

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

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

**September 7, 2011
City Council Chambers**

CALL TO ORDER

Chairman Westerman called the meeting to order at 6:30 p.m. on Wednesday, September 7, 2011, 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, September 15, 2011.

ROLL CALL

Present: Commissioners Westerman, Baatrup, Langford and Azevedo
Absent: Commissioners Johnson and Travers
Staff: Senior Planner, Mindy Gentry
Assistant Engineer, Harold Jirousky
City Attorney, Lynn Tracy Nerland
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: July 20, 2011

On motion by Commissioner Azevedo, and seconded by Commissioner Langford, the Planning Commission approved the Minutes of July 20, 2011.

AYES: Westerman, Baatrup, Langford and Azevedo
NOES: None
ABSTAIN: None
ABSENT: Johnson and Travers

END OF CONSENT CALENDAR

NEW PUBLIC HEARING

2. **UP-11-08, AR-11-05, V-11-04** – Satellite Housing, Inc. requests the approval of a Senior Housing Overlay District with a density bonus, an exception to the parking ratio, a use permit for 85 affordable senior housing attached units, a variance to provide covered parking, and design review. The project is located on the southeast corner of James Donlon Boulevard and Tabora Drive (**APN: 072-011-062**).

Mindy Gentry, Senior Planner, provided a summary of the staff report dated September 1, 2011. She stated that the memo on the dais tonight highlighted changes to the conditions as follows:

- Delete condition number 18 as it is repeated.
- Delete condition number 23 as it is repeated.
- Add the language, “unless deemed unnecessary by the Community Development Director” at the end of the condition number 52.
- Adding the language, “as approved by the City Engineer” to the first sentence of condition of approval number 59.
- Remove the language, “one-way” from condition of approval number 60.

OPENED PUBLIC HEARING

Applicant, Karl Lauff, Satellite Housing Inc. presented a PowerPoint presentation including background information on Satellite Housing, their focus, their approach for each senior community, and examples of their other developments.

Betsy Yost, Pyatok Architects, continued with the PowerPoint presentation and spoke about design features, adjacent properties and conditions, the landscape plan, and the elevations.

Commissioner Azevedo asked about the minimum age limit to which Karl Lauff stated that five units would be for age 55 or older and the remainder would be for age 62 and older. Commissioner Azevedo then stated his concerns with uncovered parking such as in the event of hot days without protection from the sun due to immature trees and in the event of residents trying to stay dry in rainy weather and questioned whether uncovered parking was provided at other developments to which Karl Lauff stated that yes at Columbia Park Manor in Pittsburg and at Casa Montego in Walnut Creek. He went on to say that while these are valid concerns, many seniors don't have cars and that with limited money available, this is a tradeoff to use available money for benefits in other services to the seniors.

Dori Kojima stated that she has been with Satellite Housing for nine years and that they have focus groups that ask questions such as these as well as priorities, and there is a mixed opinion concerning covered parking. She said that with seniors, the covered parking is less desirable due to poles and maneuvering cars in the parking lots.

Commissioner Azevedo asked that based on other properties, what percentage of residents have automobiles to which Dori Kojima stated that this varies but there are onsite van services available and that these are lower income seniors who prefer mass transportation. Commissioner Azevedo confirmed with applicant that the units are yearly leases.

Commissioner Langford stated that the comments by the peer reviewer spoke about color palette and material boards and he expressed concern with the cement board and the roof.

Betsy Yost responded that they did not bring any boards with them tonight but that the cement would be divided up into smaller squares and the roof line would be varied to help ventilate as well as provide variety with roof heights.

Commissioner Langford stated that he would like to see samples including colors and the specifications for the window coverings. He asked why balconies were provided on the third floor but not on the second floor to which Betsy Yost responded that these balconies are French balconies, are not true balconies and are more for decoration. She stated that since the project is funded by HUD, balconies are not allowed.

Vice Chair Baatrup asked about the targeted market and what made this the ideal spot for the project to which Karl Lauff responded that while not specific to Antioch, there was a rent survey for Contra Costa County and no subsidized vacancies could be found in Contra Costa County.

Dori Kojima stated that she has talked with Janet Kennedy in Community Development and that there is a demonstrated need in Antioch.

Vice Chair Baatrup questioned applicants about parking and if there was visitor parking to which Betsy Yost referred to the site plan and pointed out five visitor parking spaces near the entrance of the development and said that the five spaces are included in the total of fifty eight spaces.

Commissioner Azevedo questioned staff about on-street parking on Tabora to which SP Gentry stated she believed on-street parking was allowed and Assistant Engineer Harold Jirousky stated that given the width of the street, on-street parking should be allowed.

Betsy Yost pointed out that there is a red curb area and there is an area where there is no curb but that the street seems wide enough on both sides.

Vice Chair Baatrup echoed Commission Langford's comments regarding the selection of materials and the styling of the architecture and asked applicant what is proposed for the knuckle area.

Betsy Yost said that the knuckles which are basically entries into the buildings are painted a stronger color. She stated that they will provide actual samples of the materials.

Commissioner Langford stated that generally the material samples are usually provided at this meeting and he commented that with the buildings being so high, the need to break up the ridgeline on the roof.

Betsy Yost said that she would study that point of view.

Chairman Westerman questioned applicants regarding transportation to which Dori Kojima stated that they own a fleet of vans with two dedicated vans for Contra Costa communities with drivers hired by Satellite and that there would be a sign up sheet in the lobby of the development for residents.

