

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**August 20, 2008
City Council Chambers**

CALL TO ORDER

Chairman Azevedo called the meeting to order at 7:35 p.m. on Wednesday, August 20, 2008, in the City Council Chambers.

ROLL CALL

Present: Commissioners Westerman, Johnson, Brandt, Delgadillo (arrived at 8:12 p.m.), Travers, Trail, and Chairman Azevedo
Staff: Deputy Director of Community Development Wehrmeister
Associate Planner Gentry
Community Development Technician Stahl
Assistant City Engineer Bernal
Deputy City Attorney Hawkins
Minutes Clerk Lawson

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: *None*

END OF CONSENT CALENDAR

CONTINUED PUBLIC HEARINGS

2. UP-08-09 – Gurnam Rasila on behalf of BG Market, Inc., requests approval of a Use Permit for the operation of a 4,393 square foot convenience store selling items such as grocery and packaged goods, including up to 10%

alcoholic beverages in the Lone Tree Landing retail center located at 5005 Lone Tree Way (APN 056-470-001).

Staff requested that this item be continued to September 3, 2008.

On motion by Commissioner Brandt, and seconded by Commissioner Westerman, the Planning Commission moved to continue Item No. 2 to September 3, 2008.

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

NEW PUBLIC HEARINGS

3. **Z-07-03/V-08-04 – Howard Beattie requests the following:**
- **Rezone 1803 Evergreen Avenue, 1807 Evergreen Avenue and 2 Helmuth Lane from professional office (C-O) to single family residential (R-6)**
 - **A Variance for lot size and rear setback for 100 East Eighteenth Street and 1803 Evergreen Avenue**
 - **Rescinding of Resolution No. 3468-A adopted on April 24, 1973, accepting a covenant to maintain real property as one inseparable unit; (APN 068-017-010; 068-017-013; 068-041-002 and 068-041-026)**

Community Development Technician Stahl provided an overview of the Staff Report dated August 15, 2008, with the aide of a Power Point presentation.

OPENED PUBLIC HEARING

Brian Swisher, Applicant, stated that the staff report was correct with the exception that the property on 1803 Evergreen Avenue would now become a non-conforming parcel and provided further explanation.

CLOSED PUBLIC HEARING

On motion by Commissioner Westerman, and seconded by Commissioner Travers, the Planning Commission approved the following:

RESOLUTION NO. 2008-19

Adopting an addendum to the General Plan Final Environmental Impact Report for the rezone of a portion of 1803 Evergreen Avenue, 1807 Evergreen Avenue and 2 Helmuth Lane and associated variances.

RESOLUTION NO. 2008-20

Recommending that the City Council approve the Ordinance rezoning the southern portion of 1803 Evergreen Avenue, 1807 Evergreen Avenue and 2 Helmuth Lane.

RESOLUTION NO. 2008-21

Approving a Variance to lot size and rear yard setback for 100 East Eighteenth Street and 1803 Evergreen Avenue.

RESOLUTION NO. 2008-22

Recommending that the City Council rescind City Council Resolution No. 3468-A.

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

4. **Z-08-02 – City Gate Rezone – The Equus Group requests a recommendation of approval to the City Council for a rezone from Planned Business Center (PBC) to Planned Development (PD). The project site is located approximately at the intersection of Holub Lane and East Eighteenth Street. A Mitigated Negative Declaration will also be considered (APN's 051-200-025 and -036).**

Associate Planner Gentry provided an overview of the staff report dated August 15, 2008, and noted that a letter from the applicant was received and distributed to the Commission for review.

OPENED PUBLIC HEARING

Brent Aasen, Equus Group, requested approval of a rezone, per the staff report, to define the land use.

Commissioner Brandt commented on the applicant's plan, that Sub Area A that is slated for a service station/convenience store, is within 500 feet of the existing Valero gas station that sells alcoholic beverages. Per the City's Code, the applicant's proposal would not be allowed. Mr. Aasen stated that he was not aware of this situation. Deputy Director of Community Development (DDCD) Wehrmeister stated that she would need to research this issue, and assuming that Valero was categorized with a different designation, Mr. Aasen's project would not be impacted.

