, March 12, 2008.

ROLL CALL

Present: Commissioners Westerman, Johnson, Delgadillo, Brandt, Trail and
Vice Chairman Azevedo
Absent: Chairman Travers
Staff: Senior Planner Oshinsky
Assistant City Attorney Hawkins

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: None.

END OF CONSENT CALENDAR

NEW PUBLIC HEARINGS

2. UP-06-02 and PW-656 – Hillcrest View Investors/Jim Bones requests an extension of the previously approved Use Permit and Subdivision Map which allowed for the conversion of 64 existing multi-family residential units to condominium units. The Use Permit and Subdivision Map are due to expire on March 28, 2008. The project site is located at 3001 Kodiak Drive (APN 053-040-070).

Senior Planner Oshinsky provided an overview of the Staff Report dated February 27, 2008.

OPENED PUBLIC HEARING

John Bones, Managing Member of B&H Partners, LLC, requested that the Commission approve a one year extension and further explained the conversion process.

CLOSED PUBLIC HEARING

RESOLUTION NO. 2008/07

On motion by Commissioner Johnson, and seconded by Commissioner Brandt, the Planning Commission approved a request from Hillcrest View Investors/Jim Bones for approval of a one year extension for a Tentative Map and Use Permit for the conversion of 64 existing multi-family residential units to condominium units on a 4.7 acre site. The project site is located at 3001 Kodiak Drive (APN 053-040-070).

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

ORAL COMMUNICATIONS

Senior Planner Oshinsky reported that a joint Planning Commission/Design Review Board will be held on May 7 to receive a conceptual presentation of Prewett Park. Also, that a memo was distributed to the Commission to reappoint a Commissioner to the Design Guidelines Subcommittee to replace Commissioner Trail. Vice Chairman Azevedo noted that this would be heard under Committee Reports.

Commissioner Brandt reported that the City Park Community Built Playground opening date is set for April 5 at 12 noon and that the Relay for Life event is set for June 21-22 at Los Medanos College.

Commissioner Delgadillo announced that the first E-Bart meeting will be held on March 7, 2008.

WRITTEN COMMUNICATIONS

Vice Chairman Azevedo reported that Assistant City Attorney distributed a document to the Commission entitled ~~W~~hat is a Finding+for their review.

COMMITTEE REPORTS

Commissioner Azevedo recommended Commissioner Delgadillo to serve on the Design Guidelines Subcommittee.

On motion by Vice Chairman Azevedo, and seconded by Commissioner Brandt, the Planning Commission appointed Commissioner Delgadillo to serve on the Design Guidelines Subcommittee.

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

Commissioner Westerman reported that the Design Guidelines Subcommittee met on March 3 and reviewed housing issues, and noted that additional meetings would be held to complete the review of the document. Furthermore, a presentation will be held on March 10 regarding the Route 4 Design Aesthetics.

Vice Chairman Azevedo reported that Transplan recently held a workshop with staff regarding the making of a power point presentation of Transplan's goals, mission, vision and implementation plan to present to the CTC.

ADJOURNMENT

Vice Chairman Azevedo adjourned the Planning Commission at 7:50 p.m. to the next regularly scheduled meeting to be held on April 2, 2008.

Respectfully Submitted,

Debra Lawson