

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

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

**June 4, 2014
City Council Chambers**

Chair Hinojosa called the meeting to order at 6:30 p.m. on Wednesday, June 4, 2014 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 Thursday, June 12, 2014.

ROLL CALL

Present: Commissioners Baatrup, Westerman,
Vice Chair Motts and Chair Hinojosa
Absent: Commissioners Pinto and Miller
Staff: City Attorney, Lynn Tracy Nerland
Director Community Development, Tina Wehrmeister
Economic Development Program Manager, Brian Nunnally
Assistant Engineer, Harold Jirousky
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

- 1. Approval of Minutes: April 16, 2014**

On motion by Commissioner Baatrup, seconded by Commissioner Westerman the Planning Commission members present unanimously approved the minutes of April 16, 2014.

PUBLIC HEARING

- 2. PW 371-RA-52 – Lot Merger at Deer Valley Business Park – Country Hills Antioch Medical Center, LLC requests the approval of a lot merger of the current 13 parcels into 4 new parcels. The project site is located on the north side of Country Hills Drive between Lone Tree Way and Deer Valley Road (APNs 055-740-001 thru 013).**

Assistant Engineer Jirousky presented the staff report dated May 22, 2014 recommending the Planning Commission approve the merger of 13 parcels created by parcel map 357-303-06 into 4 new parcels (PW 371-RA-52).

OPENED PUBLIC HEARING

Todd Berryhill, Country Hills Medical Antioch LLC., thanked the Planning Commission for reviewing the application. He explained the lot line adjustment was a housekeeping matter and it was needed so buildings do not bridge over lot lines.

Phillip DeSouza, Antioch resident, voiced his support for the project, provided the proposed use and previously approved conditions of approval for the site remained the same. He requested staff include him in any future discussions, if any changes regarding the type of facility, were to come forward.

Director of Community Development Wehrmeister clarified the action was a parcel organization and does not negate or change the conditions of approval of the original use permit approved.

Mr. Berryhill added that they were not asking for changes to the conditions of approval or entitlements for the property.

In response to Commissioner Baatrup, Mr. Berryhill explained their intent was to build consolidated buildings that would conform to the approved square footage and conditions of approval.

CLOSED PUBLIC HEARING

Commissioner Westerman stated the request appeared to be an administrative action and he would support the lot line adjustment.

Commissioner Motts agreed and noted any concerns should be mitigated by the project being subject to all the original requirements.

RESOLUTION NO. 2014-16

On motion by Commissioner Baatrup and seconded by Vice Chair Motts, the Planning Commission approved the merger of thirteen (13) parcels created by parcel map 357-303-06 into four (4) new parcels.

AYES:	<i>Hinojosa, Motts, Baatrup and Westerman</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Pinto and Miller</i>

NEW ITEM

3. Bedford Center - Determination of General Plan consistency for the sale of 1811 "C" St. to Rehabilitation Services of Northern California.

Economic Development Program Manager Nunnally presented the staff report dated May 29, 2014, recommending the Planning Commission adopt the resolution finding the conveyance of 1811 %C+Street consistent with the City's General Plan.

In response to Commissioner Westerman, Economic Development Program Manager Nunnally explained currently the other half of the building was in use by an Alcoholic Anonymous meeting group facilitated through Delta 2000.

Director of Community Development Wehrmeister added that she believed the intent was that the Bedford Center would utilize the entirety of the building if the purchase and sale were completed.

In response to Chair Hinojosa, Director of Community Development Wehrmeister clarified the use would expand within the building and the General Plan consistency determination was required by California Government Code for the sale and disposition of government owned property not because there are concerns about consistency from staff or purchaser. She noted a previous use permit was not located; therefore, the current use was non-conforming. She clarified the other half of the building was used for social services programs; therefore, this proposal was not considered a change or expansion of the use.

In response to Commissioner Motts, Director of Community Development Wehrmeister explained participants in the program were dropped off and with the other program no longer operating in the building, there was not a significant increase in the parking demand.

OPENED PUBLIC HEARING

CLOSED PUBLIC HEARING

In response to Commissioner Baatrup, Economic Development Program Manager Nunnally explained the Bedford Center provided adult day health care services, serving mainly Alzheimer's and dementia patients which was typically onset at a later time in life. He noted the purpose of their expansion was to be able to separate the higher functioning from lower functioning patients.

Chair Hinojosa voiced her support for the resolution as recommended in the staff report.

RESOLUTION NO. 2014-17

On motion by Commissioner Baatrup and seconded by Commissioner Westerman, the Planning Commission adopted the resolution finding the conveyance of 1811 "C" Street consistent with the City's General Plan.

AYES: *Hinojosa, Motts, Baatrup and Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Pinto and Miller*

ORAL COMMUNICATIONS

Director of Community Development Wehrmeister announced the City was granted an approximately \$425,000 Planning Grant by the Strategic Growth Council to prepare a Specific Plan for the downtown priority development area. Additionally, she noted an RFP has been issued to update the General Plan land use element as well as the zoning code to reflect changes in the market. She announced the Housing Element Implementation Ordinances would be going to Council on June 10, 2014. She stated the next Planning Commission meeting was scheduled for June 18, 2014 and there were several preliminary residential development plans on the agenda. She reminded the Commission that the July 2, 2014 Planning Commission meeting was cancelled. She reported staff had received several larger applications; an amendment to the entitlements for the Aviano application and the Ginochio property, as well as fitness center for Lone Tree Landing Shopping Center. She stated the City was recruiting for an Associate Planner and the open Planning Commission position.

Commissioner Motts reported there had been confusion in the community regarding public outreach and the perception was that the only input they would have was at the Community café meetings.

Director of Community Development Wehrmeister stated staff would attempt to make the message clearer. She noted the community café meetings provided public input for the Strategic Management Plan and would not be considered public input for the downtown Specific Plan.

Chair Hinojosa stated it was great to hear the City had received the Planning Grant and was hiring additional staff for the Planning Department.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported on his attendance at the TRANSPLAN meeting held on May 8, 2014.

ADJOURNMENT

Chair Hinojosa adjourned the Planning Commission at 6:56 p.m. to the next regularly scheduled meeting to be held on June 18, 2014.

Respectfully Submitted,

Kitty Eiden