In regards to the letter that he distributed to the Commission, Mr. Aasen explained the importance of access to East Eighteenth Street during construction and requested that this be reviewed by the City Engineer, and not be left as a closed book at this time.

Assistant City Engineer Bernal stated that due to East Eighteenth being an arterial street, access would be limited to main driveways. He referred to a map that was contained within the staff report and spoke to an alternative parcel that would have similar access.

Commissioner Delgadillo arrived at 8:12 p.m.

Robert Kalafate, resident, expressed a concern that there is not a banking facility in this area and felt this type of facility would benefit the area.

CLOSED PUBLIC HEARING

Commissioner Trail expressed a concern to the permitted use of a laundromat and dry cleaning establishment use, in terms of left over chemicals if the business were to leave. Chairman Azevedo clarified through staff that dry cleaning would be conducted off-site and the business would only be allowed for pick up and drop off.

Commissioner Brandt expressed concern to uses listed under %Automotive, Boat and Recreational Vehicle Products and Services+and the %Self-Storage, Mini Storage and RV Storage+. Because these uses would back up to the Almondridge Subdivision, it would place an impact to the existing residents and felt these uses should be required by a Use Permit.

RESOLUTION NO. 2008-23

On motion by Commissioner Johnson and seconded by Commissioner Travers, the Planning Commission recommended adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the City Gate Project, with an amended change to remove the language prohibiting driveway access off of East Eighteenth Street.

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

ORDINANCE NO. 2008-XX

On motion by Commissioner Brandt, and seconded by Commissioner Westerman, the Planning Commission recommended approval to the City Council of the Final Development Plan and an Ordinance to rezone approximately 15.92 acres, comprising the City Gate Project Site (APN 051-200-025, -026 and -036) from Planned Business Center (PBC) to Planned Development District (PD), with the following modifications to "Exhibit B - City Gate – Table of Land Use Regulations":

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1. ***That under Sub Area C the following Uses be changed from a designation of "P" to "CUP":***
 - a) ***Vehicle rental and leasing and sales***
 - b) ***Vehicle wholesale office***
 - c) ***Vehicle transport office***
 - d) ***Alarm and security system – sales, installation and service***
 - e) ***Radio, stereo, phone, GPS – sales installation and service***
 - f) ***Auto parts and accessories sales and service***
 - g) ***Auto Detailing***
 - h) ***Diagnostic service, smog, break and lamp inspections and repair***
 - i) ***Auto glass replacement, repair and tinting***
 - j) ***Upholstery, seat cover and top repair and replacement***
 - k) ***After market accessory sales, installation and service for autos trucks and recreation vehicles***
 - l) ***Antique and classic automobile refurbishment or customizing***
 - m) ***Automotive tune up and minor repairs***
 - n) ***Transmission service and repair***
 - o) ***Cabinet refinishing, re-facing and cabinetmaker***

 2. ***That under Sub Area D that the following Uses be changed from "P" to "CUP":***
 - a) ***Self Storage, office records storage and recreational vehicle storage facilities, that are within a building or open storage is allowed if it is fully enclosed or surrounded by buildings or walls and visually screened from the adjacent public streets, including such units developed and sold as a condominium unit, with or without one caretaker residential unit.***
 - b) ***Self Storage facilities faculties may have as ancillary uses: RV wash facilities, sewer dump stations, club house or meeting rooms and similar uses that are being offered in newer RV storage facilities of this type.***

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

ABSTENTION: ***Delgadillo***

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chairman Azevedo reviewed the correspondence.

COMMITTEE REPORTS

Commissioner Westerman reported that the Design Subcommittee's next meeting is tentatively scheduled on September 15.

Azevedo reported that Transplan had discussed AB 32 regarding Greenhouse Initiatives and encouraged the Commission to review this issue.

ADJOURNMENT:

Chairman Azevedo adjourned the Planning Commission at 8:40 p.m. to the next regularly scheduled meeting on September 3, 2008.

Respectfully Submitted,

Debra Lawson