

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

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

**June 15, 2011
City Council Chambers**

CALL TO ORDER

Vice Chair Baatrup called the meeting to order at 6:30 p.m. on Wednesday, June 15, 2011, 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, June 23, 2011.

ROLL CALL

Present: Commissioners Baatrup, Langford, Azevedo and Johnson
Absent: Commissioners Westerman, Manuel and Travers
Staff: Senior Planner, Mindy Gentry
Assistant Engineer, Harold Jirousky
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: June 1, 2011

On motion by Commissioner Langford, and seconded by Commissioner Johnson, the Planning Commission approved the Minutes of June 1, 2011.

AYES: Baatrup, Langford, Azevedo and Johnson
NOES: None
ABSTAIN: None
ABSENT: Westerman, Travers and Manuel

END OF CONSENT CALENDAR

NEW PUBLIC HEARINGS

2. **PW 357-301-11** - Baugh Corporation requests approval of a vesting tentative parcel map for condominium purposes at the existing building at 2507 Somersville Road (**APN 076-432-031**).

Harold Jirousky, Assistant Engineer, provided a summary of the staff report dated May 24, 2011.

Commissioner Langford asked staff if by approving the project tonight, does this grant them the ability to subdivide into condominiums to which AE Jirousky confirmed that yes this is one parcel that can be divided into two pieces.

Commissioner Azevedo asked staff if this would need to come back before them to which SP Gentry stated that since zoning is already established, this merely creates a line down the center of the building which can be purchased by separate owners. She said that commercial condominiums do not have the same requirements as residential condominiums and that the conditions would be transferred with the property.

Commissioner Langford confirmed with SP Gentry that this project would meet all of the current requirements for existing buildings.

Commissioner Azevedo expressed his concern with having two tenants and the need for CC&Rs to be in place.

Commissioner Langford stated that in previous years, the City Council did not like the idea of breaking bigger commercial properties up for the lack of control with landscaping and garbage.

Commissioner Johnson stated that with turning the building into a condominium, all conditions would still apply but to two owners instead of one.

SP Gentry stated that tenants would still have to abide by the shopping center's landscaping maintenance program.

OPENED PUBLIC HEARING

Applicant, Randy Baugh, spoke to say that the property will be under a unified management, will work in concert with the shopping center and that all buildings are under CC&Rs. He said that with the loss of Round Table, the space is in pretty rough shape, that they would like to maintain ownership of the Bank of the West portion, and obtain financing to provide capital to rebuild the Round Table space.

Commissioner Azevedo confirmed with the applicant that they had read all of the conditions and agreed with them and also asked the applicant if they had any potential tenants to which applicant stated that they were in negotiations with another restaurant tenant.

CLOSED PUBLIC HEARING

Commissioner Azevedo stated that he was pleased to see improvement in this area and that it is encouraging to see investments being made given that this area is right off of the freeway and an entry into the City. He stated that all concerns of the applicant should be covered by the CC&Rs and that he had no objection to the project.

RESOLUTION NO. 2011-07

On Motion by Commissioner Azevedo and seconded by Commissioner Johnson, the Planning Commission approved PW 357-301-11, subject to all conditions.

AYES: *Baatrup, Langford, Azevedo and Johnson*

NOES: *None*

ABSTAIN: *None*

ABSENT: *Westerman, Travers and Manuel*

- 3. UP-11-04** – Christ Embassy Church requests the approval of a use permit for religious assembly. The use will include a sanctuary, offices, storage, and restrooms. The project is located in an existing building at 2615 Somersville Road (**APN: 076-432-016**).

Mindy Gentry, Senior Planner, provided a summary of the staff report dated June 9, 2011.

Commissioner Johnson asked staff if there were minimum requirements regarding thickness or type of pavement or if this was more cosmetic to which SP Gentry stated that there are not minimums in the City Code but that this would be more than just slurry seal of the parking lot.

Commissioner Langford stated that he believed that engineering did have requirements and asked staff if the trash enclosure would be plumbed. SP Gentry stated that typically for existing buildings the trash enclosure did not need to be plumbed and that the roof satisfies the requirements.

Vice Chair Baatrup confirmed with staff that although the food and clothing drive would occur once a year, that nothing currently limited the duration but that limitations could be placed in the conditions of approval.

Vice Chair Baatrup confirmed with staff that although he did not see conditions regarding new signage that signage would be according to design guidelines and all signage would need a building permit and that City staff would review for compliance.

OPENED PUBLIC HEARING

Pastor Olybykola Oisaghie stated that the Church has been in the City for a number of years meeting at the El Campanil. She said that over summer they have classes for students and that moving into the new location would give them more space. She stated that the canned food drive would consist of them providing food to the community and that the landlord will comply with the paving and garbage requirements.

Commissioner Langford questioned the applicant about the size of the congregation to which applicant stated that presently there are about fifty members but that it is projected that this may grow up to one hundred.

Commissioner Azevedo confirmed with applicant that they had read and agreed with all conditions.

Vice Chair Baatrup confirmed with the applicant that the food and clothing drives would involve collecting items throughout the year but only being open to the public for distribution one day a year.

Liz Rogers Buckley spoke to say that the Church really wants space to be able to reach out into the community, that they are currently renting a space but want to own a space and that this will allow them to set hours for people to meet with the pastor and for prayers.

CLOSED PUBLIC HEARING

Commissioner Johnson stated that he could support this project.

Vice Chair Baatrup confirmed with staff that this space was currently vacant.

RESOLUTION NO. 2011-08

On Motion by Commissioner Langford and seconded by Commissioner Azevedo, the Planning Commission approves UP-11-04, subject to all conditions.

AYES: *Baatrup, Langford, Azevedo and Johnson*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Westerman, Travers and Manuel*

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Vice Chair Baatrup stated that a newsletter was on the dais addressed to the chair of the Planning Commission if anyone wanted to see it.

COMMITTEE REPORTS

Commissioner Azevedo said that Cal Trans met last Thursday, the report was received from BART concerning E-BART which reiterated all of the decisions by the E-BART board regarding layout of the station, restrooms, manning of the station, security and that in addition to BART police and cameras 24 hours a day, CSO officers would be there from time to time.

He said that CCTA was considering converting some of HOV lanes in the southwest portion of the County to High Occupancy Toll lanes and that he had a presentation if anyone wanted to see it.

Commissioner Johnson discussed with Commissioner Azevedo the changes to the Highway 4 onramps and offramps.

Commissioner Azevedo stated that \$300,000.00 has been allotted to look at where the next E-BART station would be going to the east.

ADJOURNMENT

Vice Chair Baatrup adjourned the Planning Commission at 7:05 p.m. to the next regularly scheduled meeting on July 6, 2011.

Respectfully Submitted,
Cheryl Hammers