

**CITY OF ANTIOCH
PLANNING COMMISSION**

**Regular Meeting
7:30 p.m.**

**June 18, 2008
City Council Chambers**

CALL TO ORDER

Chairman Azevedo called the meeting to order at 7:30 p.m. on Thursday, June 18, 2008, in the City Council Chambers.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

ROLL CALL

Present: Commissioners Westerman, Johnson, Travers, Trail, Delgadillo
(arrived at 7:48), Vice Chairperson Brandt and Chairman Azevedo
Staff: Deputy Director Advanced Planning Carniglia
Associate Planner Gentry
Deputy City Attorney Hawkins
Minutes Clerk Lawson

1. **Approval of Minutes:** A) **April 16, 2008**
 B) **May 7, 2008**

Commissioner Brandt pulled the Minutes of April 16 and noted that she would need to abstain.

May 7, 2008

On motion by Commissioner Brandt, and seconded by Commissioner Travers, the Planning Commission approved the Minutes of May 7, 2008.

AYES: *Brandt, Travers, Westerman, Johnson and Azevedo*
ABSTENTION: *Trail*
ABSENT: *Delgadillo*

April 16, 2008

On motion by Commissioner Travers, and seconded by Commissioner Johnson, the Planning Commission approved the Minutes of April 16, 2008.

AYES: *Travers, Johnson, Westerman, Trail and Azevedo*
ABSTENTION: *Brandt*
ABSENT: *Delgadillo*

END OF CONSENT CALENDAR

NEW ITEM

2. Commercial Planned Development Master Use List – The City of Antioch is requesting a recommendation of approval to the City Council for the adoption of baseline commercial Planned Development Master Use Lists.

Associate Planner Gentry provided a summary of the Staff Report dated June 13, 2008.

Commissioner Trail expressed concern to the absent and empty spaces in the downtown area and added that she felt that zoning issues needed to be addressed for office use on the first floors of the buildings within this area. She proposed that staff consider lifting the zoning requirement for office use on second floors only, which would open up vacant office spaces downtown. Chair Azevedo requested a clarification from staff as to the topic being discussed with the regard to the Master Use Lists. Staff stated that the discussion would be only on Planned Developments and would not be discussing zoning in downtown.

Commissioner Delgadillo arrived at 7:48 p.m.

Commissioner Brandt felt it was important to consider neighborhood and regional commercial as it relates to the downtown area, and struggled with the difference between existing zoning and the establishment of Planned Development use lists. She was concerned that uses on the list presented before the Commission did not match the present Zoning City Code, and felt this could set a difficult precedent to various developments.

Commissioner Trail expressed concern to the disparity between the downtown area versus the other parts of town, and felt businesses should be spread equally throughout the City.

Commissioner Johnson felt that consistency was important, in terms of businesses within the City, and did not want any type of obstacles for businesses to move from one area of town to another.

Commissioner Brandt requested that this be sent back to staff for further clarification and that they provide an explanation as to why certain uses are permitted and not permitted.

Associate Planner Gentry stated that it was her understanding that the Commission would like to further have an explanation as to how uses are compliant with how the

Zoning Ordinance is currently written, and/or why the uses have been shifted from one category to another.

It was the consensus of the Commission to have staff provide an explanation to the Commission of the discrepancies of the zoning, per the Master Use List.

NEW PUBLIC HEARINGS

- 3. UP-04-30 – Almondridge Home Size Modifications – KB Homes South Bay, Inc., requests approval of modifications to the single family home products and the unit mix at the 81 unit Almondridge development. The project site is located on the east side of Phillips Lane, approximately 700 feet south of East Eighteenth Street (APN 051-200-015 and 051-200-053).**

Associate Planner Gentry provided a synopsis of the Staff Report dated June 13, 2008.

OPENED PUBLIC HEARING

Brian Macias, KB Homes South Bay, introduced himself and stated that he was available for any comments or questions.

