

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

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

**March 18, 2009
City Council Chambers**

CALL TO ORDER

Chairman Azevedo called the meeting to order at 7:35 p.m. on Wednesday, March 18, 2009, 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, April 1, 2009.

ROLL CALL

Present: Commissioners Westerman, Johnson, Langford, Travers, Manuel
(arrived at 8:35 p.m.) and Chairman Azevedo
Absent: Commissioner Brandt
Staff: Deputy Director Economic Development Carniglia
Community Development Technician Stahl
Junior Planner Tagas
City Attorney Nerland
Minutes Clerk Lawson

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

- | | | |
|----|----------------------------|-----------------------------|
| 1. | Approval of Minutes | A) February 4, 2009 |
| | | B) February 18, 2009 |

Commissioner Travers pulled the Minutes of February 4, 2009, noting he would need to abstain.

February 18, 2009:

On motion by Commissioner Travers, and seconded by Commissioner Langford, the Planning Commission approved the Minutes of February 18, 2009.

AYES: Travers, Langford, Westerman, Johnson and Azevedo
ABSENT: Brandt and Manuel

February 4, 2009:

On motion by Commissioner Johnson, and seconded by Commissioner Westerman, the Planning Commission approved the Minutes of February 4, 2009.

AYES: Johnson, Westerman, Langford and Azevedo
ABSENT: Brandt and Manuel
ABSTENTION: Travers

NEW ITEM

Presentation to Domingo Delgadillo and Katrinka Trail

Chairman Azevedo resented past Planning Commissioner Domingo Delgadillo with a token of appreciation for his time served to the City of Antioch and to the Planning Commission.

Domingo Delgadillo expressed his appreciation to the Commission and the City.

END OF CONSENT CALENDAR

CONTINUED HEARING

- The City of Antioch requests that the Planning Commission hold a Public Hearing to consider the Hillcrest Station Area Specific Plan. In addition, amendments to the City's General Plan and Zoning Designations will also be considered to ensure consistency with the Specific Plan. A Draft Environmental Impact Report (Draft EIR) has been completed for the Hillcrest Station Area Specific Plan, and corresponding General Plan and Zoning amendments. The project area consists of approximately 375 acres bounded by Hillcrest Avenue on the west, Highway 4 on the south, Highway 160 on the east and Oakley Road on the north.**

Deputy Director Economic Development (DDED) Carniglia provided a summary of the Staff Report dated March 10, 2009. He proposed a change of wording to page 3 of the Staff Report, under Ownership Housing, under JJ-24 to read "LU-24: It is the City's goal that an appropriate mix of housing be developed in the Hillcrest Station Specific Plan Area be an exact mix of housing products which will be determined as part of the Master Plan Process." He also noted two additional handouts, 1) an amendment to the Cross Sections, in which he reviewed the proposed changes, and 2) a letter from a resident.

Ellen Smith, BART, provided an update of the Ridership Development Plan Update and spoke to the possibility of relocating the proposed site to the East Median Station, per the Commission's request.

Commissioner Travers requested clarification under Exhibit 1+ of the Staff report, regarding Page 4-13 Freeway Buffer Policy, paragraph entitled Figure 4-6+, sixth line, after the wording at least 50 feet from+. Staff stated that they would review the wording and return with clarification.

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

Chairman Azevedo stated that he still had concerns regarding zero setbacks. DDED Carniglia used an example that there were zero setbacks within the downtown area in trying to create a semi-urban environment. He felt that language could be added to the effect of anything resembling a zero setback would have to create a very appealing urban street scene and it would only be in non-residential areas. Residential areas shall have 15 foot setbacks.+ Furthermore, that in the end if this is an unworkable plan; the Specific Plan could be amended administratively if so desired by the Commission.

Chairman Azevedo stated that he was uncomfortable with this issue, and wanted staff to be on notice that he would have a difficult time approving a zero lot line.

