

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

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

**August 15, 2012
City Council Chambers**

CALL TO ORDER

Chairman Baatrup called the meeting to order at 6:30 p.m. on Wednesday, August 15, 2012, 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, August 23, 2012.

ROLL CALL

Present: Commissioners Langford, Azevedo, Motts, Sanderson
Vice Chair Bouslog and Chairman Baatrup
Absent: Commissioner Westerman
Staff: Director of Community Development, Tina Wehrmeister
Senior Planner, Mindy Gentry
City Attorney, Lynn Tracy Nerland
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: August 1, 2012

On motion by Commissioner Azevedo, and seconded by Commissioner Langford, the Planning Commission approved the Minutes of August 1, 2012.

AYES: Bouslog, Baatrup, Langford, Azevedo, Motts, Sanderson
NOES: None
ABSTAIN: None
ABSENT: Westerman

END OF CONSENT CALENDAR

CONTINUED PUBLIC HEARING

3. UP-12-01 – Compass Commercial is requesting a use permit for a 24 hour convenience store located at 1708 – 1710 A Street (APN: 067-243-031).

Receiving speaker cards for this item, Chairman Baatrup announced that although the 7-Eleven project is being continued tonight that if speakers were present and wished to speak tonight that they could.

Dick Augusta, lifetime Antioch resident, spoke to say that he is in opposition of allowing a 7-Eleven at 18th & A given that this is a heavily congested area, that 7-Eleven will multiply problems in the area and increase crime. He said that 7-Elevens are conducive to robberies.

Sandra Kelly, Block Captain for the C Street area, spoke to say that she is opposed to the 7-Eleven and that Antioch already has seven 7-Elevens all of which are located within five miles from her house. She said that she has concerns that this will add an overburden to the police as it will bring crime to the neighborhood. She said that in the past 18 months, the current 7-Elevens have generated nearly 1200 calls for service. She said that she is also concerned about traffic, that students walk home from school and that this will create an environmental nightmare due to the increased garbage in the area. She provided a stack of petitions from neighbors for the Commission.

City Attorney Nerland announced that staff does not have a report available tonight, that this matter is being continued and that if speakers are not able to speak at the continued date, they can speak tonight but that they are only able to speak on this matter at one meeting.

Jacquelyn Higgins, resident of Antioch for 12 years, stated that she has worked for 7-Eleven and that although she can say that their standards are very high, her issue is with image. She said that Antioch has crime and that there is no need to perpetuate that image. She said that she has e-mailed three reports to Mindy and that convenience stores have the highest violence behind taxi drivers.

Ken Petersen, resident, spoke to say that he opposes any 24 hour convenience store due to crime issues, burglaries and vandalism. He said that 17th Street is a popular short cut which is seldom patrolled by police and is concerned with inviting speeders on a street where speed bumps are not allowed. He said that any 24 hour convenience store will expand issues about safety. He is concerned that traffic that can't make a left turn will be forced to use 17th Street.

CA Nerland said that if this matter is not heard on the 5th, that it may need to be re-noticed.

Commissioner Langford said that he was in favor of re-noticing given that he is not sure it will happen September 5th.

Senior Planner Gentry said that staff is getting close to ironing out the final issues, that neighbors will be re-noticed, and that they will try to bring the project to the Commission

on the 5th.

A poll was taken of the Commission for a quorum for September 5th and Commissioners Motts and Langford said that they will not be in attendance.

Community Development Director Wehrmeister said that the 2nd meeting in September, September 19th, would be preferable.

On motion by Commissioner Azevedo, and seconded by Commissioner Langford, the Planning Commission continued UP-12-01 to September 19, 2012.

AYES: *Bouslog, Baatrup, Langford, Azevedo, Motts, Sanderson*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Westerman*

NEW ITEM

2. The City of Antioch requests the Planning Commission receive public comment and provide direction for drafting amendments to the City Zoning Ordinance and the 2003 General Plan in order to implement policies of the 2007 – 2014 Housing Element.

CDD Wehrmeister introduced Vivian Kahn from Dyett & Bhatia.

Vivian Kahn provided a power point presentation on the following topics:

- Agenda for this evening
- Meeting Objectives – GP amendment, new base districts, new overlay district, new definition of “Emergency Shelter”, standards
- Site proposed for rezoning
- RHNA rezoning sites table, going over sites listed
- Showed sites & list of emergency shelter overlay sites
- Next steps

Chairman Baatrup questioned Ms. Kahn about proposed standards for emergency shelters to which Ms. Kahn directed the Commission to pages A23 and A24 of the staff report which listed these standards.

Chairman Baatrup then asked Ms. Kahn about review the next time for the housing element and how they project whether there will be more sites suggesting larger amount of housing fitting affordable standards. Ms. Kahn said that she does not know but that they are seeing numbers which may be lower next time due to the economy.

CDD Wehrmeister said that numbers were provided in updates that she has sent out, that the draft numbers are out and that in November ABAG will be adopting them.

Commissioner Azevedo asked staff if ABAG comes up with a number and we have excess, can we go back and modify what we are doing this time to which CDD Wehrmeister said that she believes we can.

Ms. Kahn said that the City's share is 1784 units, that there will be lower numbers in the future and that there won't be much trouble identifying sites.

Commissioner Azevedo stated that methodology could change and would the City have the ability to go back and reduce to which Ms. Kahn said that credit would be given for units constructed or in the pipeline which could be subtracted out and that if someone builds affordable housing on a different site, some of these sites could be used for something else.

CDD Wehrmeister commented that the City presently has a Neighborhood Stabilization Program funded with ARRA money which works with non-profits to rehab and resell foreclosed properties.

Vice-Chair Bouslog asked staff how Antioch rates compared to surrounding communities to which CDD Wehrmeister said that 30% of Antioch's numbers are in affordable ranges acknowledging construction of affordable units and that some other communities range from 50% to 60%.

Commissioner Azevedo asked Ms. Kahn if it were decided to rezone an area and to approve a project, if the City was responsible for immediately designating land to which she said that if a site is rezoned which was included in the housing element, then it would need to be replaced in about a year. She said that there would always need to be an equivalent number of sites but that Antioch has enough other sites.

Commissioner Azevedo asked what were the consequences of not meeting the numbers to which Ms. Kahn said that the City could be subject to litigation and could lose eligibility for grants and other funds.

Chairman Baatrup stated that the Commission has received the report, that there is no one in the audience for public comment, and that given there are no more comments from the Commissioners, that direction has been provided.

ORAL COMMUNICATIONS

CDD Wehrmeister gave an update to the Commission stating that single family home permits are picking up, that 183 residential permits have been issued as of August 2nd, and that commercial projects are moving along with Auto Zone, the Chase ATM and Hobby Lobby taking over the old Mervyns building.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Azevedo said that Transplan met last Thursday, he gave a brief update on WETA and said that litigation is still pending with City of Pittsburg with nothing to report out on that at this time.

ADJOURNMENT

Chairman Baatrup adjourned the Planning Commission at 7:45 p.m.

Respectfully Submitted,
Cheryl Hammers