

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**June 6, 2018
City Council Chambers**

Chair Parsons called the meeting to order at 6:30 P.M. on Wednesday, June 6, 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, June 13, 2018.

ROLL CALL

Present: Commissioners Schneiderman, Motts, Martin, Zacharatos, Conley,
Vice Chair Turnage and Chair Parsons
Staff: Director of Community Development, Forrest Ebbs
Assistant City Engineer, Lynne Filson
Interim City Attorney, Samuel L. Emerson
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: May 2, 2018
May 16, 2018

On motion by Commissioner Zacharatos, seconded by Commissioner Conley, the Planning Commission approved the minutes of May 2, 2018, as presented. The motion carried the following vote:

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

On motion by Chair Parsons, seconded by Commissioner Zacharatos, the Planning Commission unanimously approved the minutes of May 16, 2018, as presented. The motion carried the following vote:

AYES: *Parsons, Motts, Martin, Turnage, Conley, Schneiderman and Zacharatos*

NOES: *None*

ABSTAIN: *None*

ABSENT: *None*

NEW PUBLIC HEARING

2. **PD-16-01– Black Diamond Ranch** – Discovery Builders Inc. requests approval of a 9-unit residential subdivision within the existing Black Diamond Ranch (APN 089-160-010). Requested actions include adoption of an Initial Study/Mitigated Negative Declaration, an amendment to the previously approved Black Diamond Ranch Hillside Planned Development District, approval of a subdivision that includes 9-unit plus a 19.11-acre open space lot, and approval of the Final Development Plan/Design Review for proposed homes. The project site has a General Plan Land Use Designation of Medium Low Density Residential. The project site is located in the existing Black Diamond Ranch subdivision adjacent to the western boundary with the City of Pittsburg. The new homes would be accessed from Country Side Way and at the terminus of Torgensen Court (APN 089-160-010).

Project Planner Paul Junker presented the staff report dated June 1, 2018 recommending the Planning Commission take the following actions: 1) Adopt the resolution recommending approval of the Black Diamond Ranch Unit 4 Initial Study and Mitigated Negative Declaration, 2) Adopt the resolution recommending approval of an amendment to the Black Diamond Ranch Hillside Planned Development District and, 3) Adopt the resolution recommending approval of a Black Diamond Ranch Unit 4 Vesting Tentative Map/Final Development Plan (PD-16-01) subject to conditions of approval.

In response to Commissioner Martin, Project Planner Junker clarified that lot one was plan one/single story. Director of Community Development Ebbs explained that the EIR completed for the original Black Diamond Ranch did not consider these nine homes because at that time this area was going to be open space. He added that the project presented this evening did not generate the level of traffic required to do a traffic study and they would be responsible to pay a regional transportation impact fee to pay their fair share for current, past, and future highway 4 improvements.

Commissioner Conley stated a letter was received from a resident on Torgensen Court asking if the developer could provide off-street parking. He questioned if the court was large enough to have a parking island and if there was access to the open space in the event of a fire.

Project Planner Junker responded that the project was not designed to have the integrated space necessary to accommodate parking in the center of the court. He explained that access to the open space was from an easement on Countryside Way.

Commissioner Motts, referencing the same letter, requested clarification regarding the reference to the placement of one of the houses.

Project Planner Junker stated it appeared as though the statement was acknowledging the placement currently proposed would respect the author's privacy.

Dana Owyong, Discovery Builders, stated he was present this evening with their team to answer any questions. He reported that they had worked closely with staff and they were happy and agreed with all the conditions of approval. He noted they were prepared to build the homes, which were well-designed. He clarified that they had a three car garage for the single story home, which had aprons for parking.

Commissioner Martin complimented the applicant for having three different designs and three different plans for the project.

Mr. Owyong clarified that there would be no repeat elevations among the nine homes.

In response to Commissioner Conley, Mr. Owyong stated that they reduced the project from ten to nine homes to reduce grading and the need for retaining walls. He noted grading would match the existing contour of the hillside.

In response to Commissioner Motts, Mr. Owyong clarified if approaching the site heading north, the existing homes would be seen prior to these homes.

In response to Chair Parsons, Mr. Owyong stated they would not have an option in their design set for converting the one car garage to a bedroom.

Chair Parsons closed the public hearing.

In response to Commissioner Conley, Project Planner Junker responded that if the Planning Commission approved the resolutions this evening, it would not allow homes on the hill and would preclude having homes on the hill because there would be no access point.

In response to Commissioner Motts, Director of Community Development Ebbs requested the Planning Commission take action on the CEQA item first and then consider the remaining items collectively.

RESOLUTION NO. 2018-17

On motion by Vice Chair Turnage, seconded by Commissioner Zacharatos, the Planning Commission adopted the resolution recommending approval of the Black Diamond Ranch Unit 4 Initial Study and Mitigated Negative Declaration. The motion carried the following vote:

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

RESOLUTION NOS. 2018-18 and 2018-19

On motion by Vice Chair Turnage, seconded by Commissioner Motts, the Planning Commission 1) Adopted the resolution recommending approval of an amendment to the Black Diamond Ranch Hillside Planned Development District; and, 2) Adopted the resolution recommending approval of a Black Diamond Ranch Unit 4 Vesting Tentative Map/Final Development Plan (PD-16-01) subject to conditions of approval. The motion carried the following vote:

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

ORAL COMMUNICATIONS

In response to Commissioner Motts, Director of Community Development Ebbs stated he had started to compile a Planning Commission Handbook. He noted Planning Manager Morris would be bringing the project back to the Planning Commission at a future meeting.

Commissioner Motts asked if the Planning Commission could be provided with binders for their agenda packets.

Director of Community Development Ebbs stated he had been unable to locate any binders. He reported the City was going through a branding process and noted there may be a new City logo and that may be the time to get new binders. He invited Commissioners to participating in the new branding process.

Commissioner Martin stated he had been concerned regarding the City's on-street parking requirements in residential areas noting that more families were living in each house. Additionally, he noted that street sweepers were unable to sweep curb areas due to vehicles that parked along those areas. He questioned if on-street parking requirements should be amended to require cars be removed from the streets on street sweeping days.

Director of Community Development Ebbs stated these issues should be considered with the zoning ordinance amendment. He noted Antioch required two parking spaces

per house onsite plus one on street. He further noted this issue could be considered with new projects during the preliminary development review phase. He stated in theory every house with a two car garage could park four vehicles on their lot.

Commissioner Martin stated he had two places in his court that had five families living in the home and six vehicles.

Vice Chair Turnage suggested Commissioner Martin contact Code Enforcement Manager Michael to report the issue.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported that no TRANSPLAN meetings had been scheduled.

ADJOURNMENT

Chair Parsons adjourned the Planning Commission at 7:04 P.M. to the next regularly scheduled meeting to be held on July 18, 2018.

Respectfully Submitted,
Kitty Eiden