The motions were taken as one motion, with the following changes:

RESOLUTION NO. 2009-07

On motion by Commissioner Johnson, and seconded by Commissioner Travers, the Planning Commission recommended that the City Council certify the Environmental Impact Report for the Hillcrest Station Area Specific Plan as adequate for addressing the environmental impacts of the proposed project, with a change to the Staff Report, page 3, 6th paragraph, to read:

- **“LU-24: It is the City’s goal that an appropriate mix of housing be developed in the Hillcrest Station Specific Plan Area be an exact mix of housing products which will be determined as part of the Master Plan Process.”**

RESOLUTION NO. 2009-08

On motion by Commissioner Johnson, and seconded by Commissioner Travers, the Planning Commission recommended to the City Council approval of amendments to the City of Antioch General Plan as Contained in Exhibit No. 1.

RESOLUTION NO. 2009-09

On motion by Commissioner Johnson, and seconded by Commissioner Travers, the Planning Commission recommended adoption of the Hillcrest Station Area Specific Plan to the City Council, with the amendments handed out by staff.

RESOLUTION NO. 2009-10

On motion by Commissioner Johnson, and seconded by Commissioner Travers, the Planning Commission recommended to the City Council approval of rezoning the approximately 375 acre Hillcrest Station Specific Plan Area from the current zoning designations of Planned Business Center (PBC), Light Industrial (M-1), Planned Development (PD) to a Planned Development PD designation applicable to the subject area.

AYES: Johnson, Travers, Westerman, Langford and Azevedo

ABSENT: Brandt and Manuel

NEW HEARINGS

Due to a lack of a quorum, Item No. 3 was moved to the end of the Agenda

- 4. UP-08-25 – Anthony Nathaniel on behalf of Shadows of the Knight Motorcycle Club requests a Use Permit for the purpose of holding club meetings and other non-profit functions. The site is located at 2101 W. 10th Street (APN 074-051-005).**

Community Development Technician (CDT) Stahl provided a synopsis of the Staff Report dated March 13, 2009, and noted that a modification was distributed to the Commission regarding Project Specific Condition No. 17, dated March 18, 2009.

In response to Commissioner Johnson, Captain Cantando noted that he had conducted a cursory investigation of the Shadows of the Knight Motorcycle Club, which showed nothing significant.

OPENED PUBLIC HEARING

Anthony Nathaniel, Applicant, stated that he accepted all provisions and conditions within the Staff Report. He further spoke to the club's activities, membership, past fundraisers, donations, rules and regulations and other business practices.

Kevin Johnson, member of Shadows of the Knight Motorcycle Club, further elaborated on past fundraisers and membership rules.

CLOSED PUBLIC HEARING

Chairman Azevedo cautioned the applicant to be respectful of the neighboring businesses, in terms of the expanded hours of operation, per staff's recommendation.

RESOLUTION NO. 2009-11

On motion by Commissioner Langford, and seconded by Commissioner Westerman, the Planning Commission approved a Use Permit for the Shadows of the Knight Motorcycle Club Assembly Use, with the amended change to Project Specific Condition No. 17, per staff's recommendation.

- That normal club hours shall be from 7:00 a.m. until 12:00 a.m. seven days a week. Any activities other than normal club gatherings or those that require extended hours of operation shall require approval of a City of Antioch Administrative Use Permit.

AYES: Langford, Westerman, Johnson, Travers and Azevedo

ABSENT: Brandt and Manuel

5. GP-07-01, PD-09-01, SP-07-01, UP-08-17, AR-08-14 – Lakeview Center, Reynolds and Brown requests approval of a General Plan Amendment from Office to Office and Neighborhood/Community Commercial, a Specific Plan amendment from Low Density Residential to Office Commercial and Neighborhood Commercial, a rezone from Low Density Residential to Planned Development (PD), a Final Development Plan/Vesting Tentative Map, a Use Permit, and a design review to allow a phased office and retail project located at the southwest corner of Lone Tree Way and Golf Course Road (APN 072-012-087). An addendum to the Final Bluerock Business Center EIR will also be considered.

