

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**October 15, 2008  
City Council Chambers**

**CALL TO ORDER**

Chairman Azevedo called the meeting to order at 7:30 p.m. on Wednesday, October 15, 2008, 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 Wednesday, October 22, 2008.

**ROLL CALL**

Present: Commissioners Westerman, Johnson, Brandt, Delgadillo, Travers,  
Trail, and Chairman Azevedo  
Staff: Senior Planner Oshinsky  
Community Development Technician Stahl  
City Engineer Warren  
Deputy City Attorney Hawkins  
Minutes Clerk Lawson

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

**1. Approval of Minutes:**

Commissioner Brandt pulled the Minutes of July 2, 2008, noting that she would be abstaining.

**Approval of Minutes for August 6 and 20, 2008:**

***On motion by Travers, and seconded by Commissioner Johnson, the Planning Commission approved the Minutes of August 6 and 20, 2008.***

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

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**Approval of Minutes for July 2, 2008:**

Commissioner Brandt noted her abstention because she was absent from the meeting and questioned page 5 of 8, wherein Commissioner Delgadillo's name was absent from the final vote. There was a consensus of the Commission that the Minutes Clerk would review the audio and make the necessary correction. Upon the Minutes Clerk reviewing the audio tape, Commissioner Delgadillo was added to the %Ayes+vote.

***On motion by Commissioner Johnson, and seconded by Commissioner Delgadillo, the Planning Commission approved the Minutes of July 2, 2008, with the amended change.***

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

**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 Item No. 2 be continued to November 5, 2008.

***On motion by Commissioner Travers, and seconded by Commissioner Brandt, the Planning Commission motioned to continue this item to November 5, 2008.***

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

3.     **UP-08-08 – Global Seven, Inc. on behalf of County Square Market requests the approval of a Use Permit to add 3,400 sq. ft. of interior space to the second floor and utilize approximately 8,600 sq. ft. of the second floor for office leasing in an approximately 34,254 sq. ft. Asian Market in the Neighborhood/Community Commercial District (C-2). The project is located in the Hillcrest Crossroads Shopping Center at 2711 Hillcrest Avenue (APN 052-232-019).**

Senior Planner Oshinsky provided an overview of the Staff Report dated October 10, 2008.

Commissioner Brandt expressed concern to shopping carts being strewn about the parking lot, as well as throughout the center. She also questioned if the calculations for

the parking spaces were adequate for the market, as well as the surrounding businesses.

### **OPENED PUBLIC HEARING**

Ann Lewald, representing Global Seven, Inc., provided a synopsis of the past proposed design stages and changes of the project and requested the Commission's approval for the requested office space. She also felt there was adequate parking at this time and felt that patrons could park on the north side on Larkspur leading into Wildflower without interfering with the nearby residents, as well as park in the front of the market area. She stated that the professional offices on the second floor would hold similar office hours to the market, and the professional offices would not add a large number of parking spaces to the center, thereby alleviating any parking concerns. She further elaborated her business plan for the Asian Market and professional office space.

### **CLOSED PUBLIC HEARING**

In responding to Commissioner Brandt, Senior Planner Oshinsky noted that she would further review information regarding the number of handicapped spaces that would be required, due to the proposed changes. Commissioner Brandt then stated that this issue was a concern to her and wanted to ensure that it be reviewed, evaluated and amended, if required. Chairman Azevedo also expressed concern to the issue of handicapped spaces and wanted to ensure that this project met City and State requirements.

Commissioner Travers welcomed the market to the community and felt this proposed change would attract new business to the center and be a benefit to the existing tenants.

Commissioner Brandt expressed concern to the parking, in terms of the layout of the center and the adjacent residents. She questioned if patrons should park near the adjacent residential area and her concerns were not only for the existing market, but also for the professional offices, feeling that the project was designed with inadequate parking spaces.

Chairman Azevedo felt comfortable with the proposed parking design, but wanted off-site parking discouraged. He felt that the market could use their due diligence to monitor the parking situation and stated he supported the proposed changes.

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**RESOLUTION NO. 2008-24**

***On motion by Commissioner Travers, and seconded by Commissioner Delgadillo, the Planning Commission approved the adoption of a Negative Declaration for the County Square Market in the Hillcrest Crossroads Shopping Center and approving the 3,400 sq. ft. addition to the second floor interior space and providing approximately 8,600 sq. ft. on the second floor for the purposes of leasing to business offices.***

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

**NEW PUBLIC HEARING**

- 4. UP-08-07 – Vista Diablo Mobile Estates, L.P., requests approval of a Use Permit for the addition of six new coach sites throughout the mobile home park. The site is located at 2091 Somersville Road (APN 076-010-029).**

Community Development Technician Stahl provided an overview of the Staff Report dated October 10, 2008.

**OPENED PUBLIC HEARING**

Abe Arrigotti, on behalf of Vista Diablo Mobile Estates, L.P., stated that he agreed with the Staff Report and the proposed conditions. He also noted that he would make all required changes to comply with Title 25, per the Staff Report, Project Specific Condition No. 7.

Chairman Azevedo requested that additional signage is placed where the 11 guest spaces will be removed, wherein Mr. Arrigotti agreed.

**CLOSED PUBLIC HEARING**

Due to Commissioner Brandt's concerns regarding that this situation is out of the City's jurisdiction, Community Development Technician Stahl felt confident that the applicant would perform their due diligence in making these proposed changes.

**RESOLUTION NO. 2008-25**

***On motion by Commissioner Delgadillo and seconded by Commissioner Johnson, the Planning Commission approved a Use Permit for the expansion of the Vista Diablo Mobile Estates L.P.***

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

**ORAL COMMUNICATIONS**

None.

**WRITTEN COMMUNICATIONS**

None.

**COMMITTEE REPORTS**

Commissioner Westerman reported that the Design Guideline Subcommittee recently met regarding the aesthetics of Highway 4.

Chairman Azevedo reported that the RDA Committee recently met to discuss upcoming projects.

**ADJOURNMENT:**

Chairman Azevedo adjourned the Planning Commission at 8:50 p.m. to the next regularly scheduled meeting on November 5, 2008.

Respectfully Submitted,

Debra Lawson