

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

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

**September 18, 2013
City Council Chambers**

CALL TO ORDER

Vice Chair Hinojosa called the meeting to order at 6:30 p.m. on Wednesday, September 18, 2013, 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 decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Thursday, September 26, 2013.

ROLL CALL

Present: Commissioners Azevedo, Motts, Baatrup and Westerman
Vice Chair Hinojosa
Absent: Chair Sanderson and Commissioner Miller
Staff: 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 21, 2013

On motion by Commissioner Azevedo, and seconded by Commissioner Westerman, the Planning Commission approved the Minutes of August 21, 2013.

AYES: *Hinojosa, Azevedo, Motts, Baatrup, Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Sanderson, Miller*

END OF CONSENT CALENDAR

NEW PUBLIC HEARING

2. **Z-13-05 – The City of Antioch** requests that the Planning Commission recommend adoption of an ordinance creating an Exclusive Parking District and amending the zoning map to designate specified parcels that are currently

parking lots in Rivertown as Exclusive Parking (P) (APN 066-052-003, 066-053-002, 066-061-009, 066-061-010, 066-062-016, 066-071-005, 066-072-020, 066-082-005, 066-082-006, 066-082-007, 066-107-001, 066-107-003, 066-107-010, 066-107-011).

SP Gentry provided a summary of the staff report dated September 12, 2013.

Commissioner Motts asked staff if all of the parking lots in Rivertown were in the redevelopment and subject to what has happened to redevelopment. CA Nerland responded that all of them are held by the agency and that ownership was conveyed to the City in 2011. She said that the State has created an oversight board to oversee the dissolution and approval of these parcels being conveyed to the City. She said that there continues to be discussions with the State who has allowed some of the parcels to remain with the City but not all of them and that this is part of that effort.

Commissioner Azevedo said that it appears that some parking lots have multiple parcels and asked if there was a reason for that. SP Gentry responded that although she does not know the history, that these parcels were apparently never merged over time, that they can be merged in the future and that having multiple parcels does not affect the parking lots.

Vice Chair Hinojosa stated that she was wondering if street parking was allowed to meet parking requirements for businesses downtown. SP Gentry answered that currently the Code does not allow on street parking to meet parking requirements and that given that Rivertown has zero setback requirements and smaller lots, onsite parking in downtown is more difficult.

Vice Chair Hinojosa said that she has heard rumors that the State was requiring that any assets held between January and the Spring of 2011 were to be sold and asked if that has come up as a possibility. CA Nerland said it is a possibility if a parking lot is determined not to be in governmental use. She said that the oversight board has agreed that parking lots should remain and serve the purpose they have, that State legislators have been engaged and that they are hopeful that this will not be the outcome.

OPENED PUBLIC HEARING

Noel Pinto asked if there were any plans to charge for parking in Antioch in the future. CA Nerland said that the goal is to encourage people to come down to the area and at this point there are no plans to charge.

CLOSED PUBLIC HEARING

Commissioner Westerman said that this looks fairly straight forward and appears to be an administrative change. He said that he has no problem with this.

Commissioner Azevedo said that the Rivertown District was set up to encourage people to come down, that he haven't seen where that has changed, that he thinks this is an

incentive for businesses not having to deal with parking issues, that this is a smart move and that he is in support.

Commissioner Motts asked if there were any potential parking structures proposed for any of these parking lots to which SP Gentry said that none have been designated.

RESOLUTION NO. 2013-13

On motion by Commissioner Azevedo and seconded by Commissioner Westerman, the Planning Commission recommends to the City Council approval to amend the Antioch Municipal Code to create the Exclusive Parking District (P) and amending the zoning map to designate specified parcels as Exclusive Parking (Z-13-05).

AYES: *Hinojosa, Azevedo, Motts, Baatrup, Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Sanderson, Miler*

ORAL COMMUNICATIONS

SP Gentry said that Planning Commissioner interviews will be conducted on September 26th.

CA Nerland thanked those Commissioners who attended the Community Café. She said that there should be an e-mail coming from the facilitator.

CA Nerland said that the annexation rezoning was approved by the City Council but that there continues to be sticking points with the County on financial issues.

CA Nerland said that Kelly's Cardroom was not appealed but that there is an application pending with the Police Department and the State Gambling Commission.

CA Nerland stated that the zoning regulations on internet gaming may be coming to the Commission in the next couple of months.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Azevedo said that Transplan has a scheduled September meeting for the 26th.

He thanked the Commission and staff for the opportunity to serve on the Planning Commission, this being his last meeting after ten years of service. He said that this was a good experience and he appreciates all of the help and advice. He said that he also

spent eight years on the Parks and Recreation Commission and he looks at his service as a way to give back to the community.

Commissioner Motts said that Commissioner Azevedo will be sorely missed.

Commissioner Baatrup said that he appreciates the thoughtfulness Commissioner Azevedo put into each decision, that he made well grounded decisions and that he will be missed.

Commissioned Westerman said that Commissioner Azevedo has been a role model to the rest of the Commission, and he has showed how it should be done and what a planning commissioner should do and he wished him good luck.

Vice Chair Hinojosa said that although she has known Commissioner Azevedo the shortest amount of time, she feels she has a connection, that she respects him as a mentor and that she has learned a lot from him.

Vice Chair Hinojosa confirmed with staff that the next meeting will be October 16th.

ADJOURNMENT

Chair Sanderson adjourned the Planning Commission at 6:58 p.m.

Respectfully Submitted,
Cheryl Hammers