Chairman Azevedo stated that this item would be continued to April 15, 2009, per staff's recommendation.

On motion by Commissioner Travers and seconded by Commissioner Johnson, the Planning Commission continued Item No. 5 to April 15, 2009.

AYES: Travers, Johnson, Westerman, Langford and Azevedo

ABSENT: Brandt and Manuel

Commissioner Manuel arrived at 8:35 p.m.

ORAL COMMUNICATIONS

CDT Stahl requested feedback from the Commission in regards to the Planning Commission meetings beginning at an earlier time. Through discussions, it was the consensus of the Commission to start the Planning Commission meetings at 6:30 p.m.

On motion by Commissioner Travers, and seconded by Commissioner Langford, the Planning Commission moved to change the official Planning Commission meeting start time to 6:30 p.m.

AYES: *Travers, Langford, Westerman, Johnson, Manuel and Azevedo*
ABSENT: *Brandt*

City Attorney Nerland stated that she would provide a synopsis of the Roberts Rules of Order at the meeting of April 15.

Item No. 3 was taken at this time.

3. S-08-07 – Lone Tree Landing Shopping Center requests approval of a Sign Permit to construct two additional monument signs at 5005 Lone Tree Way (APN 056-470-001).

Commissioners Johnson and Travers abstained, due to a business conflict.

Junior Planner Tagas provided a synopsis of the Staff Report dated March 13, 2009, and noted that a letter was entered into the record from Mr. Santino DeRose, dated March 18, 2009.

OPENED PUBLIC HEARING

Chairman Azevedo read into the record a letter received from Mr. DeRose.

Junior Planner Tagas distributed to the Commission a schematic for a second proposed sign location.

Mike Curry, Johnson United, Inc., representing the applicant, requested that the Commission approve the two additional monument signs, per the Staff Report. He stated that the applicant felt that this would provide additional exposure if additional tenants come into the center in the future.

Commissioner Manuel expressed a concern to two signs and felt that one larger sign would suffice if all businesses were mentioned, as well as all businesses being able to be labeled and changed if so needed.

DDED Carniglia explained that due to there not being a major tenant in the center at this time, he wanted the Commission to be aware that a decision tonight could set a precedent in approving a sign that would list all tenants, because it is the practice of the City to only list the major tenants.

CLOSED PUBLIC HEARING

Commissioner Langford stated that he concurred with staff's comments regarding only placing the anchor tenants on the signs, in terms of aesthetics, and because it has been the past practice of the Design Review Board also. He stated that he supported leaving

the sign on Hillcrest Avenue as is, and felt this would sufficiently serve the shopping center.

Commissioner Westerman stated that he concurred with Commissioner Langford and felt that the sign on Hillcrest should remain as is.

Chairman Azevedo stated that he could not agree to three (3) twelve foot monument signs within this center, in terms of aesthetics, and stated his support for a sign on Lone Tree Way, as well as leaving the existing sign on Hillcrest Avenue.

RESOLUTION NO. 2009-12

On motion by Commissioner Langford, and seconded by Commissioner Westerman, the Planning Commission approved the addition of one (1) additional monument sign for the Lone Tree Way Landing Shopping Center and denying the monument sign on Hillcrest Avenue (S-08-07), as written.

AYES: *Langford, Westerman, Manuel and Azevedo*
ABSTENTION: *Travers and Johnson*
ABSENT: *Brandt*

WRITTEN COMMUNICATIONS

Chairman Azevedo reviewed the written correspondence.

COMMITTEE REPORTS

Chairman Azevedo reported that Transplan had recently met and discussed various issues.

ADJOURNMENT

Chairman Azevedo adjourned the Planning Commission at 9:15 p.m. to the next regularly scheduled meeting on April 1, 2009.

Respectfully Submitted,

Debra Lawson