Commissioner Azevedo confirmed that applicants had read the conditions and agreed with them, specifically the wording changes to Conditions 52, 59 and 60.

CLOSED PUBLIC HEARING

Commissioner Langford stated that he had quite a few concerns with the project in its current design, that he was concerned with materials and would like to see samples of materials including landscaping and hardscaping. He said that he would like to see applicants make changes, address concerns and then bring it back to the Commission.

Vice Chair Baatrup stated that given the concerns raised about finishes, colors and styles that he supports Commissioner Langford's suggestions that material samples be provided before a decision is made.

Commissioner Azevedo stated his opinion that the biggest negative issue is the parking issue which he feels better about and that he is in agreement with fellow Commissioners to continue the item to bring it back with sample boards.

Chairman Westerman concurred with Commissioner Langford that samples of materials and more details should be provided and that the project be brought back in a reasonable period of time to look at it again.

City Attorney Nerland commented that if the meeting was continued to a definite date that renoticing would not be needed and said that SP Gentry would know the schedule of meetings and when a good date would be.

Dori Kojima stated that they can work with whatever timing the Commission suggests but stated that given that they are seeking funding sources with deadlines approaching, was concerned about feedback on other issues other than the materials.

SP Gentry stated that the next regular meeting would be September 21st to which Dori Kojima said that the 21st would be acceptable.

Commissioner Azevedo asked if they were to vote tonight to which City Attorney Nerland stated that it was up the Commission's discretion if they wanted to give other feedback at this point.

Commissioner Langford stated that he doesn't have problems with the number of units, that he loved the type of project and felt it would be an asset to the City but that he had concerns with the architecture, the roof, the materials and would like to see details on the landscaping as well as the hardscaping.

Commissioner Azevedo stated that he was satisfied with the densities and he felt better about the parking, and that he is in favor of the project if the architectural concerns get addressed.

Vice Chair Baatrup stated that he has no exception to the sizes and numbers, indicated he was comfortable with the parking and felt that they were in agreement.

Chairman Westerman stated that he felt this was a good project at a good location and said that more details were needed and that this should be revisited on September 21st.

On Motion by Commissioner Langford and seconded by Vice Chair Baatrup, the Planning Commission continued the project to September 21, 2011.

AYES: *Westerman, Baatrup, Langford and Azevedo*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Johnson and Travers*

NEW ITEM

3. **AR-08-08 – Oakley Knolls/Monarch Estates** – Discovery Builders, Inc., requests to amend condition of approval number 4 of Design Review Board Resolution 2008/10, which would extend the design review approvals for the subject project until April 9, 2014. The site is located on the north side of Oakley Road, approximately 1,300 feet west of Phillips Lane (APNs: 051-430-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, and -016).

Mindy Gentry, Senior Planner, provided a summary of the staff report dated August 25, 2011.

Commissioner Azevedo clarified with SP Gentry that getting rid of the one year discretionary extension would remove any ambiguity.

Vice Chair Baatrup asked staff is there was a sense of why the project did not move forward to which SP Gentry stated that she believed a sewer extension needed to be made but would defer that to the applicant.

OPENED PUBLIC HEARING

Applicant, Mike Evans, project manager stated that he would be happy to answer any questions and said that they were in negotiations with the owner of the property behind them regarding a storm drain tie in, that code updates were needed and that they intended to go through with the project.

Commissioner Azevedo confirmed with applicant that negotiations with the other owner would conclude shortly.

Vice Chair Baatrup noted that this project contained a couple of fairly large homes and asked applicant if they still intended to build the larger houses to which Mr. Evans stated that although they have downsized homes in other subdivisions to keep them alive, that the demand for larger homes is coming back and they fully intend to keep these footprints and designs.

Vice Chair Baatrup stated his concern with skirting around the current design review process.

Commissioner Langford confirmed with the applicant that the houses have already been plotted on the lots and that applicant is familiar with the new design guidelines and the fact that most of these homes would not qualify under those new guidelines.

CLOSED PUBLIC HEARING

Vice Chair Baatrup said that he had some reluctance holding onto the old design review process and dragging it out without implementing the new guidelines that the Commission put into place and he feels uncomfortable extending this out any further and in fairness to new projects feels we need to be sure the project meets with current standards.

Commissioner Langford said that he also has mixed feelings, that he is quite familiar with the design guidelines and that most of these houses would not qualify under the new guidelines but feels this is a nice subdivision which would be an asset to the City. He said that he is leaning toward denial at this point.

Chairman Westerman said that he concurs with Commissioners Langford and Baatrup and thinks that going ahead with this project; it should reflect the latest guidelines.

RESOLUTION NO. 2011-12

On Motion by Commissioner Baatrup and seconded by Commissioner Langford, the Planning Commission denies the request to amend Condition of Approval number 4 of the Design Review Board Resolution 2008/10.

AYES: *Westerman, Baatrup, Langford and Azevedo*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Johnson and Travers*

Chairman Westerman stated that applicant would need to come back with plans that reflect current design guidelines.

City Attorney Nerland stated that staff will prepare a denial based on the discussion.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Azevedo said that Transplans will meet tomorrow tonight and that he should have a report on the 21st.

ADJOURNMENT

Chairman Westerman adjourned the Planning Commission at 7:45 p.m. to the next regularly scheduled meeting on September 21, 2011.

Respectfully Submitted,
Cheryl Hammers