

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**August 2, 2017  
City Council Chambers**

Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, August 2, 2017 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, August 9, 2017.

**ROLL CALL**

Present: Commissioners Husary, Motts, Mason, Conley, Vice Chair Parsons and Chair Zacharatos  
Absent: Commissioner Turnage  
Staff: Director of Community Development, Forrest Ebbs  
Associate Planner, Kevin Scudero  
Interim City Attorney, Elizabeth Perez  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

Chair Zacharatos led the audience and Commission in the Pledge of Allegiance.

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. Approval of Minutes: June 7, 2017

*On motion by Commissioner Motts, seconded by Commissioner Mason, the Planning Commission members present unanimously approved the minutes of June 7, 2017, as presented. The motion carried the following vote:*

**AYES:** Parsons, Husary, Motts, Mason, Conley and Zacharatos  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Turnage

## **NEW PUBLIC HEARING**

**General Plan Land Use Element Update: Sand Creek Focus Area** – The City of Antioch is proposing amendments to the Land Use Element of the General Plan affecting the Sand Creek Focus Area. The amendments include, but are not limited to, changes to land use designations, density allowances, conceptual circulation, land use policies, hillside protection policies, and open space designations. An addendum to the original 2003 General Plan Environmental Impact Report (EIR) has been prepared. The proposed changes ultimately require City Council approval and the Planning Commission will serve as an advisory board, providing a recommendation to the City Council on the matter.

Director of Community Development Ebbs presented the staff report dated July 27, 2017 modifying his recommendation to table the item indefinitely to recommending the Planning Commission continue the item to September 20, 2017.

In response to Commissioner Parsons, Director of Community Development Ebbs explained if the Planning Commission continued this item and an application came forward that was not consistent with the General Plan, the City Council would have the broad authority to amend the General Plan specific to that project. Therefore, continuing this item would not affect them at all.

Commissioner Motts stated he agreed with staff's recommendation to continue this item to September 0, 2017.

Chair Zacharatos opened and closed the public hearing with no members of the public requesting to speak.

***On motion by Vice Chair Parsons, seconded by Commissioner Conley, the Planning Commission members present unanimously continued the General Plan Land Use Element Update: Sand Creek Focus Area Public Hearing to September 20, 2017. The motion carried the following vote:***

<b>AYES:</b>	<b><i>Parsons, Husary, Motts, Mason, Conley and Zacharatos</i></b>
<b>NOES:</b>	<b><i>None</i></b>
<b>ABSTAIN:</b>	<b><i>None</i></b>
<b>ABSENT:</b>	<b><i>Turnage</i></b>

## **ORAL COMMUNICATIONS**

Director of Community Development Ebbs requested any Commissioners interested in attending the Conference in Sacramento notify staff so they could be registered for the event.

## **WRITTEN COMMUNICATIONS**

None.

## **COMMITTEE REPORTS**

Commissioner Motts reported that TRANSPLAN had met on June 8, 2017 and there was a presentation and vote taken on their budget.

## **ADJOURNMENT**

***Chair Zacharatos adjourned the Planning Commission at 6:48 P.M.***

Respectfully Submitted,  
Kitty Eiden