

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**April 15, 2009
City Council Chambers**

Chairman Azevedo called the meeting to order at 6:31 p.m. on Wednesday, April 15, 2009, in the City Council Chambers.

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, April 22, 2009.

ROLL CALL

Present: Commissioners Johnson, Langford, Travers, Manuel and Chairman Azevedo
Absent: Commissioner Westerman and Vice Chairperson Brandt
Staff: Deputy Director Community Development Wehrmeister
City Attorney Nerland
Minutes Clerk Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS None

CONSENT CALENDAR

1. **Approval of Minutes:** None

END OF CONSENT CALENDAR

NEW HEARINGS

2. **V-09-01 – A.D. SEENO CONSTRUCTION** requests approval of a variance for the Mira Vista Hills 13 Subdivision. The variance is to reduce the required setbacks in the front yard from 20 feet to 15 feet and reduce the rear yard required flat area from 15 feet to 10 feet. This reduction is to accommodate the single story floor plan on more of the lots in the 95 unit subdivision located north of Cambridge Drive.

Staff recommended that this item be continued to May 6, 2009.

On motion by Commissioner Langford, seconded by Commissioner Manuel, the Planning Commission members present unanimously continued **V-09-01** to May 6, 2009.

3. Study Session on the Housing Element

Christy Wheeler and Michelle Ku of RBF Consulting gave an overhead presentation of the Housing Element update process, summary of recent legislation that affects the City and what needs to be included in the Housing Element. They noted the focus of this study session will be on the policy and programs that need to be included, adequate sites analysis, and zoning to provide for emergency shelters.

Joe Bosman, Brentwood resident, read a letter provided to the Planning Commission regarding a parcel he owns in Antioch and a previous denial for an affordable housing project by the City Council. He requested the Planning Commission consider why this project was denied and incorporate the findings into their Council recommendations.

Henry Englehardt, representing Colliers International and speaking on behalf of the Heidorn Family (property at Lone Tree Way & Vista Grande Drive) requested the Planning Commission exclude the property from consideration as residential and maintain current zoning, which is compatible with the existing landowners.

Deputy Director of Community Development Wehrmeister clarified once the property is rezoned 30 units per acre, it is by-right, and the only approvals necessary would be Design Review.

The Planning Commission discussed the Possible Sites for Rezoning (Attachment B of the staff report) and provided the following recommendations to the City Council:

- A – Properties on W. 4th Street between Auto Center Drive and L Street** . concerns for potential risks to a large group of residents in the industrial area as well as egress and ingress. Possible emergency shelter designation adjacent to current shelter at 4th and %Q+Street.
- B – Properties East of Auto Center Drive, South of Golf and Games** . designated mixed use development.
- C – City owned Across from Beede Lumber Building** . designated mixed use development.
- D – Bay Area Rescue Mission Site** . designated residential development.
- E – Northeast Corner of James Donlon Boulevard and Contra Loma Boulevard** . designated residential development.
- F – Public/Quasi Public Designation Land in FUA1 at Deer Valley Road and Sand Creek Road** . designated mixed use development.
- G – Heidorn House Property at Lone Tree Way & Vista Grande Drive** - pull from consideration.
- H – First Congregational Church and other sites South of Tregallas Road** . designated residential development and/or possible emergency shelter.

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- I – Wilbur Properties – subject of previous high density housing applications -**
In response to Mr. Bosman, Deputy Director of Community Development Wehrmeister commented that she understands his frustration regarding the process, however if he is still interested in selling his parcel to high density developers, rezoning would make the process easier by only requiring a future developer to comply with the Zoning Ordinance adopted for the R-30 zone and Design Review. Mr. Bosman agreed to the residential only recommendation, with the understanding he would have the opportunity to comment on the proposal.
 - J – Residential TOD in Hillcrest Station Area Specific Plan .** pull from consideration.
 - K . Property along SR 160 between E. 18th Street and Oakley Road .** designated residential development.
 - L . Properties generally north of the Wildhorse Road Extension, on either side of the Bypass .** pull from consideration.
 - M . Hickmont Site .** designated mixed use development.

CONTINUED PUBLIC HEARING TO START AT 7:30 P.M.

- 4. 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 design review to allow a phased project consisting of approximately 50,000 square feet of retail space and approximately 50,000 square feet of office space. An addendum to the Final Bluerock Business Center EIR will also be considered. The subject property is approximately 12.94 acres and is located at the southwest corner of Lone Tree Way and Golf Course Road (APN 072-012-087).

Staff recommended that this item be continued to May 20, 2009.

On motion by Commissioner Johnson, seconded by Commissioner Langford the Planning Commission unanimously continued **GP-07-01, PD-09-01, SP-07-01, UP-08-17, AR-08-1** to May 20, 2009.

NEW ITEM

5. Election of Chair and Vice Chair

Chairperson Azevedo thanked staff for their commitment and the respect they have shown him while serving as Chair of the Planning Commission.

On motion by Chairperson Azevedo, seconded by Commissioner Johnson, the Planning Commission members present unanimously appointed Commissioner Langford as Chair.

On motion by Chairperson Azevedo, seconded by Commissioner Travers, the Planning Commission members present unanimously appointed Commissioner Johnson as Vice Chair.

ORAL COMMUNICATIONS

City Attorney Nerland reported on April 14, 2009, the City Council adopted the ordinance to turn over the Design Review Board responsibilities to the Planning Commission, certified the Hillcrest Station Environmental Impact Report, and approved the Specific Plan. She gave a brief presentation of public meeting processes, Roberts Rules of Order and the Chairperson responsibilities.

Chairperson Azevedo thanked City Attorney Nerland for the presentation.

Deputy Director of Community Development Wehrmeister announced the State of City luncheon will be held at 11:30 a.m. on May 13, 2009 at the Lone Tree Event Center. Contact information was given.

Commissioner Travers reported he spoke at the Rivertown Preservation Society meeting. He questioned if staff reports could be forwarded to them on issues relating to the downtown. He announced he had been able to go to the Bases Loaded Restaurant which is a gorgeous facility.

Deputy Director of Community Development Wehrmeister suggested forwarding staff report request to staff to prevent confidential information from being disclosed to the public.

City Attorney Nerland stated in the future she would send items of confidential nature separately.

WRITTEN COMMUNICATIONS None

COMMITTEE REPORTS None

ADJOURNMENT

Chairman Azevedo adjourned the Planning Commission at 8:45 p.m. to the next regularly scheduled meeting to be held on May 6, 2009.

Respectfully Submitted,

Kitty Eiden