

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**August 17, 2016
City Council Chambers**

Vice Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, August 17, 2016 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 24, 2016.

ROLL CALL

Present: Commissioners Parsons, Husary, Mason, Conley and Vice Chair Zacharatos
Absent: Commissioner Hinojosa and Chair Motts
Staff: City Attorney, Michael Vigilia
Director of Community Development, Forrest Ebbs
Contract Planner, Cindy Gnos
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Gil Murrillo, Antioch resident, expressed concern that minutes from July 20, 2016 had not been posted on the City's website. He requested the Planning Commission agendize a discussion with regards to Future Urban Area 1 (FUA1).

Commissioner Parsons explained that the Commission had not received an update on FUA1 yet; however, when pertinent information was available the item would be agendized.

CONSENT CALENDAR

1. **Approval of Minutes: July 20, 2016**

On motion by Commissioner Parsons, seconded by Commissioner Mason, the Planning Commission approved the minutes of July 20, 2016, as presented. The motion carried the following vote:

AYES: Parsons, Husary, Mason
NOES: None
ABSTAIN: Conley, Zacharatos
ABSENT: Hinojosa, Motts

Commissioner Parsons noted the Planning Commission had not received an update on FUA#1.

NEW PUBLIC HEARING

2. **AR-14-07 – Park Ridge** – Davidson Homes, requests design review approval for the first phase of the 525 single family Park Ridge development, consisting of 123 single family residential units, as well as the accompanying mailboxes, lighting, landscaping, and sound walls. The proposed project is located south of Laurel Road between the State Route (SR) 4 Bypass and Canada Valley Road (APNs 053-072-016, 053-060-022, and -023).

Contract Planner Gnos presented the staff report dated August 10, 2016, recommending the Planning Commission approve the Design Review application subject to the conditions contained in the staff report's attached resolution with the amended conditions of approval as provided in the memorandum dated August 17, 2016.

Vice Chair Zacharatos opened the public hearing.

Steve Abbs representing Davidon Homes, thanked staff for their review of the design package and introduced their team. He gave a power point presentation which included common area improvements, front yard landscaping, and architecture and elevations for the project. He accepted all the conditions of approval with the exception of J6 that they requested be discussed.

Commissioner Parsons spoke in support of the project and suggested, in the future, the applicant consider providing safe bus transit to park facilities.

Director of Community Development Ebbs explained bus turnouts were typically used in busy corridors and neighborhoods such as this did not require a dedicated pullout.

Vice Chair Zacharatos thanked the developer for including plans with three car garages.

Commissioner Conley suggested a concrete sound wall be installed along houses that back up to the park to provide a sound barrier and privacy for those residents. He also suggested the applicant plant trees in the open space.

In response to Commissioner Conley, Mr. Abbs explained the lots as plotted would accommodate larger floor plans. Additionally, he clarified the CC&Rs would require maintenance for the wood fence. He noted if there was a need to replace the fence, they would do so with the construction of the park. He further noted a concrete wall was not warranted and would be very costly.

Commissioner Conley stated he resided in a neighborhood with an HOA that had not enforced the CC&Rs.

Mr. Abbs stated initially they would be on the Board of the HOA and most likely remain throughout most of the project; therefore, they would control maintenance of the fence for a long period of time. He noted they were confident the HOA would be set up to maintain the neighborhood.

Commissioner Conley stated he remained concerned for homes backing the park and he understood the cost implications; however, he wanted to make Antioch better.

In response to Commissioner Parsons, Director of Community Development Ebbs explained HOA and CCRs were civil contracts between property owners and the City was not party to them.

Commissioner Parsons stated she pays into her HOA yearly and they were actively involved in the maintenance of her neighborhood.

Mr. Abbs explained there would be an active HOA with fees that would be managed by residents.

City Attorney Vigilia stated the scope of the City's ability to enforce maintenance would be based on a public nuisance or a health and safety issue.

Speaking to project specific condition J6, Mr. Abbs requested it be amended to require the accents and trim on the front elevations wrapped around the side of homes 5 feet or to the fence line.

Director of Community Development Ebbs stated from an architectural standpoint, he would support the condition be amended as requested by the applicant.

Commissioner Parsons agreed with Director of Community Development Ebbs.

City Attorney Vigilia stated in the absence of an HOA an individual property owner had the legal right to enforce the CCRs against another property owner.

Commissioner Husary recommended placing people on the Board of the HOA that will live in the development.

Commissioner Conley clarified he was requesting the masonry fence only for the 8-9 homes that abut the park.

Mr. Abbs stated he could not commit to the cost associated with installing a masonry wall. He noted the park would be built in 5 years and at that time if the fence was not in good condition, they could make the improvements.

Vice Chair Zacharatos closed the public hearing.

Speaking to the following motion, Commissioner Mason suggested adding a condition requiring a review of the fencing condition along the park, to determine if masonry fencing was warranted.

A motion was made by Commissioner Parsons, seconded by Commissioner Husary, to approve the Design Review application subject to the conditions contained in the Design Review application subject to the conditions contained in the staff report's attached resolution including the amended conditions as presented in the memorandum dated August 17, 2016 and amending project specific condition J6 to read: All plans shall have the accents and trim on the front elevations wrapped 5 feet or to the fence line on each side at a minimum. Following discussion, the motion was amended as follows:

RESOLUTION NO. 2016-15

On motion by Commissioner Parsons, seconded by Commissioner Husary. the Planning Commission approved the Design Review application subject to the conditions contained in the staff report's attached resolution including the amended conditions as presented in the memorandum dated August 17, 2016 and amending project specific condition J6 to read: "All plans shall have the accents and trim on the front elevations wrapped 5 feet or to the fence line on each side at a minimum"; and, "Concurrent with phase 3 the applicant will provide a fence condition report of all constructed fencing abutting the park indicating any damage and the Planning Commission may receive the report and require certain fences to be replaced with a substitute material."

The motion carried the following vote:

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| AYES: | <i>Parsons, Husary, Zacharatos, Mason</i> |
| NOES: | <i>Conley</i> |
| ABSTAIN: | <i>None</i> |
| ABSENT: | <i>Hinojosa, Motts</i> |

Commissioner Parsons stated she hoped the project moved forward quickly for the applicant and thanked him for bringing his project to Antioch.

NEW ITEM

3. PC Training Budget

At the request of Vice Chair Zacharatos, and with agreement from the Commission, the Planning Commission moved this item to the next agenda.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Vice Chair Zacharatos adjourned the Planning Commission at 7:29 P.M. to the next regularly scheduled meeting to be held on September 7, 2016.

Respectfully Submitted,
Kitty Eiden