

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**May 16, 2018
City Council Chambers**

Chair Parsons called the meeting to order at 6:32 P.M. on Wednesday, May 16, 2018, in the City Council Chambers. She 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, May 23, 2018.

ROLL CALL

Present: Commissioners Schneiderman, Motts, Martin, Zacharatos, Conley,
Vice Chair Turnage and Chair Parsons
Staff: Planning Manager, Alexis Morris
Associate Planner, Zoe Merideth
Interim City Attorney, Elizabeth Perez
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: April 18, 2018

On motion by Commissioner Conley, seconded by Commissioner Zacharatos, the Planning Commission unanimously approved the minutes of April 18, 2018, as presented. The motion carried the following vote:

AYES: Schneiderman, Motts, Martin, Zacharatos, Conley, Turnage
and Parsons
NOES: None
ABSTAIN: None
ABSENT: None

NEW PUBLIC HEARING

2. **UP-18-03 – Palabra de Dios Community Center** – Ruben Herrera requests approval of a use permit to operate a community center for community focused workshops and classes and general assembly uses for up to 250 people at an existing building and amusement center. The project site is located at 501 Auto Center Drive. This project has been found to be Categorically Exempt for the requirements of the California Environmental Quality Act (APN 074-130-080).

Associate Planner Merideth presented the staff report dated May 11, 2018, recommending that the Planning Commission approve a Use Permit (UP-18-03) to operate a community center for community focused workshops and classes, and general assembly uses at an existing building, and amusement center. The project site is located at 501 Auto Center Drive (APN: 074-130-080).

In response to Commissioner Zacharatos, Associate Planner Merideth stated the conditions of approval recommended hours of operation end at 12:00 A.M. and alcohol was prohibited unless they came back to the City for approval.

In response to Commissioner Martin, Associate Planner Merideth stated the applicant's project description did not include food service. She noted under this application they would be allowed to operate all of the amusements except the go-karts which would be prohibited. She explained that large assembly of more than 240 people and the amusements could not occur at the same time.

Commissioner Conley questioned how many people could the establishment accommodate if the amusements were not operating.

Associate Planner Merideth responded that it would be dependent on the building code and fire safety, which would be one person per fifteen square feet of assembly space.

Commissioner Conley stated he did not believe there was sufficient parking to operate both an amusement center and a church.

In response to Chair Parsons, Planning Manager Morris explained that the municipal code required a project to provide all of its parking on site unless they pursued a variance or offsite parking agreement. She clarified the parking requirement placed on the project per the municipal code was by square footage.

In response to Vice Chair Turnage, Associate Planner Merideth stated that if the building were used for meeting purposes by code, they would have enough parking; therefore, if they had an assembly of 240 people with the amusements, they would be in compliance with the municipal code.

In response to Chair Parsons, Associate Planner Merideth stated the Planning Commission could add a condition of approval that would limit the number of persons utilizing the amusement features. She noted the parking requirements were based on the original use permit.

In response to Commissioner Motts, Associate Planner Merideth explained if there were larger groups, the amusement features would be closed to the public; however, a private event could still utilize them.

In response to Commissioner Schneiderman, Associate Planner Merideth stated the applicant could modify the go-kart area for parking; however, the improvements would be expensive.

Chair Parsons opened the public hearing.

Ruben Herrera, representing Palabra de Dios Community Center, stated they were trying to make a difference in the City of Antioch. He noted that it was understood that the parking was tied to occupancy and explained that he had run East Bay Indoor Soccer without one complaint. He explained that they had been a church for 30-years and were expanding their church on 3rd. Street. He gave a brief history of his business in Antioch and his dedication to the community. He stated he had personally invested in this facility as a gift to the church and he understood the parking restrictions and had modified the plans to accommodate all of the proposed uses. He noted that his goal was to give back to the families in the community and they would not be charging for golf and the batting cages. He stated he was working with various community based organizations to bring programs into the community center. He stated that he felt confident that the 240 person restriction was appropriate and if needed, they would come back to revise their request. He noted they would not be providing go-karts, due to the liability, and they had thought about accommodating parking in that area; however, at this time it was cost prohibitive. He announced that they would calendar events to make sure it was well organized.

In response to Commissioner Conley, Mr. Herrera stated they were focusing on the youth and they planned youth events on Friday night, two Sunday services, bible study on Wednesday, and various workshops. He noted currently they planned on keeping their 3rd Street facility open. He noted if they grew, their first alternative would be to add another service noting that everything stemmed from adhering to the parking requirements. He further noted in the future, if they decided to move to a bigger location they would most likely still hold the community center at this location.

In response to Commissioner Martin, Mr. Herrera stated his letter outlined a brief example of their current programming; however, things would change once they had multiple locations. He noted general session could be a meeting, ministry service, bible study etc. He further noted if the current building on 3rd Street sold, they would be holding church services at this location. He reported that they were required to

purchase a flood policy for the go-kart area and there were many homeless living in the building. He further noted they had been working with various organizations to get them services. He stated he would like to expand parking in the future; however, they were not exploring those options at this time. He confirmed that they would only be operating the miniature golf and batting cages and stated they would most likely open at approximately 3:30 P.M. for afterschool programs.

In response to Commissioner Schneiderman, Mr. Herrera stated at this time they do not have any weddings or quinceañeras planned and they would not be selling alcohol or food.

In response to Chair Parsons, Planning Manager Morris stated that project specific condition #1 was an adequate statement because if they wanted to expand, they would come back to staff and if it required a subsequent use permit, it would come back to the Planning Commission. She noted the project description and conditions should regulate what the applicant had proposed at this time.

Juan Castro, Chaplain for the Police Department, and local Pastor, stated he supported the project and their efforts to invest in the youth in the community. He urged the Planning Commission to approve the project.

Chair Parsons closed the public hearing.

In response to Commissioner Martin, Associate Planner Merideth explained that the way project specific condition #7 was written, if there were more than 240 people present, then the amusements could not be opened to the public.

RESOLUTION NO. 2018-16

On motion by Commissioner Motts, seconded by Vice Chair Turnage, the Planning Commission approved a Use Permit (UP-18-03) to operate a community center for community focused workshops, classes and general assembly uses at an existing building, and amusement center. The project site is located at 501 Auto Center Drive (APN: 074-130-080). The motion carried the following vote:

AYES: Zacharatos, Motts, Martin, Turnage, Conley Schneiderman and Parsons
NOES: None
ABSTAIN: None
ABSENT: None

Chair Parsons congratulated the applicant.

ORAL COMMUNICATIONS

Interim City Attorney Perez reminded the previous speaker to fill out a speaker card and provide it to the Minutes Clerk.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported that the TRANSPLAN meeting had been cancelled.

ADJOURNMENT

Chair Parsons adjourned the Planning Commission at 7:20 P.M. to the next regularly scheduled meeting to be held on June 6, 2018.

Respectfully Submitted,
Kitty Eiden