Commissioner Trail questioned why KB Homes did not consider absorbing the costs of the Mello Roos tax and expressed concern that this would present more difficulty in the resale of the home. She expressed concern to the fact that potential home buyers are dissatisfied in purchasing a home that has Mello Roos tax and asked if there was a way to structure the price of the home to avoid this situation.

Commissioner Brandt expressed disappointment to the lack of features and amenities within the proposed architectural features, and noted that the City has moved towards adding upgraded features. She felt the plan was a step back. She did not see this project maintaining the design standards as required by the City and wanted to see requirements and conditions that the Commission has previously directed towards other developers.

Commissioner Trail expressed concerned that the architectural features could be designed towards a more high end design, even though the square footage was smaller, and encouraged the applicant to redesign the product in order that it enhance the area.

OPENED PUBLIC COMMENT

Ms. Anglin, resident, expressed concerned that this project would not enhance the existing neighborhood and would like to see a project that would bring more positive changes to the area.

CLOSED PUBLIC HEARING

Commissioner Johnson felt that there was no balance of higher end homes in this area of town, and that more executive-type homes were needed. In light of this, he could not support this proposal.

Commissioner Westerman expressed concerned to the overall quality of the product of the home and wanted to see a higher end product that would enhance this area of the City. He suggested that a 3-car garage be made an option on more models than just the one model, as proposed.

Commissioner Trail expressed concern to the marketing of the 5th plan without a complete model to walk through, and wanted this project to enhance the area. She suggested that the applicant add additional amenities to these homes that would upgrade the project.

Commissioner Brandt felt that the project did not offer a superior product of models and also that it did not address the City's General Plan.

Chairman Azevedo stated that he wanted to see a 3 car garage in at least two of the three proposed models, and that a Model 5 be constructed for potentials to walk through, as well as the applicant making this project a higher standard product.

RESOLUTION NO. 2008/13

On motion by Commissioner Johnson, and seconded by Commissioner Trail, the Planning Commission denied the request of KB Homes South Bay, Inc., to modify the floor plan size and unit mix at the Almondridge Development (UP-04-30) based on findings within the Resolution, specifically referring to No. 2.

AYES: *Westerman, Johnson, Delgadillo, Travers and Trail*
NOES: *Brandt and Azevedo*

- 4. Presentation on the Hillcrest eBART Ridership Development Plan (RDP) being prepared for the Hillcrest eBART Station Area, and Scoping Hearing to receive public comments on environmental issues to be addressed in the Environmental Impact Report (EIR) prepared for the Hillcrest eBART Ridership Development Plan.**

Deputy Director Advanced Planning (DDAP) Carniglia provided a synopsis of the Staff Report.

A brief recess was taken at 9:10 p.m. and reconvened at 9:20 p.m. with all Commissioners present.

Leslie Gould, City Consultant, provided a Power Point Presentation, in which she further explained the proposed Hillcrest Station Area options.

Commissioner Trail felt that this project should be an environmentally-friendly project and that solar panels and a sustainable type of energy product be interjected into a high rise project. She wanted to ensure that an early approach be incorporated into the building of the project and the architect to incorporate solar energy that would make Antioch first in this field.

OPENED PUBLIC HEARING

Chris Schildt, Transportation & Land Use Coalition, stated that he was satisfied with the work that has so far been completed and noted that site restraints and pedestrian bicycle access be encouraged.

CLOSED PUBLIC HEARING

Leslie Gould, City Consultant, noted that she had received comments regarding the Environmental Impact Report from other public agencies.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chairman Azevedo read the correspondence into the record that was received and placed on the dais.

COMMITTEE REPORTS

Chairman Azevedo reported that at a recent Transplan meeting a review of the action plan was conducted, as well as receiving suggested changes.

ADJOURNMENT:

Chairman Azevedo adjourned the Planning Commission at 10:15 p.m. to the next regularly scheduled meeting on July 2, 2008.

Respectfully Submitted,

Debra Lawson