

June 6, 2007:

On motion by Commissioner Martin and seconded by Commissioner Long, the Planning Commission approved the Minutes of June 6, 2007.

AYES: *Martin, Long, Travers*
ABSTENTION: *Delgadillo*
ABSENT: *Azevedo and Brandt*

END OF CONSENT CALENDAR

CONTINUED HEARINGS

- 2. Pulte/Del Webb is proposing a number of changes to their Development Agreement, which was previously approved by the City in October, 2005. The Development Agreement is applicable to the approximately 204 acre property that lies directly south of the extension of Hillcrest Avenue and existing Chaparral Park.**

Deputy Director Community Development (DDCD) Carniglia provided an overview of the Staff Report dated July 9, 2007. He added that the proposed Resolution was distributed to the Commission tonight with a recommendation for approval.

In responding to Commissioner Martin, DDCD Carniglia recommended that the Commission utilize the attached Addendum for the environmental review. City Attorney Nerland further added that at the time a detailed development plan comes before the Commission, a more detailed level of environmental review will also come forward.

Commissioner Martin stated that per Attachment A, under Exhibit 3, Exhibits A and C-4 were not contained within the Staff Report and he wanted to ensure that those exhibits are included at the time this issue moves forward to the City Council.

City Attorney Nerland stated that the primary role in the Government Code for the Planning Commission to take is to ensure that the Development Agreement is consistent with the City's General Plan.

OPENED PUBLIC HEARING

Mike Serpa, Pulte Corporation, stated that Pulte is working diligently with City staff and Kaiser Permanente. Regarding the Royal Ferosa property, he stated that Pulte has spent approximately one year in joint meetings with Kaiser and the property owners of the Royal Ferosa, and at this time the Royal Ferosa property owners are undecided about selling the land. Mr. Serpa spoke to an overview of the conceptual design and development timeline of the project.

CLOSED PUBLIC HEARING

RESOLUTION NO. 2007-15

On motion by Commissioner Martin and seconded by Commissioner Long, the Planning Commission recommended to the City Council the adoption of the First Amended and Restated Development Agreement between the City of Antioch and the Pulte Corporation for the Pulte/Del Webb senior housing project, per the attached resolution.

AYES: *Martin, Long, Delgadillo and Travers*

ABSENT: *Azevedo and Brandt*

- 3. Z-07-02 – Jensen Rezone – Terry Jensen requests approval to rezone Assessors Parcel No. 071-101-022 from “High Density Residential” (R-20) to “Neighborhood/Community Commercial” (C-2) in conformance with the City of Antioch General Plan. The project is located 197 feet south of Putnam Street on the west side of Lone Tree Way.**

Community Development Technician Stahl provided an overview of the Staff Report dated July 12, 2007, and noted that a Land Use Table showing the uses that are permitted in the C-2 and C-O (Professional Office) zoning designations have been provided to the Commission on the Dias.

OPENED PUBLIC HEARING

Terry Jensen, applicant, stated that per the Staff Report, he felt that Exhibit C would be the best use for the property, and spoke to the site layout and building configuration, as well as elaborating on the conceptual design. He noted that it was his intention to occupy the upper floor and lease the bottom floor, and he would not object to the permitted use of C-O because he would only operate a commercial office.

Commissioner Martin wanted to ensure that the design of the building would not be a flat building facing Lone Tree Way, wherein Mr. Jensen explained the architectural features and proposed elevations. Also, Mr. Jensen felt that the parking in the rear would be more aesthetically pleasing.

Commissioner Martin was pleased that Mr. Jensen would agree to a C-O permitted use and felt that some uses within the C-2 area would not be conducive to the adjacent high density residential.

City Attorney Nerland stated that staff had provided the Commission with a list of permitted uses, and that they are the permitted and conditional uses that are in the City’s Zoning Code and can not be changed with this application. If there are concerns regarding any permitted uses in the C-2 zone, she suggested that the Commission consider the more limited C-O zoning.

CLOSED PUBLIC HEARING

RESOLUTION NO. 2007-16

On motion by Commissioner Long and seconded by Commissioner Delgadillo, the Planning Commission recommended to the City Council the approval of a rezone designation of APN 071-101-022 from R-20 (High Density Residential) to C-O (Professional Use). The subject property is located on Lone Tree Way approximately 197 feet south of Putnam Street (Z-07-02).

AYES: Long, Delgadillo, Martin and Travers
ABSENT: Azevedo and Brandt

A recess was taken at 8:25 p.m. and reconvened at 8:30 p.m. with Commissioners Martin, Long, Delgadillo and Chairman Travers present.

NEW PUBLIC HEARING

- 4. UP-07-04 – Floran Antioch Care Home – Florinada Yambao requests approval of a Use Permit to expand a single family home in order to operate a residential care facility for the elderly at 1921 Blue Mountain Court (APN 055-030-016).**

Commissioner Delgadillo stated that he would need to abstain from this item, due to a conflict of interest.

City Attorney Nerland noted that the conflict of interest would be in regards to a source of income to Commissioner Delgadillo. Furthermore, due to Commissioner Delgadillo's abstention, the Commission no longer had a quorum to move forward and advised Chairman Travers to open the public hearing and continue the item to August 1, 2007.

Chairman Travers opened the Public Hearing and continued Item No. 4 to the next Planning Commission meeting on August 1, 2007.

ORAL COMMUNICATIONS

Commissioner Martin requested that staff investigate if two temporary signs at Blue Rock and Lone Tree Way were legal permitted signs.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Martin reported that the Design Standard Consultant has presented the City with a copy of the preliminary design standards and that a hearing would be scheduled for August to meet with the consultant and to review the preliminary design standard book.

Chairman Travers reported that an RDA meeting would be held on July 30.

Commissioner Long reported that the last City Park Playground Build would be held on July 21 at 8:00 a.m.

ADJOURNMENT

Chairman Travers adjourned the Planning Commission at 8:38 p.m. to the next regularly scheduled meeting to be held on August 1, 2007.

Respectfully Submitted,

Debra Lawson