

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

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

**May 16, 2012
City Council Chambers**

CALL TO ORDER

Chairman Baatrup called the meeting to order at 6:30 p.m. on Wednesday, May 16, 2012, 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 Thursday, May 24, 2012.

ROLL CALL

Present: Commissioners Langford, Azevedo, Travers (arriving at 6:33), Westerman
Vice Chair Bouslog and Chairman Baatrup
Absent: None
Staff: Senior Planner, Mindy Gentry
Ron Bernal, Public Works Director/City Engineer
Associate Civil Engineer, Ahmed Abu-Aly
City Attorney, Lynn Tracy Nerland
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: April 4, 2012

On motion by Commissioner Travers, and seconded by Commissioner Langford, the Planning Commission approved the Minutes of April 4, 2012 with the correction on the very last page "Vice Chair Baatrup adjourned the Planning Commission at 8:45 p.m."

AYES: Langford, Bouslog, Baatrup, Azevedo, Travers
NOES: None
ABSTAIN: Westerman
ABSENT: None

END OF CONSENT CALENDAR

CONTINUED PUBLIC HEARING:

4. **UP-12-01** – Compass Commercial is requesting a use permit for a 24 hour convenience store located at 1708 – 1710 A Street (**APN: 067-243-031**).

CA Nerland stated that given there is someone in the audience wishing to speak on this item which is recommended to be continued to June 20, that the Commission may want to take this item first.

Chairman Baatrup clarified that no action would be taken tonight and the item would be continued to June 20.

There was brief discussion between the Commissioners and the gentleman in the audience and it was decided that the gentleman would come back on June 20th for his comments.

On Motion by Commissioner Azevedo and seconded by Commissioner Westerman, the Planning Commission continued UP-12-01 to June 20, 2012.

AYES: *Langford, Baatrup, Bouslog, Azevedo, Travers, Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *None*

NEW ITEM:

2. **PW-150-12 – The City of Antioch** is requesting a determination that the 2012-2017 Capital Improvement Program is consistent with the General Plan.

Associate Civil Engineer Abu-Aly provided a summary of the staff report dated May 9, 2012.

Chairman Baatrup stated that it was his recollection that there has not been a review of the General Plan or any significant modification and asked staff what has been the driver for implementing these projects. Staff also indicated that the General Plan has not had any significant modifications that would impact the CIP.

ACE Abu-Aly answered that they look at the City's needs, that they meet regularly with Public Works and the different divisions and that they evaluate projects based on funding sources and state mandates to prioritize.

Chairman Baatrup asked staff that given the budget issues the City faces, have these projects been in the plan and are they fully funded to which ACE Abu-Aly responded that they are funded with some grant funding and while a budget is adopted every year, the program is for five years.

There was a brief discussion between staff and the commissioners regarding projects contained in the plan, the calculations of figures given for each project and the tracking process for projects not funded.

On motion by Commissioner Azevedo and seconded by Commissioner Travers, the Planning Commission determined that the City of Antioch 2012-2017 Capital Improvement Program is consistent with the Antioch General Plan.

AYES: Langford, Baatrup, Bouslog, Azevedo, Travers, Westerman
NOES: None
ABSTAIN: None
ABSENT: None

NEW PUBLIC HEARING

3. **The City of Antioch** is proposing to rename “L Street” to “Marina Plaza Parkway.” L Street runs from State Route 4, north to the City of Antioch Marina (approx. 500 ft. north of West 2nd Street).

Public Works Director/City Engineer Bernal provided a summary of the staff report dated May 10, 2012.

He stated that the Planning Commission tonight will be considering adopting the name change and to either recommend adoption to take to the City Council or to deny the request and then it will be taken to the City Council.

Commissioner Langford questioned staff about widening of the roadway by the fairgrounds to which PWD Bernal said the County made improvements along that section years ago but that the City does not presently have funding to widen that area.

OPENED PUBLIC HEARING

Della Rogers, resident at 1121 L Street, spoke to say that she objected to the name change given that she has lived at this address since 1967, that the streets have been laid out with numbers one way and alphabet the other way, and that while she can remember where she lives she can't remember a new street name.

Chuck Rogers, son of Della Rogers, spoke to say that he grew up on L Street since the 3rd grade, that everyone knows his address and can get a hold of him there. He said that too much money is involved, and they would like to leave L Street the way it is.

Allen Payton spoke to say that he was blindsided by this item and just found out about it Monday night. He said that while the idea is not his, in 1996 there was an economic plan that the City developed which was approved by the City Council that year. He said that in 1997, the City Council took a vote on the A Street name change which vote went down 2 to 3 due to so many businesses on A Street which had A Street in their name.

He stated that he has lived here for 21 years, that he has heard people saying that they didn't know there was a river down here and that the former Mayor Freitas said to wait until the freeway widening. He encouraged the Planning Commission to shorten the name to Marina Way and suggested going through with the plan to rename A Street to Second Street as Rivertown Drive.

CLOSED PUBLIC HEARING

Vice Chair Bouslog stated that crossing off the "parkway" would fit better.

Commissioner Azevedo stated that he was not sure that the "plaza" fits and in renaming the street a better word may be considered such as Boulevard, Avenue or Marina Way. He stated he understands the reluctance of the residents as it will have an impact on that area but felt the change would spotlight the marina. He said that as far as the change of A Street to Rivertown that the rest of the community would need to be notified.

Chairman Baatrup asked staff if there was a process for choosing the name Marina Plaza Parkway, to which PWD Bernal said that there is a Marina Boulevard in Pittsburg and per the Fire District they steered away from that. He said that Humphreys' address is 1 Marina Plaza which is why they included plaza in the name and that the name was approved through the police department and the fire department. He stated that if the Planning Commission desired a different name that police and fire input may be needed before taking this to the City Council.

Commissioner Travers stated that while he understands the reasoning and rationale, Marina Way would be shorter.

PWD Bernal stated that the reason for the "parkway" was the parkway concept envisioned in the extra width to the side strip between 10th and 4th Street.

Commissioner Langford stated that he liked the idea of deleting plaza for the name Marina Parkway and while realizing the inconvenience for some neighbors, feels that the timing is right for the cost.

Commissioner Westerman concurred with Marina something, maybe Marina Plaza Way or something shorter.

Commissioner Travers asked to clarify with staff that if it were the Planning Commissioner's desire to change the name that this would go back to police and fire and then come back to the Planning Commission to which PWD Bernal said that the recommendation would be a proposal, that police and fire approval may take a little bit but that given they want to keep this item on the May 22nd City Council Agenda, there was some urgency to move on this tonight.

Commissioner Azevedo stated that since they are not approving the name change

tonight that the Planning Commission can make a recommendation of anything they want and City Council can consider that.

CA Nerland clarified that the resolution can be more precise in the language.

Chairman Baatrup stated that the name is a little more distinguishable, that he does not have a problem with Marina Plaza Parkway but would entertain suggestions from the rest of the Commission.

Vice Chair Bouslog stated that \$40,000 does not sound like a lot, but to the community it is and asked staff if the City looked at other avenues to recoup or offset this cost to which PWD Bernal stated he was not aware of any grants and that they could not look to redevelopment funds given those are no longer available.

Commissioner Langford asked staff if this could be tied to the marina to which PWD Bernal stated that if the marina had funding, they would try to.

Commissioner Travers stated that this is attempting to mitigate the cost and confirmed with staff that this is the best time to do it given that in the future this amount would be much more and would be a long and expensive avenue going through Cal Trans at a later date.

REOPENED PUBLIC HEARING

Allen Payton stated that some other cities who have changed street names continue to have the old name on their signage with the new name below it and said that the letters and numbers for the streets in Antioch are not historical.

Della Rogers said that while it sounds like the Commission is going to change the name she would suggest going around on 4th Street given the signage already on the freeway and leave her end of it alone.

RECLOSE PUBLIC HEARING

Commissioner Azevedo stated that he was reluctant to offer a motion unless there is a name the Planning Commission can all agree on but that if a consensus can be reached, he would be happy to make a motion.

Commissioner Langford said that Marina Parkway is an inviting name and that he would prefer that and to take "plaza" out.

Commissioner Travers stated that he has no problem with Marina Plaza Parkway, feels it would attract more business and home values could go up and stated he is not opposed to it.

Commissioner Westerman stated that while his preference would be a shorter name;

however that Marina Plaza Parkway is acceptable to him.

Commissioner Azevedo made a motion to change the resolution as well as the title recommending the name change to Marina Parkway.

RESOLUTION NO. 2012-07

On Motion by Commissioner Azevedo and seconded by Commissioner Langford, the Planning Commission recommended changing the name of “L Street” from State Route 4 north to the City of Antioch Marina to “Marina Parkway”.

AYES: *Langford, Bouslog, Baatrup, Azevedo, Travers, Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *None*

ORAL COMMUNICATIONS

Senior Planner Gentry stated that Commissioner Douglas-Bowers has resigned and that a Notice has been posted seeking replacement.

CA Nerland stated that City Council did take action on Mikes Auto Body.

WRITTEN COMMUNICATIONS

Chairman Baatrup stated that he has a newsletter from League of Women Voters if anyone wanted to review it.

COMMITTEE REPORTS

Commissioner Travers said that the RDA Commission met approximately two weeks ago and that a proposal will soon be before the Planning Commission on how to incorporate changes for residential allocations.

Chairman Baatrup asked staff if they could get some feedback on SB 1149 to which SP Gentry said that she could look into it.

ADJOURNMENT

Chairman Baatrup adjourned the Planning Commission at 7:35 p.m.

Respectfully Submitted,
Cheryl Hammers